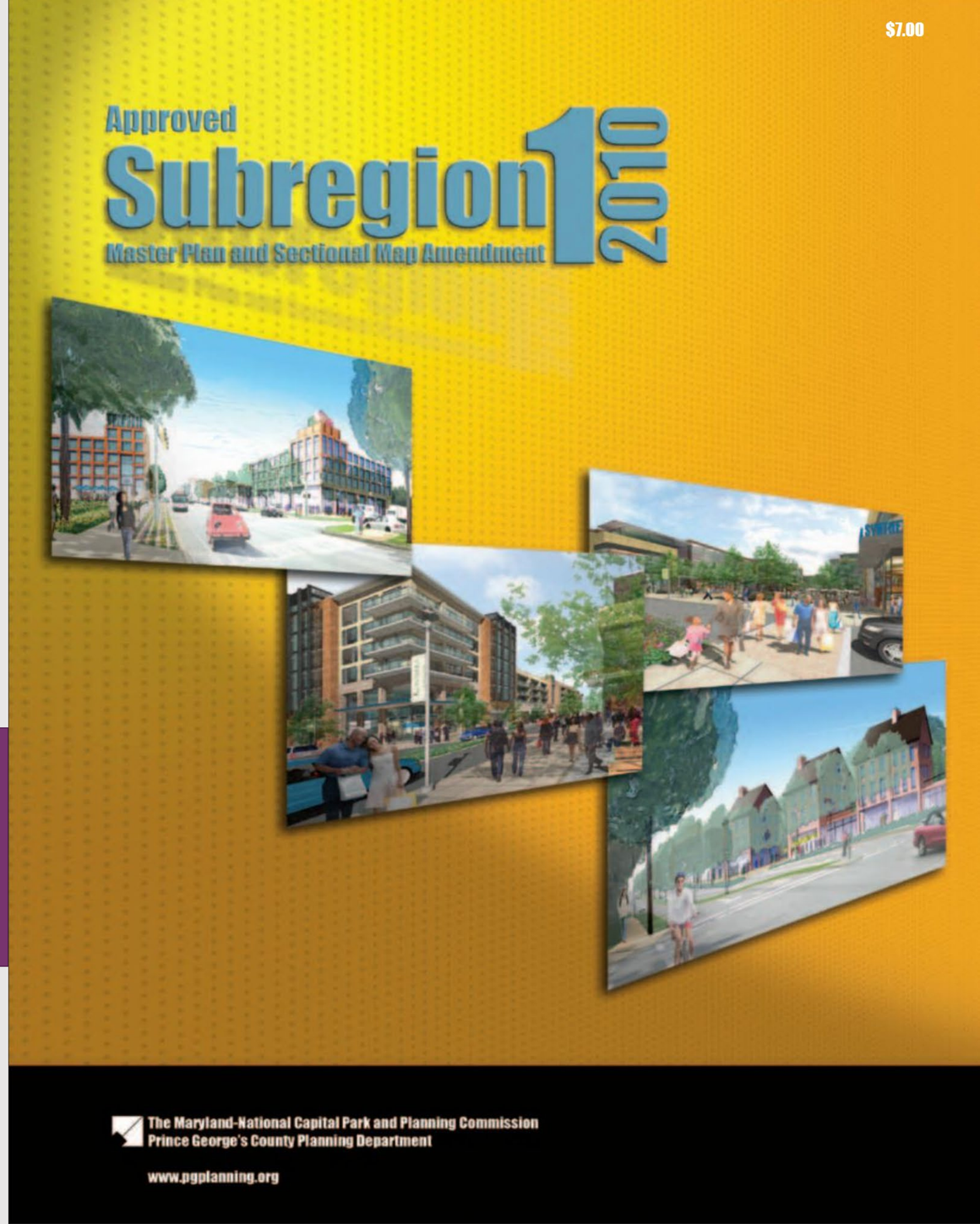
DISTRICT COUNCIL

WORK SESSION

Adopted Minor Plan Amendment and Endorsed Sectional Map Amendment

September 15, 2026



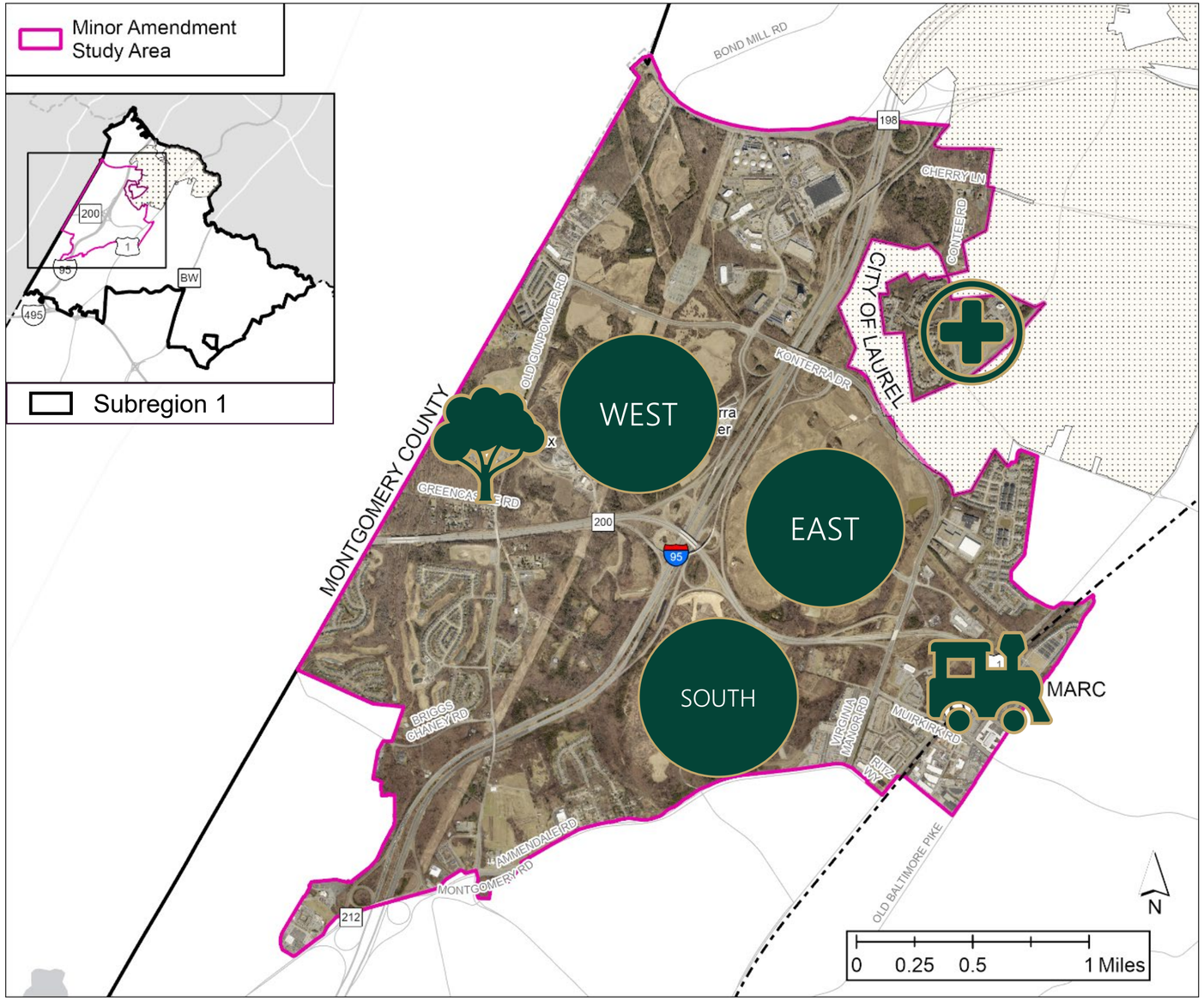
AGENDA

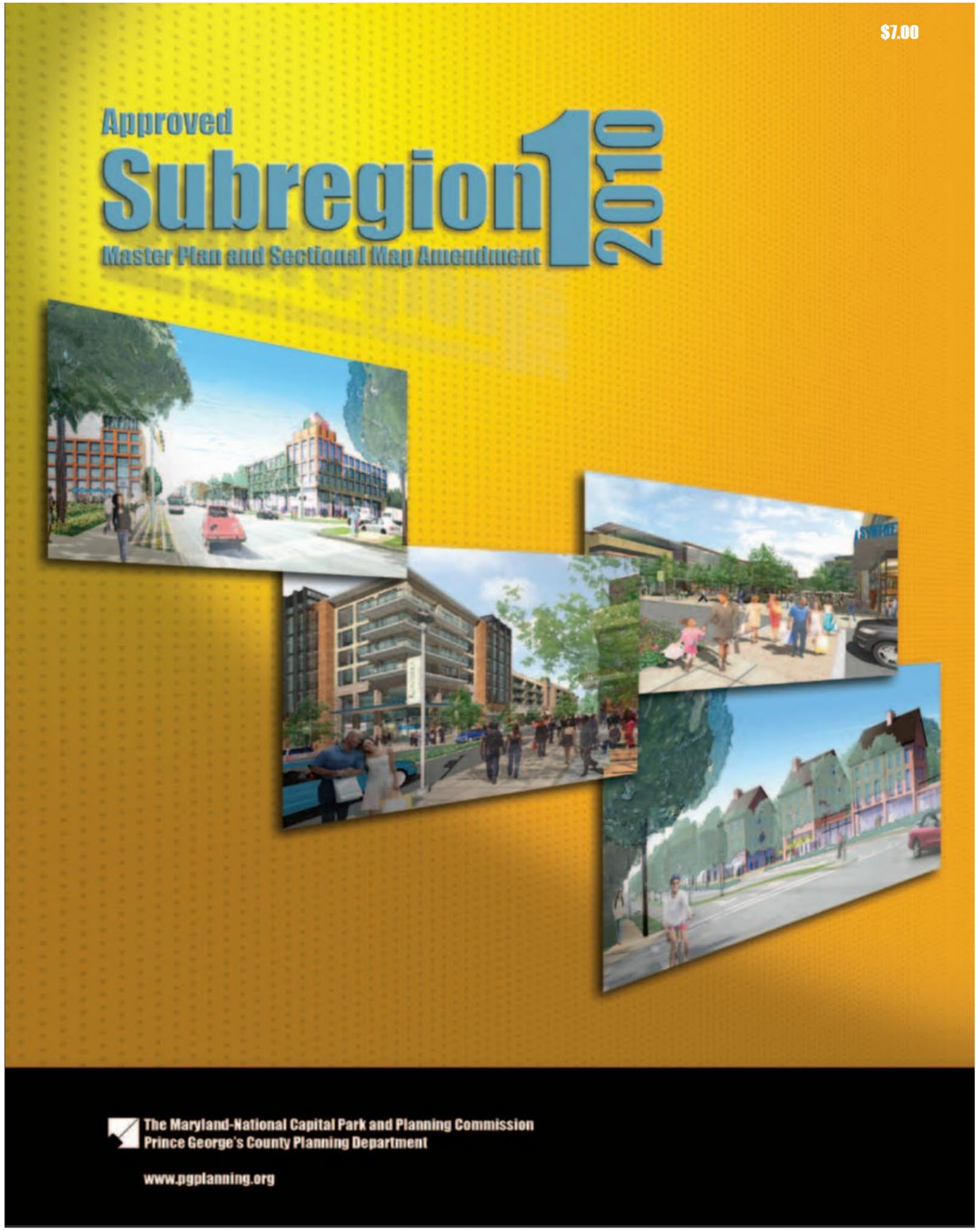
1. Project Background
2. Testimony & Recommendations
3. Timeline & Next Steps

PROJECT BACKGROUND

SUBREGION 1

- I-95, US 1, MD 200
- Infrastructure/Assets
  - Muirkirk MARC Station
  - University of Maryland Hospital
  - Fairland Regional Park
  - Konterra Future Development Sites – East, West, and South





PROJECT OVERVIEW

- Existing Subregion 1 Master Plan predates Plan 2035
- Brings into alignment with the current Countywide planning framework and codes.
- Responsive to today's community and stakeholder preferences, Council priorities, and economic conditions and trends.

TESTIMONY

TESTIMONY OVERVIEW

The Joint Public Hearing was held on June 8, 2026. The record closed on June 23, 2026.

9

Speakers

11 people signed up, with 9 speakers, 2 absent

21

Written Testimony

Received 21 pieces of testimony (E-comment, email, fax) before the record closed

27

Pages

There are 27 pages transcribed and analyzed from the hearing

LATE TESTIMONY

One Submission of Late Testimony:

- T-1. Sonja Ewing, On Behalf of the Department of Parks and Recreation, M-NCPPC:
  - Requesting relocation of the school site from the Fairland Park addition
  - Supporting the rezoning of the Fairland Park addition from RR to ROS

The Planning Board admitted T-1 into the record pursuant to Section 27-3502(f)(3) of the Zoning Ordinance. Staff incorporated recommendations based on that testimony into the analysis of testimony and the Resolutions of Adoption and Endorsement.

Data Centers

Testimony received from four residents of the Brickyard community (B1).

Response:

- The Adopted Minor Plan Amendment and Endorsed SMA do not recommend rezonings specifically to facilitate data center development and will defer to future County decisions.

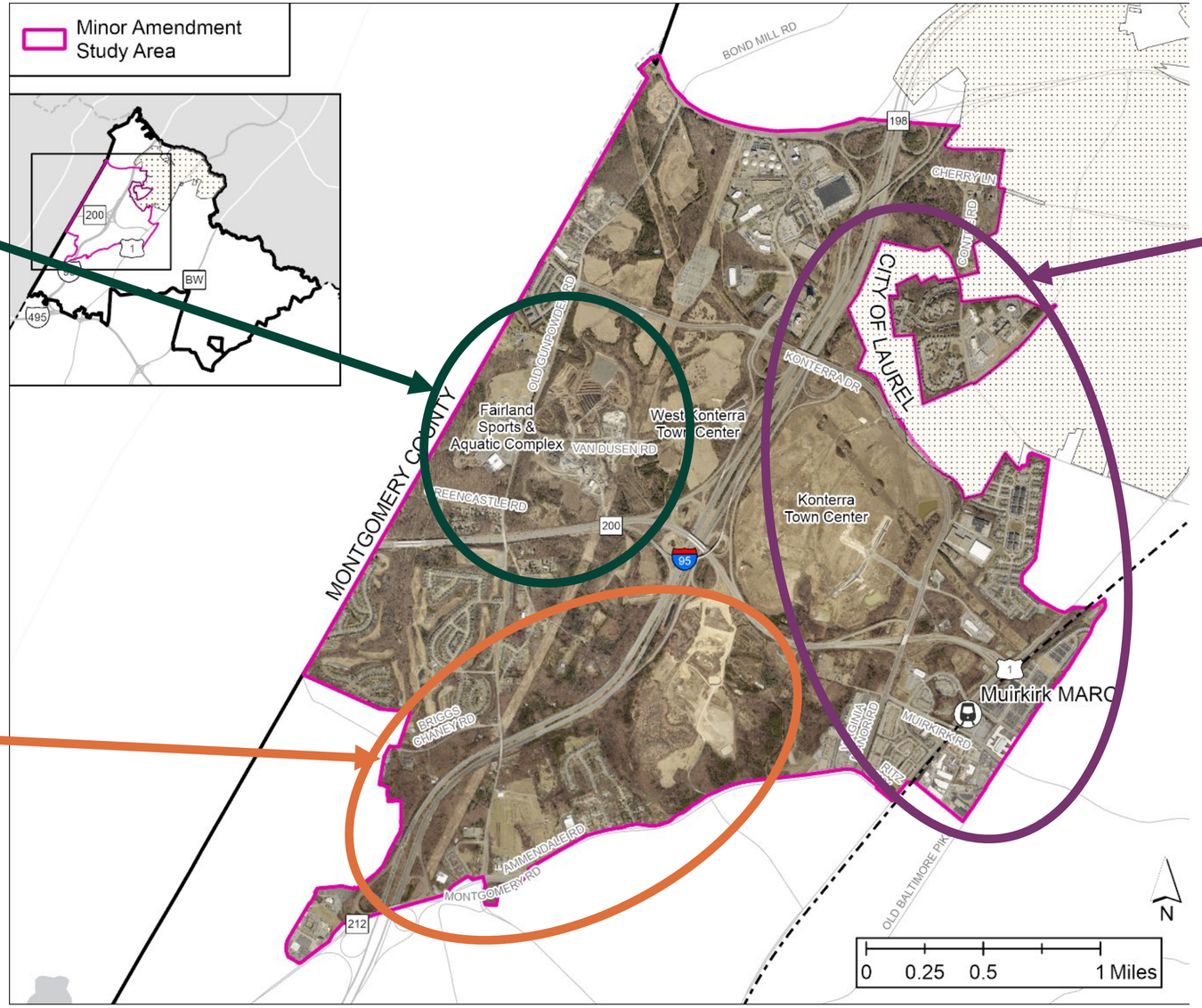
KEY ISSUE

PLANNING BOARD REVISIONS MINOR PLAN AMENDMENT

SUBREGION 1 UPDATES

Parks and Recreation Facilities

MD 212 (Ammendale Road) & Konterra South Area



US 1 (Baltimore Avenue) & Muirkirk MARC Station Area

US 1 & Muirkirk MARC Station Area

Testimony from: MDOT and Konterra Associates LLC

Revised strategies to:

- support mixed use vision in Muirkirk MARC station area (C1)
- clarify areas recommended to be preserved for single-family residential (C3)
- include UM-109 and complete the shared-use path and bicycle facilities along US 1 (C8)

Added new strategy to include MDOT in future development of Muirkirk MARC station area (C2).

MD 212 & Konterra South Area

Testimony from: HPC, Konterra Associates LLC, and 12011 Old Gunpowder Road, LLC

Revised strategies to:

- include specific mention of historic property (D5)
- add clarification on the widths of stream buffer at Konterra South (D10)

Added new strategy to acknowledge possibility of an expanded place of worship as an institutional use (F1).

Parks & Recreation Facilities

Testimony from: DPR

Added new strategy to recommend DPR and PGCPS coordinate about park/school site proposed for Fairland addition parcel (I1).

Revised strategies to remove school reference (I1):

- in roadways section
- in North Beltsville section

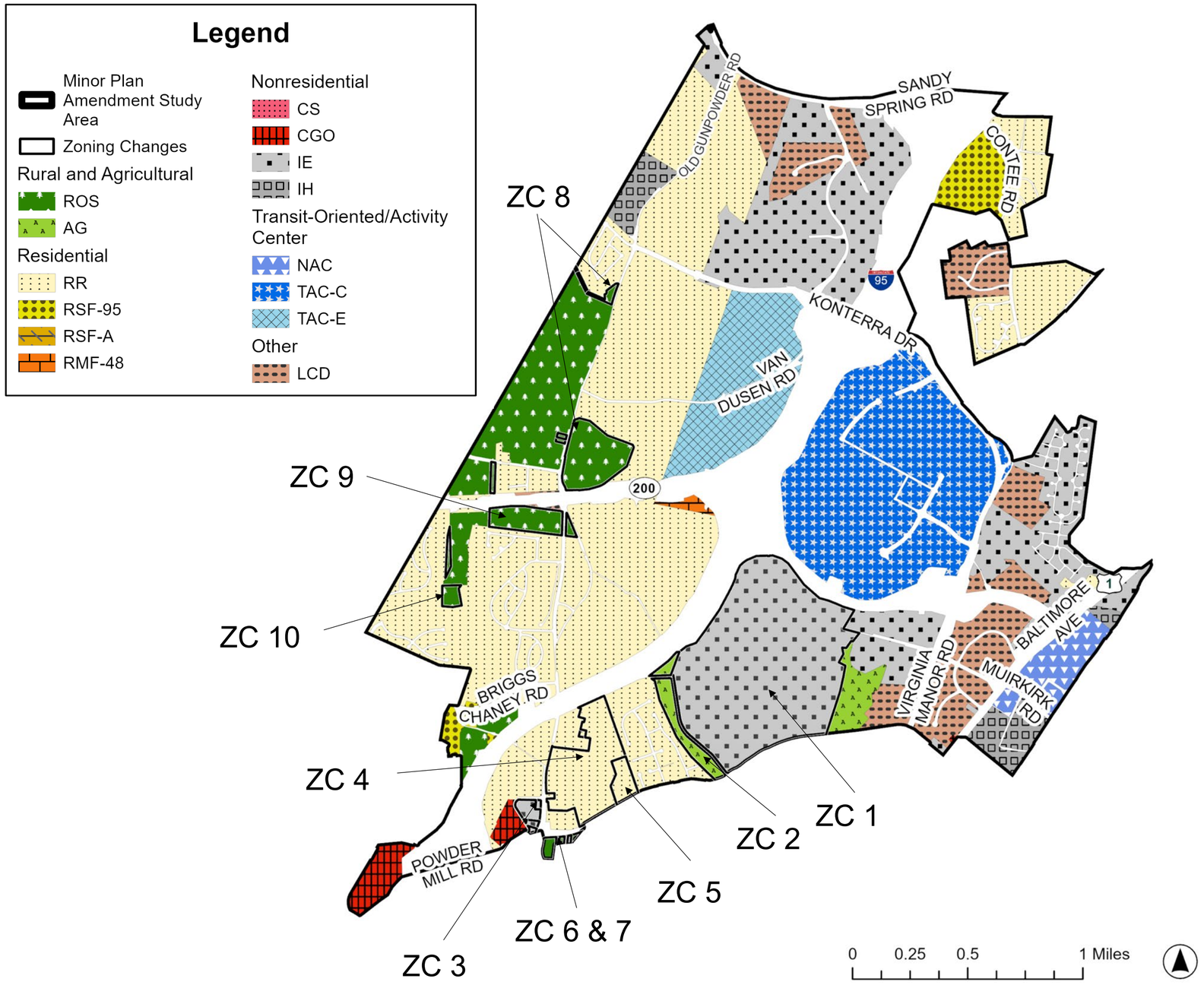
PLANNING BOARD RECOMMENDATION SECTIONAL MAP AMENDMENT

ZONING

Planning Board endorsed and recommended approval of the proposed SMA with **no changes.**

Received the following testimony regarding Proposed ZCs:

- Concerned rezoning to IE at Konterra South would allow industrial development
- Concerned about impacting density and development patterns



TIMELINE & NEXT STEPS

PROJECT TIMELINE

Time	Milestone
June 8, 2026	Joint Public Hearing
September 3, 2026	Planning Board Work Session & Adoption/Endorsement
September 15, 2026	**District Council Work Session**
October 6, 2026	Council Action

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