



The Honorable Krystal Oriadha
Chair
Prince George's County Council
1301 McCormick Drive
Largo, MD 20774

January 22, 2026

RE: Repeal of CR-82-2025

Dear Chair Oriadha,

In consultation with Councilmember Wala Blegay, the Planning Department recommends repeal of CR-82-2025 and postponement of the process to prepare a major amendment to the 2007 *Approved Westphalia Sector Plan* and a concurrent proposed sectional map amendment (SMA). During the course of this effort, information and events have come to light which require additional analysis, public and stakeholder engagement, and consideration beyond the scope and schedule authorized by CR-82-2025.

CR-82-2025 establishes a schedule by which, pursuant to Section 27-3502 of the County Zoning Ordinance, the Planning Board must authorize the Planning Department to release a staff draft of the major sector plan amendment and proposed SMA and refer the Public Facilities Report to the County Executive and County Council by the end of this month. While the Zoning Ordinance provides a procedure by which the County Council may extend this deadline, the Planning Department advises that no such extension would address the need for an entirely new comprehensive plan and zoning for this area of Prince George's County.

The Planning Department will continue to work with the County Council to advance Plan 2035 through its long-range planning and zoning work program and to identify the best possible planning and zoning approach to ensure a great future for Prince George's County. The Department will also collaborate with the County Council and stakeholders to identify any necessary near-term improvements to the Westphalia Public Facilities Financing and Implementation Program created by CR-66-2010. In the meantime, the Department requests that the Council repeal CR-82-2025 to allow it the capacity to engage affected Councilmembers, residents, and stakeholders in further discussion of how best to proceed. To accomplish this, we have drafted a resolution (attached) for the County Council to consider, which would require action no later than January 27, 2026.

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If you have any questions or require further information, do not hesitate to contact me or Scott Rowe, Project Manager, at brandon.rowe@ppd.mncppc.org.

Sincerely,

James R. Hunt

James Hunt, MPA
Acting Planning Director

Attachment

cc: The Honorable Wala Blegay, Councilmember At-Large
The Honorable Danielle Hunter, Councilmember, District 6
Chair, Planning, Housing, and Economic Development Committee
Donna Brown, Clerk of the Prince George's County Council
Katina Shoulars, Acting Deputy Planning Director for Operations
Thomas Burke, Acting Chief, Countywide Planning Division
Andrea Gilles, AICP, Chief, Community Planning Division
Kierre McCune, Supervisor, Community Planning Division, Master Plans and Studies Section
Scott Rowe, AICP, CNU-A, Master Planner, Community Planning Division, Master Plans and Studies Section