

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
AND  
THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT  
COUNCIL**

**NOTICE OF INITIATION FOR THE PORT TOWNS SECTOR PLAN AND SECTIONAL  
MAP AMENDMENT**

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On October 24, 2023, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-094-2023, authorizing The Maryland-National Capital Park and Planning Commission to prepare a sector plan and concurrent sectional map amendment (SMA) for Port Towns, which includes Bladensburg, Colmar Manor, Cottage City, and Edmonston and other properties in the vicinity outside municipal limits. The Council simultaneously approved the goals, concepts, and guidelines and a public participation program for this comprehensive planning project within portions of Planning Areas 68 and 69. A copy of the approved resolution can be viewed here:

<https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=6378294&GUID=3AC2F8F0-9DE5-4670-9786-AB2B95622EF2>

The sector plan area (see Map 1) generally encompasses the municipal boundaries of Bladensburg and also includes properties south of MD 450 (Annapolis Road) to MD 295 (Baltimore-Washington Parkway); municipal boundaries of Cottage City; municipal boundaries of Edmonston, and some properties east of Edmonston's municipal boundary, west of Bladensburg municipal boundary, and south of Carter Lane; and the municipal boundaries of Colmar Manor and some properties north of the District of Columbia boundary and west of the Anacostia River.

The sector plan will help implement the vision, strategies, and recommendations set forth in the 2014 General Plan, *Plan Prince George's 2035* (Plan 2035), the County's comprehensive plan for development. Plan 2035 identifies Port Towns as a Neighborhood Center that is primarily lower density, residential areas. The primary goal of this sector plan is to develop a cohesive vision for the future growth and development of the plan area. The plan should complement Plan 2035 and recommend implementable policies and strategies for land use; economic prosperity; transportation and mobility; the natural environment; housing and neighborhoods; community heritage, culture and design; public facilities; and healthy communities.

The purpose of this notice is to foster a transparent and comprehensive public participation process. Over the next year, staff will carry out an extensive public outreach effort to generate a consensus around innovative concepts and recommendations within the community that will inform the sector plan. This will involve engaging with residents, business owners, stakeholders, agencies, and elected and appointed officials in the plan area to identify opportunities to grow and enhance this area of the County, as well as to better understand community interests and concerns.

The project team invites the Port Towns community to commemorate the Initiation of this planning process at a kickoff meeting on December 6, 2023. Information about this meeting can be found on the Prince George's County Planning Department's website. Interested residents are encouraged to participate in the planning process, and public input meetings and events will be scheduled both in-person and online throughout 2024. For more information about this project email [Porttowns@ppd.mncppc.org](mailto:Porttowns@ppd.mncppc.org) or visit our website: <https://pgplan.org/porttowns>

**IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS:** The public participation program will culminate in a joint public hearing of the Prince George's County Council,

sitting as the District Council, and the Prince George's County Planning Board anticipated for May 2025 to receive formal public testimony on the Staff Draft Sector Plan and proposed SMA.

**IF YOUR PROPERTY IS LOCATED WITHIN THE SECTOR PLAN BOUNDARY, APPROVAL OF A NEW SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.**

If you intend to provide in-person testimony at the Joint Public Hearing on the SMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. As required by law, the completed affidavit must be received by the Clerk of the Council at least thirty (30) days prior to the joint public hearing on the SMA. Please note, affidavits will be accepted in electronic format rather than by U.S. mail. Kindly submit completed affidavits to the Council's eComment portal, as follows: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

Failure to file a timely affidavit before the date of the joint public hearing on the SMA may prohibit consideration of an intensification of zoning by the District Council. Affidavit forms are available online and may be downloaded at the following website:

Individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

Entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

Agent: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process **is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland)**. An Ex Parte

form **must** be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available online at the following website: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the State Ethics Commission, 410.260.7770.

For additional information,  
contact the Port Towns Planning Team  
M-NCPPC, Prince George's County Planning Department, Community Planning Division  
[Porttowns@ppd.mncppc.org](mailto:Porttowns@ppd.mncppc.org)  
<https://pgplan.org/porttowns>

**BY ORDER OF THE COUNTY COUNCIL,  
BY ORDER OF THE COUNTY COUNCIL  
SITTING AS THE DISTRICT COUNCIL,**

**PRINCE GEORGE'S COUNTY, MARYLAND**  
Thomas E. Dernoga, Chair

**ATTEST:**

Donna J. Brown  
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**  
By: Asuntha Chiang-Smith  
Executive Director

**ATTEST:**

Gavin Cohen  
Secretary-Treasurer

**NOTE:**

Please send the invoice for payment to [communityplanning@ppd.mncppc.org](mailto:communityplanning@ppd.mncppc.org) and the certification of publication, in duplicate, covering the legal notice to:

Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
Attention: Tamika Henderson, Community Planning Division (301-952-3646)

**NOTE: If mailed on or after December 1, 2023, please use the following address:**

Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission  
1616 McCormick Drive  
Largo, Maryland 20774  
Attention: Tamika Henderson, Community Planning Division (301-952-3646)