THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission

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

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PGCPB No. 2026-056

RESOLUTION

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for minor amendments of an Area Master Plan or Sector Plan, or Functional Master Plan, pursuant to Sections 27-3502(i); and

WHEREAS, on April 14, 2026, the Prince George's County Council, sitting as the District Council, pursuant to Sections 27-3502(i)(1) and 3503(b)(1) of the Zoning Ordinance, adopted CR-027-2026, initiating a Minor Plan Amendment concurrent with a Sectional Map Amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*; and

WHEREAS, the Prince George's County Planning Board, in conjunction with the District Council, pursuant to Sections 27-3502(e) and 27-3407(a)(1) of the Zoning Ordinance, held a duly advertised and noticed joint public hearing on the proposed Minor Plan Amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* on June 8, 2026; and

WHEREAS, a sectional map amendment was prepared concurrently with this minor plan amendment to implement its zoning recommendations for the plan area; and

WHEREAS, CR-027-2026 proposes to update certain recommendations for the physical development and redevelopment of certain portions of Planning Areas 60, 61, and 62 in order to align with 2014 *Plan Prince George's 2035* (Plan 2035) recommendations for the Muirkirk MARC Neighborhood Center, the Konterra Local Town Center, Established Communities, and Employment Areas, and initiating a concurrent Sectional Map Amendment; and

WHEREAS, the minor plan amendment area is located in the northern part of Prince George's County, generally limited to an area north of MD 212 (Powder Mill Road/Ammendale Road/Virginia Manor 3 Road/Ritz Way), Pine Street, and Distribution Drive, east of Old Baltimore Pike/Cedarhurst 4 Drive and the City of Laurel municipal boundary, south of MD 198 (Sandy Spring Road, and west of the County line, and includes portions of Planning Areas 60, 61, and 62; and

WHEREAS, a technical staff report has been prepared that analyzes the proposed Minor Plan Amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64);*

WHEREAS, the Planning Board finds that the proposed minor amendments will fall within the parameters authorized by the provisions of 27-3502(i)(2), as the amendments proposed herein: (2) Advance defined public objectives, and shall be limited to; (A) A geographic area which is not more than fifty (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner; and (B) Specific issues regarding public planning objectives; and

WHEREAS, it is the finding of the Planning Board that the proposed minor amendments will not fall within the parameters of Section 27-3502(i)(3), as the amendments proposed herein will not: (A) Rezone any land, unless a sectional map amendment is prepared and approved with the minor plan amendment; (B) Change a General Plan center designation; (C) Make any amendment that would require major transportation or public facilities analysis or revise water and sewer classification; or (D) Amend the County's growth boundary; and

WHEREAS, on September 3, 2026, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record one piece of testimony received by the Clerk of the County Council after the close of the public hearing record at 5:00 p.m. on June 23, 2026 (Exhibit T-1); and

WHEREAS, on September 3, 2026, the Planning Board held a public work session on the proposed minor plan amendment to examine the staff report and the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing, and written testimony (exhibits) contained within the hearing record for the Joint Public Hearing held on June 8, 2026, and

WHEREAS, the Prince George's County Planning Board agrees to amend the proposed Minor Plan Amendment (see Exhibit 13: CR-027-2026 Proposed Minor Plan Amendment) based on its review of the record of the joint public hearing held on June 8, 2026 (see Exhibit 2 (Joint Public Hearing Exhibit Package) and Exhibit 3 (Joint Public Hearing Transcript)) including deletions and additions from the staff Errata Sheet updated August 25, 2026 (see Attachment A: Errata Sheet), and incorporate the recommended staff changes as outlined;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission does hereby ADOPT WITH AMENDMENTS the Minor Plan Amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* by this resolution, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows:

Bold Underline indicates language added to the minor plan amendment.
[Bold Brackets] indicates language deleted from the minor plan amendment.

1. Amend resolution to correct spelling error as follows:

   "… in order to align with *Plan Prince George's 2035* (Plan 2035) recommendations for the Muirkirk MARC Neighborhood **[Cetner]Center**…; and

2. Amend resolution to close an open parenthesis as follows:

   "… south of MD 198 (Sandy Spring Road**)**, and west of the County line …"; and

3. Amend resolution to remove all references to "Attachment A" as follows:

"… south of MD 198 (Sandy Spring Road, and west of the County line **[(as illustrated in Attachment A)]**; and…"; and

4. Amend all references to initiation resolution placeholder as follows:

   Replace all instances of **[CR-XX-2026]** with "**CR-027-2026**"; and

5. Amend Minor Amendment Number 3 to resolve grammatical inconsistency, as follows:

   Add comma after date: "…on April 14, 2026**,** via CR-027-2026."; and

6. Amend Minor Amendment Number 3 in the project timeline table to replace placeholder initiation date as follows:

   Add "**April 14, 2026**" to project timeline table; and

7. Amend Minor Amendment Number 3 in the project timeline table to replace placeholder joint public hearing date as follows:

   Add "**June 8, 2026**" to project timeline table; and

8. Amend Minor Amendment Number 3 in the project timeline table to replace placeholder planning board work session and action date as follows:

   Add "**September 3, 2026**" to project timeline table; and

9. Amend Minor Amendment Number 3 in the project timeline table to replace placeholder district council work session date as follows:

   Add "**September 15, 2026**" to project timeline table; and

10. Amend Minor Amendment Number 3 to correct spacing as follows:

    "The following **[ ]**is a high-level…"; and

11. Amend Minor Amendment Number 3 to correct spelling as follows:

    "… catalyze future job growth, research **[ad]and** innovation in the near- to mid-term."; and

12. Amend Minor Amendment Number 3 to remove errant comma as follows:

    "The Future Land Use Map (Map 13)**[,]** outlines changes…"; and

13. Amend Minor Amendment Number 12 to revise language as follows:

"• Preserve zoning for **[high-quality,]** single-family **[homes]**__**residential dwellings, as envisioned in the 1990** ***Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, and 62)*****, especially**__ on the Konterra__**-owned**__ property __**along the northern end of Contee Road and**__ between Old Gunpowder Road and the power lines.**[, as envisioned in the 1990** ***Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, and 62) as well as along the northern end of Contee Road*****]**"; and

14. Amend Minor Amendment Number 23 to correct spelling as follows:

"… internal and **[cul de sac]**__**cul-de-sac**__ streets…"; and

15. Amend Minor Amendment Number 23 to correct spacing as follows:

"… viewing areas **[ ]**overlooking natural features…"; and

16. Amend Minor Amendment 31 to add new language as follows:

"• Retain the majority of industrial uses __**(including existing distribution and wholesale uses), as necessary, while providing flexibility as the station area redevelops with a mix of uses over time**__."; and

17. Amend Minor Amendment Number 32 to revise language as follows:

"• Complete **[the]**__**a**__ shared-use path along the west side of Route 1 __**(Baltimore Avenue) to enhance the barrier-separated bicycle facility recommendation of UM-109 and to expand pedestrian and bicycle connections from the Muirkirk MARC station area to the broader area**__. **[from MD 212 Ammendale Road to Maryland National Memorial southern property line]**"; and

18. Amend Minor Amendment Number 34 to revise language as follows:

"• Complete **[the]**__**a**__ shared-use path along the west side of Route 1 __**(Baltimore Avenue) to enhance the barrier-separated bicycle facility recommendation of UM-109 and to expand pedestrian and bicycle connections from the Muirkirk MARC station area to the broader area**__.**[from MD 212 Ammendale Road to Maryland National Memorial southern property line]**"; and

19. Amend Minor Amendment Number 35 to revise language as follows:

"• __**Through Maryland Department of Transportation's (MDOT) Joint Development process, public-private partnership or similar mechanism, develop the State-owned land at**__

[Coordinate with the State of Maryland to develop a mixed-use project at]<u>**the Muirkirk MARC station**</u> **[through a public-private partnership or similar]**<u>**into a mix of transit-oriented uses that minimize parking needs.**</u>"; and

20. Amend Minor Amendment Number 38 to remove underline for text that remains from existing plan, not proposed in amendment as follows:

    Remove underline "- Develop a comprehensive…"; and

21. Amend Minor Amendment Number 44 to correct spelling error as follows:

    "… constructed as a **[four lane]**<u>**four-lane**</u> divided…"; and

22. Amend Minor Amendment Number 45 to correctly identify proposed bicycle or shared-use facility for MC-101 Old Gunpowder Road as indicated in the 2025 *Go Prince Geroge's Preliminary Plan* as follows:

    "• Within the longer term, **[north of the MD 200 facility,]** widen to a four-lane divided facility with median within a 100-foot right-of-way.**[, possibly including a barrier-separated bicycle facility]**
    • <u>**North of MD 200,**</u> **[the facility should include a shared-use path with future study for a similar facility south]**<u>**future study on a future bicycle or shared-use facility should be conducted while south should include a shared-use path**</u>. The facility…"; and

23. Amend Minor Amendment Number 45 to revise language as follows:

    "o A roundabout or a signal (when warranted) at Greencastle Road. An entrance to the proposed Konterra park**[/school site]** would potentially become a fourth leg of this intersection."; and

24. Amend Minor Amendment Number 46 to insert missing UM-109 (US 1/Baltimore Ave) roadway under Infrastructure Elements Chapter, Roadways Section, Policy 1, as indicated in the 2025 Go Prince Geroge's Preliminary Plan as follows:

    "<u>**9. UM-109—US 1 Baltimore Avenue to be constructed as a four-lane roadway with 100-foot right-of-way and barrier-separated bicycle facility from Ritz Way to the edge of Muirkirk MARC Center (just south of Maryland National Cemetery).**</u>"; and

25. Amend Minor Amendment Number 49 to insert Missing UM-109 (US 1/Baltimore Ave) roadway, as indicated in the 2025 Go Prince George's Preliminary Plan as follows:

    "Identification: "<u>**UM-109**</u>". Name: "<u>**Baltimore Avenue**</u>". Limits: "<u>**Ritz Way to Edge of Muirkirk MARC Center (just south of Maryland National Cemetery)**</u>". Proposed Right-of-Way: "<u>**100 feet**</u>". Proposed No. of Lanes: "<u>**4**</u>""; and

26. Amend Minor Amendment Number 52 to add missing underline as follows:

    "… Center East **[core sh]**<u>**c**</u>ould preserve…"; and

27. Amend Minor Amendment Number 60 to remove underline for text that should be removed as follows:

    Remove underline "[A centerpiece of the Fairland East Park will be an artificial surface, multi-purpose field with substantial seating to serve as a premier home field for area youth football and soccer teams.]"; and

28. Amend Minor Amendment Number 62 to insert new strategy as follows:

    "<u>**• The Department of Parks and Recreation and Prince George's County Public Schools should coordinate during the Fairland Regional Park master planning process and/or annual Educational Facility Master Plan (EFMP) process to assess feasibility of locating both a park/recreation facilities and K-8th school on Fairland Regional Park addition parcel. This coordination process should include assessing feasibility of a land swap or alternative location if land and space constraints present challenges.**</u>"; and

29. Amend Minor Amendment Number 64 to revise language as follows:

    "• Provide wider stream buffers <u>**(over 100 feet)**</u> along the west side of the Konterra South property to protect the Indian Creek watershed.
    • Expand the Patuxent…
    • … both recreation and conservation.
    • Consider acquiring the County surplus property at 11731 Old Gunpowder Road, Beltsville, MD 20705 and 4207, 4209, 4211, 4213, and 4217 Ammendale Road, Beltsville, MD 20705 (Tax Account #s 0000463, 0016683, 0015610, 0017384, 0022863, 0040766) to expand parkland and open spaces, meet recreational demand, and protect natural and historic resources <u>**including the Ebenezer/Shaw Meeting House Site and Cemetery (Documented Property 61-074)**</u>."; and

30. Amend Minor Amendment Number 72 to add missing word as follows:

    "… infrastructure as well <u>**as**</u> preservation…"; and

31. Amend Minor Amendment Number 85 to add open parentheses as follows:

    "… and Ammendale Road <u>**(**</u>MD Route 212) to the south."; and

32. Amend Minor Amendment Number 88 to add a new strategy as follows:

"**• Support the expansion of community-serving institutional uses on the former Spicknall Farm property north of Ammendale Road and east of Old Gunpowder Road, including as a place of worship. If redeveloped as a place of worship campus, it should include public benefits, such as recreation multiuse fields, playgrounds, and community garden space, for the surrounding community.**"; and

33. Amend Minor Amendment Number 90 to correct grammar inconsistency as follows:

"The conceptual plan**,** produced by the 2006 Konterra Charrette…"; and

34. Amend Minor Amendment Number 90 to correct spelling error as follows:

"… directs **[thru]through** traffic away from the existing industrial properties…"; and

35. Amend Minor Amendment Number 91 to correct spelling error as follows:

"… the potential exists to create a neighborhood shopping center and **[including]include** public safety facilities…"; and

36. Amend Minor Amendment Number 94 to add revised language as follows:

"…Various portions of the property are designated as options for potential future parkland **[and/or school]** site dedication or acquisition. This property was not studied as part of the Konterra Charrette, but remains one of the last large assemblages of property with potential access from I-95 and/or the ICC that could be developed as an institutional, industrial, or commercial "campus.
…To the extent attainable, any campus should incorporate sufficient amounts of the existing tree cover into its design and provide for a pedestrian friendly, but less urban character as that featured by Konterra Town Center East. As noted, this area has been considered as a potential option for parkland **[and/or school]** site dedication or acquisition. In particular, such site or sites should be near Ammendale Road to be accessible to the surrounding Beltsville community…"

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the minor plan amendment has been prepared in accordance with the requirements of Sections 27-3502 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) and Section 27-3503(b)(4)(E) of the Prince George's County Zoning Ordinance, a copy of this adopted minor plan amendment and its concurrent sectional map amendment will be transmitted to the County Executive and to each municipality within one mile of the area of the sectional map amendment; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502 and Section 27-3503 of the Prince George's County Zoning Ordinance, the adopted minor plan amendment, and a technical staff

report analyzing the minor plan amendment, shall be transmitted concurrently with the endorsed sectional map amendment to the District Council for approval pursuant to the Land Use Article, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the minor plan amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with 2014 *Plan Prince George's 2035 General Plan (Plan 2035)*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that the Prince George's County Department staff is authorized to make appropriate text and graphical revisions to the minor plan amendment to correct errors, reflect updated information and revisions, and incorporate the changes reflected in this Resolution.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Vice Chair Okoye, seconded by Commissioner Matthews, with Chair Anderson, Vice Chair Okoye, and Commissioners Jenkins, Matthews, and Lawlah voting in favor of the motion, at its regular meeting held on September 3, 2026, in Riverdale, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of September 2026.

Kevin A. Anderson
Planning Board Chair

Jessica Jones

By Jessica Jones
Planning Board Administrator

Laura Tallerico

Approved for Legal Sufficiency
M-NCPPC Office of General Counsel

8/27/2026

Attachment A

Preliminary Subregion 1 Minor Plan Amendment and Sectional Map Amendment Errata Sheet

Correction No.	Issue/Error	Correction/Clarification	Page #
1	Spelling error	"…Neighborhood [Cetner]Center, the…"	Initiation Resolution Pg 1, line 9
2	Reference to an "Attachment A" that was not included	Remove reference to "Attachment A"	Initiation Resolution Pg 4, line 6
3	Missing end parentheses	Add parentheses to "… south of MD 198 (Sandy Spring Road),…"	Initiation Resolution Pg 4, line 5
4	References to Initiation Resolution contains placeholder text.	Replace all instances of CR-XX-2026 (when referencing initiation) with "CR-027-2026".	Initiation Resolution Pg 5 (Minor Amendment #3)
5	Missing initiation date in project timeline table	Add "April 14, 2026" to project timeline table	Initiation Resolution Pg 5 (Minor Amendment #3)
6	Missing comma	Add comma after date "…on April 14, 2026, via CR-027-2026."	Initiation Resolution Pg 5, line 4 (Minor Amendment #3)
7	Extra space	Remove extra space in "The following [ ]is a high-level..."	Initiation Resolution Pg 5, line 13 (Minor Amendment #3)
8	Spelling error	"… catalyze future job growth, research, [ad]and innovation in the near- to mid-term."	Initiation Resolution Pg 9, line 25 (Minor Amendment #3)

Correction No.	Issue/Error	Correction/Clarification	Page #
9	Unnecessary comma	Remove comma in "The Future Land Use Map (Map 13)[,] outlines changes..."	Initiation Resolution Pg 14, line 1 (Minor Amendment #3)
10	Spelling error	"…internal and [cul de sac]cul-de-sac streets…"	Initiation Resolution Pg 25, line 25 (Minor Amendment #23)
11	Extra space	Remove extra space in "... viewing areas [ ]overlooking natural features..."	Initiation Resolution Pg 25, line 30 (Minor Amendment #23)
12	Underline mistake for text that remains from the existing plan, not new text	Remove underline "- Develop a comprehensive…"	Initiation Resolution Pg 35, line 9 (Minor Amendment #38)
13	Spelling error	"…constructed as a [four lane]four-lane divided…"	Initiation Resolution Pg 39, line 8 (Minor Amendment #44)
14	Missing underline	Add underline "…Center East [core sh]could preserve…"	Initiation Resolution Pg 50, line 23 (Minor Amendment #52)
15	Underline mistake for text that should be indicated as text to remove.	Remove underline "[A centerpiece of the Fairland East Park will be an artificial surface, multi-purpose field with substantial seating to serve as a premier home field for area youth football and soccer teams.]"	Initiation Resolution Pg 57, lines 20-22 (Minor Amendment #60)

Correction No.	Issue/Error	Correction/Clarification	Page #
16	Missing word	"…infrastructure as well as preservation…"	Initiation Resolution Pg 74, line 4 (Minor Amendment #72)
17	Missing beginning parentheses	"…and Ammendale Road (MD Route 212) to the south."	Initiation Resolution Pg 84, line 29 (Minor Amendment #85)
18	Missing comma	"The conceptual plan, produced by the 2006 Konterra Charrette,..."	Initiation Resolution Pg 90, line 21 (Minor Amendment #90)
19	Spelling error	"…directs [thru]through traffic away from the existing industrial properties…"	Initiation Resolution Pg 91, line 17 (Minor Amendment #90)
20	Spelling error	"…the potential exists to create a neighborhood shopping center and [including]include public safety facilities…"	Initiation Resolution Pg 91, line 21 (Minor Amendment #90)
21	Extra word	"…Under [the] both the proposed IE zone and the existing CGO zone…"	SMA Pg 18, ZC 3 Justification
22	Missing joint public hearing date in project timeline table	Add "June 8, 2026" to project timeline table	Initiation Resolution Pg 5 (Minor Amendment #3)
23	Incorrectly identified the proposed bicycle or shared-use facility for MC-101 Old Gunpowder Road	"• Within the longer term, [north of the MD 200 facility,] widen to a four-lane divided facility with median within a 100-foot right-of-way[, possibly including a barrier-separated bicycle facility].	Initiation Resolution Pg 39, lines 22-25

Correction No.	Issue/Error	Correction/Clarification	Page #
	as indicated in the 2025 Go Prince Geroge's Preliminary Plan	• North of MD 200, [the facility should include a shared-use path with future study for a similar facility south]future study on a future bicycle or shared-use facility should be conducted while south should include a shared-use path. The facility…"	(Minor Amendment #45)
24	Missing planning board work session and action date in project timeline table	Add "September 3, 2026" to project timeline table	Initiation Resolution Pg 5 (Minor Amendment #3)
25	Missing planning District Council work session date in project timeline table	Add "September 15, 2026" to project timeline table	Initiation Resolution Pg 5 (Minor Amendment #3)

Note: Additional corrections may be added to this errata sheet based on testimony received at the Joint Public Hearing for inclusion in the Planning Board's Resolution of Adoption.

Underline indicates language added. [Brackets] indicate language deleted.

Last Updated: August 25, 2026