



January 23, 2025

Honorable Jolene Ivey
Chair
Prince George's County Council
1801 McCormick Drive
Largo, Maryland 20774

Re: Request for Extension to the Timeframe for Preparation of the Port Towns Sector Plan and Sectional Map Amendment

Dear Chair Ivey,

The Planning Department requests the District Council's approval of a seven-month extension of the period to prepare the Staff Draft Port Towns Sector Plan and Sectional Map Amendment pursuant to Section 27-3502(d)(5) of the zoning ordinance.

On October 24, 2023, the Prince George's County Council, sitting as the District Council, initiated the Port Towns Sector Plan ("Sector Plan") and Sectional Map Amendment ("SMA"). Since then, Planning Department staff and consultants have been productive facilitating public engagement with local municipalities, residents, steering committee members, business owners, elected officials, County and State agencies, and other stakeholders to produce a draft plan through an inclusive participation process. The Planning Department is requesting an extension, due to various factors impacting this plan's timelines.

1. The project kick-off event, originally scheduled for early November 2023, was postponed to December 6, 2023, due to the Planning Department's move to the Largo Headquarters building.
2. A combined Placemaking event and Port Towns Sector Plan community workshop was postponed from May 2024 to June 2024 by the event partner, the Town of Colmar Manor, due to a combination of issues from inclement weather to vendors backing out.
3. Low registration for focus groups in August 2024, due to vacations prior to the school year, resulted in rescheduling outreach meetings to September 2024.

In addition, events external to the project have had impacts on the project timeline. The recent vacancy of the District 5 Council seat will require the team to coordinate with the future elected Council representative and gain their input and buy-in for the plan process. Furthermore, evaluation of recently passed state and local legislation is necessary to assess their impact on the direction of the plan (e.g., HB 538, CB-15-2024). This evaluation is crucial to align with new regulations and assess the impact on

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development practices and environmental considerations. Moreover, additional time for this project would allow for successful alignment with the recommendations of the ongoing Countywide Master Plan of Transportation as Go Prince George’s proceeds through the legislative approval process in 2025.

The Planning Department will utilize the additional time to ensure an in-depth review of policies and strategies by implementing agencies, steering committee members, and key stakeholders is completed before the plan is made public.

For these reasons, the Planning Department requests an extension of seven months to print and release to the public the Staff Draft Port Towns Sector Plan and Sectional Map Amendment. It is anticipated that the Staff Draft Sector Plan and SMA would be released to the public in October 2025.

The revised anticipated schedule for the plan would be as follows:

Project Milestone	Anticipated Date
Public release of staff draft plan	October 2025
Joint Public Hearing	January 2026
Planning Board Work session	March 2026
Planning Board Adoption	April 2026
Council Work session	June 2026
District Council Approval or Amendments	July 2026

The Planning Board supports the requested extension and new completion schedule, and respectfully requests District Council’s concurrence. The Planning Department looks forward to working with the County Council as this plan proceeds. If you have questions, please contact the Project Manager, Josephine Selvakumar, by e-mail at josephine.selvakumar@ppd.mncppc.org or 301-952-3551.

Sincerely,


Lakisha Hull (Jan 23, 2025 12:53 EST)

Lakisha Hull, AICP, LEED AP BD+C
Planning Director

Attachment: Draft Letter from the Chair of the County Council to the Chair of the Planning Board

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and Sectional Map Amendment**

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cc: James R. Hunt, MPA, Acting Deputy Planning Director
Tony Felts, AICP, Chief, Community Planning Division
Sarah Benton, AICP, Project Facilitator, Supervisor, Long Range Planning Section
Josephine Selvakumar, Planner III, Master Plans and Studies Section



Request for Extension- Letter to Council Port Towns Sector Plan 10.29.24

Final Audit Report

2025-01-23

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