



**Prince George's County Planning Department
Zoning Ordinance and Subdivision Regulations Rewrite
M-NCBIA – February 6, 2015**

Q: Can you describe the schedule for the rewrite? Who do we send comments to?

A: You can send comments directly to us; we are also exploring an online commenting system called Open Comment that will allow everyone to comment directly on the documents posted on the web page.

Q: Where can I get a copy of the Evaluations and Recommendations Report?

A: Our project website, zoningpgc.pgplanning.com.

Q: Can the Zoning Ordinance and Subdivision Regulations be combined?

A: Not under current Maryland state law.

Q: Can you create a flow chart on the approval process and update it with this information?

Q: Will you incorporate technical manuals into the rewrite of the Zoning Ordinance?

Q: Will there be a period of time where both the current code and the future code are in effect at the same time?

A: Transitions will be a big part of this effort. Projects already in the pipeline (those with entitlement approvals) would be allowed to continue under the old regulations but there may be ways to allow them to transition to the new regulations.

Q: Is there an option for people to practice under the new ordinance before it has become in effect?

Q: Can you create an app for the Zoning Rewrite?

Q: Creating by-right zones for Transit-Oriented Development; is this a suggestion of form-based zoning?

Q: The recommendations include that some applications are appealable to the Zoning Hearing Examiner. Is this legal; has anyone opined on this yet?

A: Yes, but both the consultant team and our legal department will be ensuring our recommendations are consistent with Maryland State Law.

Q: How do you build on or address the concern of scale and scope? Are you testing the recommendations?

Q: I presume grandfathering approvals will be addressed? What happens to approvals that have been given prior to the enactment of the new code?

A: We will be looking into this.

There is some concern about adequacy of public facilities findings, associated with approved subdivisions, expiring after some period of time.