
NOTICE OF JOINT PUBLIC HEARING

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

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a **public hearing** will be held to seek public comment and testimony concerning:

**The Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed
Sectional Map Amendment (SMA) (CR-053-2023)**

To view the Council Resolution (CR-053-2023) initiating the sector plan and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

PUBLIC HEARING DATE/TIME: Tuesday, March 10, 2026, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building
1st Floor Council Hearing Room
1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: <https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE: In-Person Public Hearing – The hearing will take place in person but viewable virtually. To testify/speak, you must be present at the Council Hearing Room. Those viewing online will not be able to speak. To submit written testimony, attendance at the hearing is not required. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak in person should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, advance registration to testify is strongly encouraged. Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Wednesday, March 25, 2026**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail

message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release. During the joint public hearing, the District Council's rules of procedure will be followed. These rules can be found at:

<https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure>.

The Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment (SMA) can be viewed online at https://pgplanning.org/resource_library/preliminary-central-avenue-blue-silver-line-sector-plan-and-sectional-map-amendment/, or a physical copy is available for review on site at no cost at the following locations:

1. City of Seat Pleasant City Hall, 6301 Addison Road, Capitol Heights, MD 20743
2. Town of Capitol Heights Town Hall, 1 Capitol Heights, MD 20743
3. Sports and Learning Complex, 8001 Sheriff Road, Landover, MD 20785
4. Peppermill Community Center, 610 Hill Road, Capitol Heights, MD 20785
5. Cedar Heights Community Center, 1200 Glen Willow Drive, Capitol Heights, MD 20743 (until the Seat Pleasant Activity Center reopens)
6. M-NCPPC Planning Information Services, 1616 McCormick Drive, Largo, MD 20774

The Central Avenue–Blue/Silver Line Planning Area is generally bounded by the Washington, D.C. border to the west; MD 704 (Martin Luther King Jr Highway), Hill Road, and Sheriff Road to the north; the I-495 Capital Beltway to the east; and various property lines located approximately one-half mile south of MD 214 (Central Avenue).

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY'S VALUE AND YOUR TAX LIABILITY.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, **please read carefully the affidavit requirements explained in this notice.**

If you intend to provide in-person testimony at the Joint Public Hearing on the Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment (SMA) and/or file a statement in the official record, **and your intent is to request or support an intensification of zoning**, 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. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or **Friday, February 6, 2026**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to onlinesignup@co.pg.md.us, rather than by U.S. mail.

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

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

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

For agents: <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 for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Section 27-4102(b) of the Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

- (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD."

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Friday, February 6, 2026, may delay or prohibit consideration of your testimony by the District Council.

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

For additional information, contact
the Central Avenue-Blue/Silver Line Planning Team
M-NCPPC, Prince George's County Planning Department, Community Planning Division
1616 McCormick Drive
Largo, MD 20774
CABL@ppd.mncppc.org
301-780-9610

**BY ORDER OF THE COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
PRINCE GEORGE'S COUNTY, MARYLAND**
Krystal Oriadha, Chair

ATTEST:
Donna J. Brown
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

By: William Spencer
Acting Executive Director

ATTEST:

Gavin Cohen
Secretary-Treasurer

NOTE:

Please send your certification of publication, in duplicate, covering the legal notice as well as an invoice for payment by email to CommunityPlanning@ppd.mncppc.org and by mail:

**Prince George's County Planning Department, Community Planning Division
The Maryland-National Capital Park and Planning Commission
Community Planning Division
1616 McCormick Drive
Largo, MD 20774**