



Prince George's County Planning Department
Zoning Ordinance and Subdivision Regulations Rewrite
District 2 Meeting – April 2, 2015
Rollingcrest-Chillum Community Center, 6120 Sargent Road

This community meeting was jointly hosted by M-NCPPC staff and Council Member Deni Taveras. Many of the questions from residents dealt with enforcement concerns, property upkeep, and other issues that were not directly associated with the Zoning Ordinance and Subdivision Regulations Rewrite project. M-NCPPC staff has made an attempt to capture the questions from the audience and staff responses in the text below.

- **What is the problem with notifications? Why am I not receiving them?**
Staff believes this question may refer to notice of pending development applications. Interested parties and civic associations should be sure they are part of the COMS/CB-12 civic association distribution list. Please visit the Planning Department's website, www.pgplanning.org, for additional information or contact the Planning Information Services Counter at 301-952-3195.
- **How is the adequacy of public facilities (APF) recognized or how will it be changed in the proposed zoning?**
These will be addressed and fleshed out in module two of the proposed zoning rewrite, expected in early 2016.
- **How was Clarion Associates chosen and do they have experience in Maryland?**
The consultant team was selected through a competitive bidding process seeking national expertise in zoning, subdivision regulations, and code rewrites. Many of the sub-consultant team members have extensive experience in the State of Maryland.
- **With the zoning rewrite changes are there any tax implication?**
Increased commercial development will decrease tax burden on residents by expanding the county's tax base. Improving the zoning code is an incentive for good development.
- **If your intent is to make the language easier, why can't you just do that? Why do we need to go through this process?**
This is not a process that can just happen easily. It is very difficult to change zoning regulations. The entire community—all Prince Georgians—is needed to successfully implement change. This is the third attempt at updating the county's zoning and subdivision regulations in the last 12 years. The other two attempts failed because they lost momentum and did not achieve community support, among other reasons.



- **What is the impact on municipalities? And what is the impact on enforcement and design standards?**
 These are questions we will be exploring in detail in this process.
- **There is digging going on at the Washington Gas site. What is going on?**
 Staff is unaware of plans for this property; it may be best to contact Washington Gas directly.
- **Will the new code speak to enforcement? This is one of the worst problems in this neighborhood.**
 Enforcement regulations will be included in this process, and we are working with the attorney in the county's Office of Law tasked with enforcement. However, this is more directly a budget issue speaking to the need for more enforcement officers and inspectors in the county. We encourage you to attend upcoming county budget sessions and speak to this need.
- **How are you going to reach out to non-English speakers?**
 We are looking into advertisements on Spanish media outlets, as well as translation of select documents. Additionally, translation services were available the night of this meeting. Additional Spanish-language outreach opportunities will be identified as we make progress with the project, and additional languages will be considered as they may be identified.
- **Will any parks be affected by the zoning ordinance?**
 We are not anticipating any change to zoning of park land. We are also working with the Department of Parks and Recreation to ensure consideration of park needs, particularly urban park spaces, and fostering implementation of the recent Formula 2040 Parks and Recreation Functional Master Plan.
- **How can we make sure we get good economic development?**
 We need to find the right balance between the level of regulation of the zoning and subdivision requirements and ensuring neighborhood preservation and strengthening. This can be done in part by ensuring adequate buffering between existing neighborhoods and new development.

In general terms, shifting to a more administrative review process and providing a stronger level of "baseline" requirements for development will help attract quality development to the county.
- **What is the timeframe of this project and how/when will all the potholes get repaired?**
 We just issued notice to Clarion to proceed with drafting the first review version of the zoning regulations last week. We expect to have a first module – zones and uses – by the fall of 2015. The second module – development standards and subdivision regulations – is expected by the spring of 2016, and the third module – process and administration – should be available in



summer 2016. Then there will be a comprehensive review draft sometime in the fall of 2016 and final approval by the council is targeted for March 2017.

For the potholes you should call the county's 311 line and report the location. There will be a pot hole blitz to repair county roads by DPW&T April 6-10.

- **Include CB-2-2012 – Complete Streets.**

CB-2 is a starting point in creating walkable new development and retrofitting better facilities in existing neighborhoods. We expect to build on these recommendations through this effort.

The county is currently in the design phase for six streets to be retrofitted into Green/Complete Streets (CIP Projects): Edmonston Road ('17), Swann Road ('17), Ager Road ('18), Paint Branch Parkway ('19), Montpelier Drive ('20) and Harry S. Truman Drive ('20).

- **In Chillum, why are we trying to displace older residents by tearing down the community? There are 400 townhouses being built.**

We will be focusing on public notice in general in the rewrite project. The main purpose of this is to engage the community in a more meaningful way during the earliest stages of the development review process when such input will have the most impact.

The case that is being referred to was just approved by the Planning Board. It is known as the Kiplinger Property on East-West Highway and will have multifamily at the front of the property with some townhouses in the back.

- **When we moved here we expected the area to stay rural/country; now it is so congested. We want it to stay green, there is too much concrete, too much development and density.**

The area around Prince George's Plaza is designated as one of the county's Downtowns by the 2014 Plan Prince George's 2035 general plan, and as a result is slated for mixed-use and high density/intensity for new development. It is designated as a Regional Transit District and is one of the county's top development priorities.

- **What's happening with Tick Tock?**

We have no information on the Tick Tock property.

- **What's happening with the Purple Line?**

As of today it is still on the books and is partially funded, but the Governor has directed the Maryland Department of Transportation to identify ways to reduce project costs before a final decision is reached.



- **What has really happened to the inspectors? There are fewer now than there were in 1986.**
 If you have an issue with code enforcement you can call 311 or your councilman. This is a budget item and the county is right now in the process of developing next year's budget.
- **What is the plan for all the trash along the road?**
 DPW&T will be conducting trash pick-up blitzes in the next few weeks.
- **Does the county have any sacred cows? Specifically Sligo Creek.**
 The Department of Parks and Recreation has had a long standing policy to protect and preserve stream valleys, and this is one of the primary charges of the M-NCPPC.

Written comments received during the meeting:

- **What are the requirements for Section 8 housing?**
 Section 8 is not addressed specifically in the Zoning Ordinance and is administered by the Department of Housing and Community Development.
- **The building code is outdated. Is the county going to update that also?**
 There should be a follow-up on this subject after the new Zoning Ordinance is adopted. There is also some need to develop a 21st century Green Building Code.
- **Will there be transit in the Port Towns to connect to the hospital?**
 The Port Towns area is identified by Plan 2035 as a center, envisioned as a transit-oriented place. Staff notes the Cheverly hospital center will be moving to Largo in the very near future.
- **Will there be set aside for moderately priced units in high rises?**
 This is a sustainability issue and healthy productive communities have citizens with a variety of income levels.
- **Will the Zoning Ordinance rewrite affect zoning?**
 After the Zoning Ordinance is adopted by the council there will be a comprehensive rezoning of the county. It has not been determined how this will be accomplished yet but one way to approach this is to develop a methodology that incorporates a 1:1 ratio. For example, if your land has an R-55 designation now your land would be put into the new zone most closely related to the R-55 Zone.



- **Can the County Council meet in the community so we would not have to travel all the way down to Upper Marlboro?**
We will take this question back to the council.