



THE MARYLAND-NATIONAL CAPITAL  
Park and Planning Commission

Prince George's County Planning Board | Office of the Chairman

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June 24, 2026

The Honorable Krystal Oriadha, Chair  
Prince George's County Council  
Wayne K. Curry Administration Building  
1301 McCormick Drive  
Largo, Maryland 20774

**Re: Transmittal of the Adopted Central Avenue-Blue/Silver Line Sector Plan and Endorsed Sectional Map Amendment**

Dear Chair Oriadha:

The Prince George's County Planning Board is pleased to transmit the Adopted Central Avenue-Blue/Silver Line 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 Central Avenue-Blue/Silver Line 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 vibrant, more walkable transit-oriented centers along the Central Avenue-Blue/Silver Line corridor. 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 Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment on March 10, 2026. There were 25 speakers that submitted oral testimony, and a total of 81 pieces of written testimony were submitted to the Clerk of the Council. Following review of the submitted testimony and transcript analysis at its work session held on May 14, 2026, the Planning Board adopted the plan and endorsed the SMA (PGCPB Resolution Nos. 2026-32 and 2026-33), both with amendments, on May 28, 2026.

Section 27-3502(f)(6)(A) and Section 27-3503(b)(4)(E) of the Prince George's County Zoning Ordinance require that a copy of an adopted plan and concurrent endorsed SMA be transmitted to the District Council within 30 days of adoption.



This transmittal includes the following electronic enclosures:

Attachment 1: The [Adopted Central Avenue-Blue/Silver Line Sector Plan](#) and [Endorsed Sectional Map Amendment](#), which is comprised of the Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment, the Planning Board Resolutions of Adoption/Endorsement (PGCPB Resolution Nos. [2026-32](#) and [2026-33](#)), and the Errata Sheet.

Attachment 2: The analysis of testimony from verbal and written testimony received prior to March 25, 2026, the close of record, and after close of record.

The Planning Department looks forward to the work session with the County Council to review the analysis of testimony scheduled for July 7, 2026. Pursuant to the Zoning Ordinance (Sections 27-3502(g) and 27-3503(b)(6)(A)), 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 for amendments not based on the record before the Planning Board. If you have any questions or require additional information, please contact me, or William Skibinski, project manager, Community Planning Division, Long-Range Planning Section, at [william.skibinski@ppd.mncppc.org](mailto:william.skibinski@ppd.mncppc.org) or at 301-952-3572.

Sincerely,  
  
Dr. Billy Okoye  
Vice Chair

Electronic Enclosures:

Attachment 1: The [Adopted Central Avenue-Blue/Silver Line Sector Plan](#) and [Endorsed Sectional Map Amendment](#), Planning Board Resolutions of Adoption/Endorsement PGCPB No. [2026-32](#) and [2026-33](#), 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

James R. Hunt, MPA, Planning Director

Katina Shoulars, Deputy Planning Director of Operations

David Warner, Esq., Principal Counsel, Office of the General Counsel

Andrea Gilles, AICP, Chief, Community Planning Division

Sarah Benton, AICP, Assistant Chief, Community Planning Division

Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division

William Skibinski, Planner III, Long-Range Planning Section, Community Planning Division

Elena Perry, AICP, Planner III, Long-Range Planning Section, Community Planning Division