

## Preliminary Subregion 5 Minor Plan Amendment and Sectional Map Amendment Errata Sheet

| Revision No. | Issue/Error  | Correction/Clarification                                  | Page #   |
|--------------|--|---|----------|
| 1            | References to Initiation Resolution contains placeholder.  | Replace all instances of CR-XX-2026 with CR-028-2026.     | p. ii/4  |
| 2            | “ <u>the Rural and Agricultural Area</u> ”<br><br>Area is singular.  | Make “Area” plural to read “Areas”.                       | p. 30/17 |
| 3            | “• <u>It serves as a policy guide for the classification of land into zoning districts that regulates land use</u> ”<br><br>Bullet point missing punctuation.  | Add period to end of bullet point.                        | p. 30/18 |
| 4            | “The boundaries of this 550-acre [community] center are defined on the Future Land Use map (Map IV-4: Brandywine Community Center and Surrounding Area and Map IV-5: Brandywine Community Center Core and Edges.”<br><br>Phrase is missing closing parenthesis.  | Add closing parenthesis.                                  | p. 34/22 |
| 5            | “• <u>Gateway improvements may include landscape features, identifying signage, art, enhance pedestrian connections and community gathering spaces</u> ”<br><br>Incorrect tense of enhance.  | Add “d” to “enhance” to read “enhanced”.                  | p. 37/27 |
| 6            | ““ <u>medium- to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them through the Established Communities. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available</u> ” (p. 19, Plan 2035).” | Change “to these locations” to “...[in] these locations”. | p. 45/30 |

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|              | “to these locations” doesn’t make sense in the context of the sentence.   |  |          |
| 7            | <p>“Centers are intended to function as focal points of activity, with densities sufficient to sustain transit service and to create meaningful opportunities for walking, bicycling, and other multimodal commuting options.-This master plan establishes goals, policies, and strategies that align with Plan 2035’s centers-first growth strategy and emphasis on equitable access to housing, employment, services, and transportation options”</p> <p>Errant dash where a space should be.</p> | Delete “-”.  | p. 45/30 |
| 8            | <p>Replace plan references of “Brandywine Community Center” with “Brandywine Town Center” on pp. 27, 34, 39, 41, 46-53, 78, 82, 114, 120, 121, 133 .</p> <p>Errant space before punctuation mark.</p>   | Delete space.  | 31       |
| 9            | <p>“Medium-density residential areas between Brandywine Road and Accokeek Road should provide appropriate transitions to adjacent neighborhoods while reinforcing direct pedestrian and bicycle connections to the station area...”</p> <p>Unnecessary ellipsis.</p>  | Delete ellipsis.   | p. 52/36 |
| 10           | <p>“• Continue to work with MTA to preserve right-of-way for the Southern Maryland Rapid transit service (SMRT) in the MD 5/US 301 corridor, particularly at Brandywine Crossing and the location of the proposed SMRT stops at Timothy Branch.”</p>  | Capitalize “Transit” and show deletion and replacement of lowercase T. | p. 53/39 |

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|              | Transit should be capitalized as it is part of a proper noun  |   |                    |
| 11           | <p>“<u>• Work with property owners and developers to identify the design features for creating a unique, memorable public gateways adjacent to the SMRT stations including:</u>”</p> <p>“a” is unnecessary.</p>   | Delete “a”.                             | p. 53/40           |
| 12           | <p>“Amend the heading and reference in the Table of Contents of “D. RURAL TIER” to “D. RURAL AND AGRICULTURAL AREAS” on pp.”</p> <p>Page numbers are missing.</p>   | Add page numbers “...p. vii and p. 53”. | p.vii and p. 53/43 |
| 13           | <p>“<u>• Designate [Rural Tier] land in the Rural and Agricultural Area[in the lowest density residential zoning category that is available] as Rural Residential (RR), Residential Estate (RE), Agricultural-Residential (AR), and Agriculture and Preservation (AG) with the consideration for supportive land uses and amenities that directly serve the agricultural industry.</u>”</p> <p>“Area” should be plural.</p> | Add “s” to “Area” to read as “Areas”.   | p. 59/44           |
| 14           | <p>“<u>• [Continue to p]Protect land throughout the [Rural Tier] Rural and Agricultural Area through fee simple and easement acquisition and other means, including dedications and restrictions through the development process...</u>”</p> <p>“Area” should be plural.</p>  | Add “s” to “Area” to read as “Areas”.   | p. 59/44           |

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| 15           | <p>“• Publicize and conduct outreach among [Rural Tier] <u>Rural and Agricultural Area</u> landowners regarding land preservation program options, including voluntary donations of easements to local land trusts...”</p> <p>“Area” should be plural.</p>                                     | Add “s” to “Area” to read as “Areas”.   | p. 59/45           |
| 16           | <p>“• Require mitigation for activities that use soil productivity classes I, II, and III agricultural or forest soils in the [Rural Tier] Rural and Agricultural Area in Subregion 5.”</p> <p>“Area” should be plural.</p>  | Add “s” to “Area” to read as “Areas”.   | p. 59/45           |
| 17           | <p>“• Encourage <b>the</b> restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded <u>by implementing stormwater management techniques and filtering systems such as rain gardens.</u>”</p> <p>Text should not be bold.</p> | Remove bold styling from “the”.   | p. 76/45           |
| 18           | <p>“MD 5 (at Brandywine interchange) to MD 5 (at Kirby Road”</p> <p>Missing closing parenthesis.</p>   | Add closing parenthesis.  | p.103-104/64       |
| 19           | <p>“The State is involved because by COMAR regulations, they have the first right to buy the line prior to CSX selling to any other party..”</p> <p>Sentence has two periods.</p>  | Delete one period.  | p. 121/93          |
| 20           | <p>MINOR AMENDMENT NUMBER 65, Table VI-7 includes information that is outside of the Master Plan Area for Livingston Road. Additionally, the information in the Master Plan,</p>   | <p>Delete the following Roadway Limits:<br/> “Old Piscataway Road to Old Sain John’s Way”, “Swan Creek Road to Ft. Washington Road”, “Fort Washington Road to Old St John’s Way”, and “Ft. Washington Road to W. Livingston Road”</p> | p. 126-127/111-114 |

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|              | Planning Area, and Additional Recognition, Adjacent Land Use, and Features is misaligned.   | <p>Revise Master Plan cell to read “Subregion 5”.</p> <p>Replace Planning Area cell with “83 and 84”.</p> <p>Replace Additional Recognition Cell with “Mount Vernon Viewshed”.</p> <p>Replace Adjacent Land Use cell with “Priority Preservation; Rural Residential; Light Industrial; Residential-Agricultural; Commercial Shopping Center; Commercial Miscellaneous”.</p> <p>Replace Features cell with “National Register – Piscataway Village Historic District; Historic Environmental Setting – St. James Hill; Tree Canopy”.</p> |                    |
| 21           | MINOR AMENDMENT NUMBER 65, Table VI-7 includes information that is outside of the Master Plan Area for Old Branch Avenue.   | Delete Old Branch Avenue row.   | p. 126-127/117     |
| 22           | MINOR AMENDMENT NUMBER 65, Table VI-7 is mis-aligned in the Piscataway Road row.  | <p>Delete content from Additional Recognition Cell.</p> <p>Replace Adjacent Land Use Cell with “Reserved OS, Residential-Estate, Rural Residential, Residential-Agricultural, Ancillary Commercial, Residential Low Development, Residential Suburban Development, Local Activity Center, Commercial SC, One-family Detached Residential, Townhouse”.</p> <p>Replace Features Cell with National Register – Piscataway Village Historic District”.</p>  | p. 126-127/117-118 |
| 23           | “• Acquire [one] <u>two</u> elementary school sites in [a] locations that will serve future residential development. <u>Consider one near Floral Park Road in Accokeek and another near Lakeview at Brandywine...</u> - | Delete ellipsis.  | p. 132/123         |

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|              | Unnecessary ellipsis.   |   |               |
| 24           | <p><u>“Maintain dialogue with CSX Railroad about the potential 1 abandonment of the Popes Creek Branch railroad and Herbert 2 Subdivisioin, to ensure that M-NCPPC has the opportunity to acquire 3 the line and convert it to a Shared Use Path (Rail-Trail).”</u></p> <p>Incorrect spelling of Subdivision.</p> | Correct spelling.                                   | p.<br>138/128 |
| 25           | End quotation is wrong direction.   | Change from opening quotation to closing quotation. | p.<br>147/134 |
| 26           | <p><u>“Identify a specific area of Subregion 5 that could accommodate data center development in the future base on the findings of the County’s Qualified Data Center Task Force.”</u></p> <p>Incorrect tense.</p>   | Change “base” to “based”.                           | p.<br>149/140 |
| 27           | <p><u>“• Continue to preserve, inventory ,and archive funerary objects of the Piscataway People...”</u></p> <p>Space before comma.</p>  | Delete space before comma and place it after comma. | p.<br>159/149 |
| 28           | <p>“This SMA updates the County zoning map for properties within the 2013 Approved Subregion 5 Master Plan (“Master Plan”) area and was initiated concurrently with the 2026 Subregion 5 Minor Plan Amendment (“Minor Amendment”).”</p> <p>Two spaces before parenthesis.</p>                                     | Delete extra space.                                 | SMA 1         |
| 29           | “This zoning process further advances the land use recommendations in both the General Plan and the Master Plan, supporting a coordinated   | Delete extra space.                                 | SMA 1         |

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|              | <p>and comprehensive implementation of the County’s long-term vision for Subregion 5.”</p> <p>Two spaces between Master and Plan.</p>  |  |        |
| 30           | <p>“The creation of nonconforming uses via a rezoning to a less intense category not permitted per the Zoning Ordinance, in the absence of a significant public benefit to be served by the zoning, based on facts peculiar to the subject property and the immediate neighborhood (see Section 27-4102(b) and 27-3503(a)(5)(B)).”</p> <p>Missing word between “category” and “not”.</p> | Change sentence to read “...category is not...”. | SMA 1  |
| 31           | <p>“The SMA updates the official 1 inch = 200 feet scale zoning map(s) for this sector plan.”</p> <p>Incorrect plan type identified.</p>   | Change “sector” to “master”.                     | SMA 1  |
| 32           | <p>“ Additionally, rezoning these properties to CS will create the potential for cohesion amongst the uses on this block.”</p> <p>Extra space after period and before before Additionally.</p>   | Delete extra space.                              | SMA 13 |
| 34           | <p>“Map 10. ZC 3 and ZC 4Existing Zoning”</p> <p>Missing space between 4 and Existing</p>  | Add space.                                       | SMA 15 |
| 35           | <p>“The 2026 Minor Plan Amendment includes a policy in the Economic Development Chapter to “Expand commercially zoned land on the north side of Livingston Road between Accokeek Branch Library and John Dailey Road to support opportunities in Accokeek” (p. 149)An additional parcel south of Livingston Road is</p>  | Add period and space after “(p. 149)”.           | SMA 16 |

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|              | <p>included in this rezoning to provide additional depth for existing CGO Zone parcels south of Livingston Road.””</p> <p>Missing punctuation and space after the parenthesis.</p> |                          |           |
| 36           | Map 12 is listed twice   | Re-number maps.          | SMA 19-41 |
| 37           | <p>“similar to the density and lot sizes existing on the east side of Livingston Road.”</p> <p>Incorrect direction.</p>  | Change east to west.     | SMA 20    |