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September 18, 2026
CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY, MD

LEGAL OPINION FROM PRINCIPAL COUNSEL

Procedural Background[1]

On July 21, 2026, the District Council adopted Council Resolution (CR)-76-2026 (DR-1), which approved the Central Avenue-Blue/Silver Line Sector Plan, as adopted by Planning Board in PGCPB Resolution No. 2026-32, on May 28, 2026, subject to certain revisions. Among other things, CR-76-2026, approved a new vision to guide growth and redevelopment for the Central Avenue-Blue/Silver Line areas comprised of portions of Planning Areas 72 and 75A, and 75B in its entirety, an area generally defined by the MD 704 (Martin Luther King Jr Highway) and Sheriff Road on the north, and I-9 495 (Capital Beltway) on the east, and follows various property lines along the southern boundary line north of Walker Mill Road, including portions of the Town of Capitol Height. CR-76-2026 (DR-1).[2]

On July 21, 2026, the District Council also adopted Council Resolution (CR)-77-2026, which approved the Central Avenue-Blue/Silver Line Sectional Map Amendment (SMA), as adopted by Planning Board in PGCPB Resolution No. 2026-33, on May 28, 2026, subject to certain revisions. Among other things, the Central Avenue-Blue/Silver Line SMA sets forth detailed zoning proposals for the Central Avenue-Blue/Silver Line areas, comprised of portions of Planning Areas 72 and 75A, and 75B in its entirety, an area generally defined by MD 704 (Martin Luther King Jr

[1] On May 30, 2023, the County Council of Prince George's County, Maryland, sitting as the District Council, adopted Council Resolution Council Resolution (CR)-53-2023, directing the initiation and preparation of a new plan and concurrent Sectional Map Amendment by the Planning Director and Planning Board of the Maryland-National Capital Park and Planning Commission, pursuant to Section 27-3502(c) and Section 27-3503(b)(1)(A) of the Zoning Ordinance; and by way of its adoption of CR-53-2023, and pursuant to the prescriptions of Sections 27-3502(c)(2) of the County Zoning Ordinance, also endorsed 20 Goals, Concepts, and Guidelines, a Public Participation Program, and the timeframes preparation and approval of the plan to guide the preparation of the plan, and to establish plan area boundaries for the Central Avenue-Blue/Silver Line Sector Plan; and as part of the approved Public Participation Program, the planning staff of the Maryland-National Capital Park and Planning Commission engaged community leaders and residents, business and property owners, advocacy groups, nonprofit organizations, developers, as well as municipal, County, State and Regional agencies. CR-76-2026 at 1-2.

[2] To view the legislative history of CR-76-2026, please visit: https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=8139856&GUID=68E0D5CD-450C-4367-A9B0-EA010FE35882&Options=ID|Text|&Search=CR-76-2026 (last visited September 18, 2026).

Highway) and Sheriff Road on the north, and I-495 (Capital Beltway) on the east, and follows various property lines along the southern boundary line north of Walker Mill Road, including portions of the Town of Capitol Heights. In setting forth such detailed zoning proposals, the District Council considered, presentations, exhibits, written and oral testimony, and the factors listed in Section 27-3503(b)(5)(A)(i)–(ix) of the Zoning Ordinance and found that the SMA conforms to the principles of orderly, comprehensive land use planning and staged development, and is based on the General Plan, applicable Functional Master Plans, and the Central Avenue-Blue/Silver Line Sector Plan. CR-77-2026 (DR-1).[3]

Petition to Revise SMA ZC-61 concerning 8601, 8605 & 8607 Central Avenue

Under the Zoning Ordinance, the standard of review when factual errors are alleged in an SMA is as follows:

> **(iii) Criteria for Revision**
>
> The District Council may only consider revising the sectional map amendment for property that was reclassified to a zoning category other than that which existed prior to the approval of the sectional map amendment. Such consideration shall be based on the following criteria:
>
> **(aa) A factual error**, which could not have been corrected by the property owner, was contained in the record of the sectional map amendment proceedings **which may have caused an erroneous description of a specific property**, and which is sufficient to justify making a different decision on the sectional map amendment. **The failure of a property owner or petitioner to have provided sufficient information for the record of the sectional map amendment shall not constitute a mistake**.
>
> **(bb)** Evidence of fraud on behalf of the District Council.

[3] To view the legislative history of CR-77-2026, please visit: https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=8139857&GUID=FC4D5F8B-769E-4ED4-9B87-2299EF0F5B99&Options=ID|Text|&Search=CR-77-2026 (last visited September 18, 2026).

(iv) Principal Counsel Review

(aa) After receiving the petition, the Clerk of the Council shall transmit the petition to the Principal Counsel to the District Council (or an authorized representative) for a legal opinion on the question of fraud or mistake.

(bb) The Principal Counsel to the District Council (or an authorized representative) shall, within thirty (30) days after the close of the filing period, advise the Council on whether there is a reasonable basis for reviewing the sectional map amendment because of fraud or mistake. PGCC § 27-3503(b)(7)(D)(iii)-(iv).

(v) Council Procedures

(aa) If the Principal Counsel to the District Council (or an authorized representative) advises that there is a reasonable basis to consider a revision, the Council may (by a majority vote of the full Council) set the matter for public hearing on whether or not to adopt a revisory Ordinance or Resolution with respect to the sectional map amendment. **If the Principal Counsel to the District Council (or an authorized representative) advises that there is no reasonable basis to consider a revision, the District Council shall order a denial of the petition.** (Emphasis added).

As a threshold matter, there is **no** reasonable basis to consider a revision to the SMA (via ZC-61) because, among other things, throughout the SMA process, there was **no** factual error contained in the SMA record which may have caused an **erroneous description** of 8601, 8605 & 8607 Central Avenue.

As matter of fact, in the SMA record, 8601, 8605 & 8607 Central Avenue were **described correctly** within ZC-61 by: counsel of record, exhibit number, address, tax account number, and zone (current, proposed and requested) as follows:

II. I: Proposed Sectional Map Amendment

	Proposed SMA Zoning Change	Type of Request (Reclassify to New Zone / Retain Current / Agreement with Proposed Zone)	Speaker #/Exhibit #/Name	Address	Tax Account	Current Zone	Proposed Zone	Requested Zone	Staff Recommendation	Planning Board Action	District Council Action
I9	Zoning Change 37	Retain Current	**Speaker 21 Exhibit(s):** 70 Thomas Haller	505 Addison Rd	2056224	RSF-A	LTO-E	RSF-A	No Change	Concurred with Staff's Recommendation	
I10	Zoning Change 2	Reclassify to New Zone	**Speaker 21 Exhibit(s):** 71 Thomas Haller	104 Westhampton Ave	5505094	LTO-E	RTO-L-E	IE	Modify the Local Transit Center boundary to exclude the subject property and grant the requested IE Zone. The properties at 120 Westhampton Dr (Tax # 1999457 & 1999465) will also be removed from the Center and rezoned to IE.	Concurred with Staff's Recommendation	
I11	Zoning Change 2	Reclassify to New Zone	**Speaker 21 Exhibit(s):** 72 Thomas Haller	8424 Central Ave	2015162	CGO/LTO-E	RTO-L-E	CGO	Modify the Local Transit Center boundary to exclude the subject property and grant the requested CGO Zone. The property at 4 Norair Ave (Tax # 2073336) will retain the CGO Zone.	Concurred with Staff's Recommendation	
I12	Zoning Change 2	Reclassify to New Zone	**Speaker 21 Exhibit(s):** 73 Thomas Haller	7870 Central Ave	2071470	LTO-E	RTO-L-E	CS	No Change	Concurred with Staff's Recommendation	
I13	Zoning Change 2	Reclassify to New Zone	**Speaker 21 Exhibit(s):** 74 Thomas Haller	7901-7963 Central Ave	5605917 2964286	LTO-E	RTO-L-E	CGO	No Change	Concurred with Staff's Recommendation	
I14	Zoning Change 61	Retain Current	**Speaker 21 Exhibit(s):** 75 Thomas Haller	8601, 8605 and 8607 Central Ave	1442664 1441120 1504034	IE	CGO	IE	No Change	Concurred with Staff's Recommendation	
I15	Zoning Change 2	Reclassify to New Zone	**Speaker 21 Exhibit(s):** 76 Thomas Haller	7700 Walker Mill Dr	5509917	LTO-E	RTO-L-E	CGO	Modify the Local Transit Center boundary to exclude the subject property and grant the requested CGO Zone.	Concurred with Staff's Recommendation	

Staff Analysis of Testimony at 26.

Subsequently, when Planning Board transmitted the endorsed SMA to the District Council, 8601, 8605 & 8607 Central Avenue were also **described correctly** within ZC-61 by tax account numbers as follows:

PGCPB No. 2026-033
Page | 130

Zoning Change 61 (ZC 61): IE to CGO

Zoning Change No	Current Zone	Proposed Zone	Area of Change	Focus Area	Applicable Policy	200' Scale Index Map
ZC 61	IE	CGO	48.50 Acres	Established Communities	LU 1, LU 3, EP 1, EP 2	201NE08, 201SE08

Future Land Use	Commercial
Does the rezoning create nonconformance?	**Yes**

Justification: These properties are within the General Plan designated Employment Areas. The General Plan recommends continuing to support business growth in these geographic areas—in the targeted industry clusters—concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies (Page 19).

This rezoning creates nonconforming uses on properties because consolidated storage uses, and drive-through restaurants are prohibited in the CGO Zone. As noted above, a downzoning that creates a nonconforming use may be approved "if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood." Zoning Ordinance § 27-3503(a)(5)(B). Additionally, gas stations are only allowed in CGO by special exception. Rezoning these properties will ensure that the desired commercial land use is possible.

This recommendation is supported by Policy LU 3 which calls for the rezoning of industrial areas to create conditions where business uses can thrive. Additionally, this rezoning helps to achieve Policies EP 1 and EP 2 by providing the appropriate zoning to develop varied businesses and economic generators while supporting entrepreneurs. The current IE Zone, which primarily supports industrial uses, cannot implement these policies. Based on the foregoing, there is a significant public benefit to this rezoning

Tax Accounts

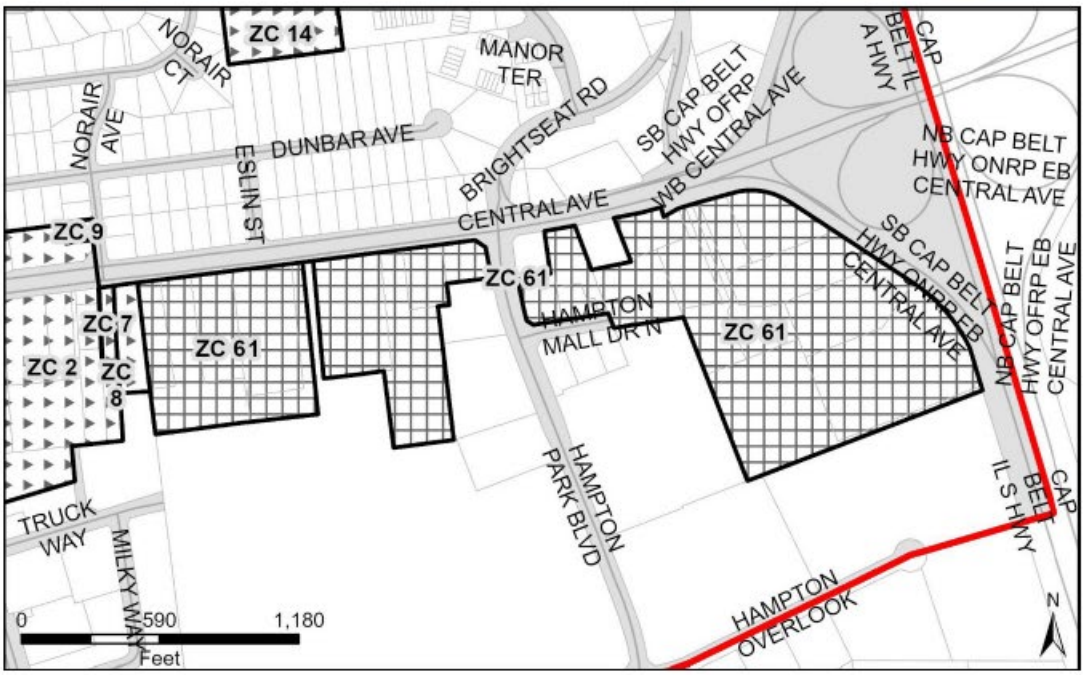
1536077, 1442664, 1441120, 1504034, 1440965, 1544121, 1554146, 1441237, 1441229, 1440916, 1441443, 1441484, 1441476, 2925766, 5626841, 5625972, 5626852, 5625983, 5629343, 5625994, 5626863, 5626874, 5626885, 5626008, 5626010

PGCPB Resolution No. 2026-033 at 130.

Planning Board's endorsed SMA to the District Council further **described correctly** 8601, 8605 & 8607 Central Avenue within ZC-61 by vicinity maps as follows:

PGCPB No. 2026-033

Page | 131



PGCPB Resolution No. 2026-033 at 131.

On August 19, 2026, RA+A LLC & Gray Graphics filed a petition for revision of the SMA alleging four (4) factual errors in ZC-61. Pet. at 3-7. Each alleged error lacks merit and will be addressed in order presented.

Findings and Conclusions

First Alleged Factual Error

According to the Petition, ZC-61 did not satisfy PGCC § 27-3503(a)(5)(B), which provides as follows:

> Based on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. **In recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall *not* invalidate *any* District Council *action* in the approval of the sectional map amendment**. PGCC § 27-3503(a)(5)(B). Pet. at 3-4. (Emphasis added).

Petitioners, through willful neglect, or deliberate indifference to omission, conclude that Planning Staff and Planning Board never proposed or adopted language to either identify the nonconformity being created or how there were facts peculiar to 8601, 8605 & 8607 Central Avenue to justify doing so. Pet. at 4.

But the SMA record and more specifically ZC-61, were willful and deliberate in complying with PGCC § 27-3503(a)(5)(B). Justification for ZC-61 included, among other things, careful consideration of Land Use Policies within the Land Use and Economic Prosperity Section of the Plan as follows:

> **Policy LU 1. Preserve the character of Established Communities while supporting sustainable growth and accessibility. (p. 83).**
>
> LU 1.1: Direct higher-density development to the Plan 2035 Centers within the plan area.
> LU 1.2: Encourage the construction of multifamily housing, townhomes, and accessory dwelling units (ADUs) that complement neighborhood design.

LU 1.3: Redevelop underutilized commercial parking lots into mixed-use developments with housing, retail, and public amenities.

Policy LU 3. Redevelop vacant and underutilized properties to provide housing choices,
public amenities, connectivity, and neighborhood-serving services. (p. 84-85).

LU 3.1: Establish a GIS-based inventory to identify and track vacant properties with redevelopment potential.
LU 3.2: Enforce the Vacant Property Registration Program (Subtitle 13, Division 14A of the County Code) with tax incentives for reinvestment, as allowed by State law. See Sections 6-202.1 and 6-302 of the Tax-Property Article of the Maryland Code (Maryland House Bill 2(2024)).
LU 3.3: Rezone and repurpose underutilized industrial areas for housing and small-scale businesses. See Zoning Changes 46, 47, 48, 49, 50, 51, and 61 in the SMA for properties subject to rezoning.
LU 3.4: Provide financial incentives such as grants, loans, and tax breaks to incentivize redevelopment. See Economic Incentive Designations and Programs on pages 99-103.
LU 3.5: Work with the Land Bank Authority of Prince George's County (see Subtitle 13, Division 16 of the Prince George's County Code CB-065-202427) and stakeholders to consolidate
vacant properties for community-led redevelopment.
LU 3.6: Incorporate the Central Avenue Connector Trail (CACT) into development projects.
LU 3.7: Convert undersized vacant lots into pocket parks, gardens, or community gathering spaces.
LU 3.8: Use tax increment financing (TIF) to upgrade infrastructure and improve public amenities.
LU 3.9: Ensure Planned Development28 (PD) applications prioritize community benefits, to include:
i) Affordable housing
ii) Active transportation infrastructure
iii) Cultural amenities
iv) Environmental restoration.
Relevant Policies: Policy EP 1, Policy TM 1, Policy TM 5, Policy NE 4, Policy HN 1, Policy HN 2, Policy HC 5, Policy HC 6, and Policy HC 11.

Policy EP 1. Redevelop or revitalize vacant and underutilized properties to drive economic growth, improve community spaces, and support local businesses. (p. 100).

EP 1.1: Expand the County's pre-qualified TIF districts to include the sector plan's focus areas, allowing future tax revenues to fund upfront infrastructure and catalytic redevelopment projects.
EP 1.2: Conduct an inventory of commercial spaces to identify redevelopment opportunities and optimize retail offerings while leveraging the EDI to support priority investment sites.
EP 1.3: Attract private investment by strategically applying federal and state

tax incentives including NMTC, the Revitalization Tax Credit, and Opportunity Zones in areas primed for commercial and mixed-use redevelopment.
EP 1.4: Activate vacant properties for popups, incubators, and community facilities by applying for programs such as the Small Business Growth Fund, Community Legacy Grants, and the County's EDI.
EP 1.5: Accelerate commercial redevelopment through partnerships with developers and business owners, utilizing OZ and PILOT agreements to attract long-term investment.
EP 1.6: Enhance façade and landscape treatments along aging retail corridors using the Revitalization Tax Credit and Community Legacy grants to improve visitor appeal and support interim uses.
EP 1.7: Invest in streetscape upgrades, including medians and pedestrian zones along key corridors such as Central Avenue, supported by the Strategic Demolition Fund, Community Legacy Grants, and expanded TIF eligibility.
Relevant Policies: Policy LU 3, Policy LU 7, Policy TM 11, and Policy HD 5.

Policy EP 2. Strengthen small business ecosystems to foster entrepreneurship, collaboration, and local economic growth, with a focus on historically underserved communities. (p. 100-101).

EP 2.1: Support minority- and women-owned businesses through financial assistance programs such as the Small Business Growth Fund, Neighborhood Business Works, and the County's EDI. Prioritize expanding operations and supplier diversity through targeted outreach and flexible capital options.
EP 2.2: Encourage property owners to subdivide oversized retail spaces and offer affordable leases. Pair these efforts with Community Land Trusts (CLTs) and incentives such as the Enterprise Zone designation to reduce tenant operating costs and support local ownership.
EP 2.3: Expand technical assistance for small business owners through partnerships with nonprofit service providers, incubators, and County-led programs. Leverage support available through the Sustainable Communities designation and Neighborhood Business Works to ensure business owners receive guidance throughout growth stages.
EP 2.4: Promote development-ready spaces for micro-retail, food businesses, and creative entrepreneurs. Use the HUBZone designation and OZ to attract private investment and reduce barriers to entry for early-stage ventures in emerging markets.
EP 2.5: Create incubators and shared workspaces within aging commercial corridors. Combine EDI funding and Small Business Growth Fund loans to support tenant buildouts, wraparound services, and flexible space design tailored to entrepreneurs and small enterprises.
EP 2.6: Expand access to capital through Community Development Financial Institutions (CDFIs) and community-based organizations such as The Capital Market and Greater Capitol Heights Improvement Corporation.
Relevant Policies: Policy LU 5, Policy HC 2, and Policy HC 7.

In the final analysis, Planning Staff and Planning Board did propose and adopted written language in ZC-61 that both identified the nonconformity being created and/or how they were facts peculiar to 8601, 8605 & 8607 Central Avenue to justify doing so as follows:

PGCPB No. 2026-033
Page | 130

Zoning Change 61 (ZC 61): IE to CGO

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Future Land Use	Commercial
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Justification: These properties are within the General Plan designated Employment Areas. The General Plan recommends continuing to support business growth in these geographic areas—in the targeted industry clusters—concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies (Page 19).

This rezoning creates nonconforming uses on properties because consolidated storage uses, and drive-through restaurants are prohibited in the CGO Zone. As noted above, a downzoning that creates a nonconforming use may be approved "if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood." Zoning Ordinance § 27-3503(a)(5)(B). Additionally, gas stations are only allowed in CGO by special exception. Rezoning these properties will ensure that the desired commercial land use is possible.

This recommendation is supported by Policy LU 3 which calls for the rezoning of industrial areas to create conditions where business uses can thrive. Additionally, this rezoning helps to achieve Policies EP 1 and EP 2 by providing the appropriate zoning to develop varied businesses and economic generators while supporting entrepreneurs. The current IE Zone, which primarily supports industrial uses, cannot implement these policies. Based on the foregoing, there is a significant public benefit to this rezoning

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Based on the SMA record, there was required written justification that ZC-61 would create nonconformity based on facts peculiar to 8601, 8605 & 8607 Central Avenue—and other properties within ZC-61. PGCPB Resolution No. 2026-033 at 130.

Therefore, on the first alleged factual error, there is no reasonable basis for reviewing the SMA because of mistake and the District Council shall order a denial of the petition. PGCC § 27-3503(b)(7)(D)(iv)-(v).

Second Alleged Factual Error

According to the Petition, during the work session before Planning Board on May 14, 2026, Staff provided false and inaccurate information to Planning Board to downplay the impact of ZC-61 rezoning 8601, 8605 & 8607 Central Avenue. Pet. at 4-5.

As a threshold matter, ZC-61 rezoned approximately 25 properties from IE to CGO, which for the same **written justification**, also included properties at 8601, 8605 & 8607 Central Avenue. Remarkably, the other 22 properties subject to the same rezoning from IE to GCO in the SMA, within ZC-61, have lodged **no** allegation based on factual error to downplay the impact of being rezoned from IE to CGO.

According to the Petition, the alleged false and inaccurate statement from Staff to Planning Board were as follows:

Mr. Skibinski:

> Staff is recommending no change and supports the zoning of the properties to the CGO zone. Because the sector plan provides more detail for the specific framework for this area, rezoning to the CGO allows existing industrial uses to continue including the print shop use, which is permitted by special exception in the CGO zone while also expanding longer-term commercial and employment opportunities, and supporting a coordinated land use strategy along the Central Avenue corridor. Pet. at 4.

This statement was neither false, nor did it provide inaccurate information to Planning Board to downplay the impact of ZC-61 rezoning of 8601, 8605 & 8607 Central Avenue—and other properties within ZC-61. PGCPB Resolution No. 2026-033 at 130. The statement was a clear intent to state (as opposed to imply) that "printshop use" is a permitted use by special exception. Pet. at 4.

For purposes of this Petition based on alleged "factual error," it is of **no** moment that businesses at 8601, 8605 & 8607 Central Avenue no longer operate for such uses due to the CO-VID 19 Pandemic. What is clear from the **truthful** statement from Mr. Skibinski—**is that a print shop use for 8601, 8605 & 8607 Central Avenue**, even after the COVID-19 Pandemic, and even after being rezoned from IE to CGO, within ZC-61, **is *still* a permitted *use* in the CGO Zone**. As such, that isn't an erroneous description of the property—but a correct legal statement of the law concerning the factual description of specific properties located at 8601, 8605 & 8607 Central Avenue.

Regardless of the above, it is an egregious misrepresentation from Petitioners to suggest that owners of 8601, 8605 & 8607 Central Avenue weren't afforded full due process, and transparency, to offer up any alleged corrections in the record. Pet. at 4. Both counsel for the owners and owners testified in every public hearing forum to correct alleged errors in the SMA record. PGCC § 27-3503(b)(7)(D)(iii)-(v) (dispelling of a factual error only where the property owner could ***not*** have corrected the alleged factual error).

But the SMA record demonstrates and proves that Petitioners (owners of the properties) and legal counsel (for owners of the properties) were afforded full and exceptional due process to correct the record during each and every public hearing and supplement the record with written testimony in support of their alleged factual error in the SMA record. *See* oral and written testimony concerning hearings, including work sessions held on March 10, 2026, March 25, 2026, and May 28, 2026.

Therefore, on the second alleged factual error, there is no reasonable basis for reviewing the SMA because of mistake and the District Council shall order a denial of the petition. PGCC § 27-3503(b)(7)(D)(iv)-(v).

Third Alleged Factual Error

According to the Petition, during the same work session on May 14, 2026, before Planning Board, Frm. Chairman Barnes read a statement to explain why rezoning from IE to CGO wasn't negatively impactful to 8601, 8605 & 8607 Central Avenue. Pet. at 4-5. The statement from Frm. Chairman Barnes was as follows:

> **Frm. Chairman Barnes**: I would also like to acknowledge that there are requests to retain IE zone for 8601, 8605, 8607 Central Ave. I understand that these families own properties that have operated as an industrial site for many years. And that the owners are concerned about the ability to retain the site if is placed in the proposed commercial general office zone. I would like to address that concern directly. Even with the rezoning, the property owner will retain **several** options to re-tenant the properties. **Existing industrial zone may continue and the property may be re-tenanted with industrial use permitted under the prior zoning ordinance until 2032.** In addition, uses allowed under the commercial general office will also become available. I view the proposed rezoning to conunercial general office zone as maintaining appropriate flexibility for industrial use at this property while also providing additional use options that are consistent with the draft sector plan vision for central Avenue. (Emphasis in original).

But this alleged factual error in the SMA record isn't misleading and is totally baseless to the point of being a false statement solely for a revision of the SMA, ZC-61, before the District Council and ultimately before Maryland Courts.

In the final analysis, under ZC-61, properties at 8601, 8605 & 8607 Central Avenue will continue to have a useful life now beyond 2032 because, among other things, a print shop use for 8601, 8605 & 8607 Central Avenue, even after the COVID-19 Pandemic, and even after being rezoned from IE to CGO, within ZC-61, **is *still* a permitted use** in the CGO Zone.

Therefore, on the third alleged factual error, there is no reasonable basis for reviewing the SMA, within ZC-61, because of mistake and the District Council shall order a denial of the petition. PGCC § 27-3503(b)(7)(D)(iv)-(v).

Fourth Alleged Factual Error

Lastly, Petitioners recycle the same argument made at the work session before Planning Board to the District Council. Pet. at 5-7. According to the Petition, the alleged false and inaccurate statement from Staff to Planning Board was repeated to the District Council. Pet. at 6.

But the SMA record demonstrates that Staff and Planning Board repeatedly indicated to the District Council as follows:

> **Zoning Change 61 - Existing IE // Proposed CGO // Requested retain IE):** Object to downzone from IE to CGO and request that both the zoning and future land use designation remain industrial. The 6.0-acre assemblage has been owned and operated by the same family for decades and is improved with well-maintained industrial buildings that have successfully supported a range of industrial tenants and employment uses. The owners argue that the proposed downzoning is inconsistent with the General Plan's employment and industrial designation, improperly groups their properties with unrelated mixed-use sites, and would render the buildings nonconforming in a way that prevents re-tenanting, depresses value, and threatens long-term maintenance if vacancies occur. While supporting the Sector Plan's long-term goals, the owner contends the properties are not candidates for redevelopment within the life of the plan and that retaining IE zoning is necessary to protect existing investments, allow lawful industrial reuse, and prevent avoidable property decline.
>
> **Response:** Staff has reviewed the objection to rezoning the subject 6.0-acre industrial assemblage from IE to CGO and the request that both the zoning and future land use designation remain industrial. Staff acknowledges the property's longstanding industrial use, stable family ownership, continued contribution to employment, and the owner's concerns regarding reinvestment and long-term maintenance. While the General Plan recognizes the importance of industrial uses, the Sector Plan provides a more detailed, corridor specific framework that evaluates industrial properties based on access, surrounding land use context, and long-term transition opportunities. The proposed CGO zoning broadens the range of employment-supporting and commercial uses that may be considered over time, while allowing existing industrial operations, including printing or similar reproduction facilities permitted by Special Exception, to continue and reinvest, consistent with the Zoning Ordinance. Staff recognize the importance of supporting viable uses during periods of market transition, but retaining IE zoning would limit the plan's ability to implement a coordinated and flexible land use strategy for the corridor. Accordingly, staff recommends approval of the proposed CGO Zone to support greater land use options while advancing the Sector Plan's long-term corridor vision.

Staff Analysis of Testimony at 22-23.

In the final analysis, statements above were **truthful** and in accordance with law, and there were more than sufficient facts, evidence, and justification, within ZC-61, to rezone properties at 8601, 8605 & 8607 Central Avenue from IE to CGO.

Therefore, on the fourth alleged factual error, there is no reasonable basis for reviewing the SMA, within ZC-61, because of mistake and the District Council shall order a denial of the petition. PGCC § 27-3503(b)(7)(D)(iv)-(v).

Date: 9/18/2026

Respectfully submitted,

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY,
MARYLAND, SITTING AS THE
DISTRICT COUNCIL

/s/ Rajesh A. Kumar
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