

September 29, 2025

The Honorable Edward P. Burroughs, III
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

Re: **Transmittal of the Adopted West
Hyattsville-Queens Chapel Sector Plan
and Endorsed Sectional Map Amendment**

Dear Chair Burroughs:

The Prince George's County Planning Board is pleased to transmit the Adopted West Hyattsville-Queens Chapel Sector Plan and Endorsed Sectional Map Amendment (SMA) with amendments. Enclosed are the Planning Board Resolutions of Adoption/Endorsement for your review.

This plan is the proposed comprehensive community plan for the West Hyattsville-Queens Chapel area. The plan and SMA were developed by the Prince George's County Planning Department with input provided by residents, business owners, and property owners. The plan recommends creating a vibrant, more walkable West Hyattsville Local Transit Center. The SMA recommends zoning changes to properties located throughout the plan area to achieve the plan's vision.

The Planning Board, in conjunction with the County Council, sitting as the District Council, held a joint public hearing on the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment on July 1, 2025. There were 14 speakers that submitted oral testimony, and a total of 91 pieces of written testimony were submitted to the Clerk of the Council. Following review of the submitted testimony and transcript analysis, the Planning Board adopted the plan and endorsed the SMA (PGCPB Resolution No. 2025-72 and 2025-73) with amendments on September 11, 2025.

Section 27-3502(f)(6)(B) of the Prince George's County Zoning Ordinance requires that a copy of an adopted plan and concurrent endorsed SMA be transmitted to the County Executive and each municipality within one mile of the area of the SMA.

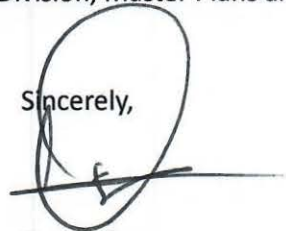
This transmittal includes the following electronic enclosures:

Attachment 1: The Adopted West Hyattsville-Queens Chapel Sector Plan and Endorsed Sectional Map Amendment, which is comprised of the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment, the Planning Board Resolutions of Adoption/Endorsement (PGCPB Resolution No. 2025-72 and 2025-73), and the Errata Sheet.

Attachment 2: The analysis of testimony from verbal and written testimony received prior to July 21, 2025, the close of record, and after close of record.

The Planning Department will schedule a work session with the County Council to review the analysis of testimony within 60 days of receipt of transmittal to the District Council. Pursuant to the Zoning Ordinance, the District Council has 60 days from its receipt of transmittal to act on the sector plan and SMA or schedule a second joint public hearing on amendments not based on the record before the Planning Board. If you have any questions or require additional information, please contact me, or Thomas Lester, project manager, Community Planning Division, Master Plans and Studies Section, at Thomas.Lester@ppd.mnccppc.org or at 301-952-3756.

Sincerely,



Darryl Barnes
Chair

Electronic Enclosures:

Attachment 1: [The Adopted West Hyattsville-Queens Chapel Sector Plan](#) and [Endorsed Sectional Map Amendment](#), Planning Board Resolution of Adoption/Endorsement PGCPB No. [2025-72](#) and [2025-73](#), and the Errata Sheet (in resolutions).

Attachment 2: [Analysis of Testimony](#)

cc: Prince George's County Council Members
Donna Brown, Clerk of the Prince George's County Council
Lakisha Hull, AICP, LEED AP BD+C, Planning Director
Gwen McCall-Winston, Deputy Planning Director of Administration
James R. Hunt, Deputy Planning Director of Operations
David Warner, Esq., Principal Counsel, Office of the General Counsel
Tony Felts, AICP, Division Chief, Community Planning Division
Sarah Benton, AICP, Supervisor, Long-Range Planning Section, Community Planning Division
Thomas Lester, Planner IV, Master Plans and Studies Section, Community Planning Division
Justin Thornton, Planner II, Master Plans and Studies Section, Community Planning Division

Addendum

Electronic Enclosures:

Attachment 1: [The Adopted West Hyattsville-Queens Chapel Sector Plan](#) and [Endorsed Sectional Map Amendment](#), Planning Board Resolution of Adoption/Endorsement PGCPB No. [2025-72](#) and [2025-73](#), and the Errata Sheet (in resolutions).

Attachment 2: [Analysis of Testimony](#)