



**Prince George's County Zoning Ordinance and Subdivision Regulations Rewrite
Combined Focus Group Meeting
Tuesday, July 18, 2017**

On July 18, 2017, Clarion Associates and Planning Department staff met with representatives of four focus groups (civic associations, municipalities and institutions, developers and land use attorneys, and business owners) to review proposed changes to the draft Zoning Ordinance and Subdivision Regulations in preparation for the upcoming Comprehensive Review Draft. Focus group comments and questions are summarized below.

Don Elliott and Craig Richardson of Clarion Associates began with an overview of the proposed changes based on County stakeholder comments received during the past two years.

- There needs to be more clarification for the notification process and public review. Is the process formal or informal? Are we just “checking a box” when requiring developers to meet with residents?
- What is election to review for major detailed site plans? What is a major plan? Who reviews those plans?
- I want it to be very clear. We are losing the voice of the constituents in this process. This is not good. West Laurel does not like the removal of the voice of the citizenry in this process.
- What are the thresholds for major site plans? For minor site plans?
- When do we expect to have comments back on the Comprehensive Review Draft from the community?
- With election to review, if there is a minor site plan, there is a notice requirement, correct? People will know and there will be appellate paths.
- One problem that isn't addressed is that the state [of Maryland] made standing more difficult to obtain, so even with an appeal process, it is difficult to have people for appeal.
- By using a solely numeric approach for determining major and minor site plans and subdivisions, it ignores the qualitative impact that a project may have on the community. There needs to be a way to consider the urban/suburban/rural context of a project, as well as the number of units that would be created.
- A middle school was built near our neighborhood and we did not know that it was going to be built. Now that it is here, we are having substantial stormwater management problems and run-off. It is creating a mosquito problem in the neighborhood. Is there anything in place for responsible run-off regulations or zero-run-off regulations?
- For many projects, before the detailed site plan, they are required to do a stormwater management concept plan. There is notification with this process. These issues can be addressed before the site plan.
- What happened to the Revitalization Overlay District?



- Greenbelt and Greenbelt Homes Inc. do not like the proposed NCO Zone for Greenbelt. The regulations were not vetted by the Board of Directors for Greenbelt Homes Inc.
- Are AirBnB and other similar forms of revenue generation regulated in the code?
- Who will regulate large and small cell towers? Will there be small cell phone towers everywhere in Greenbelt?
- Are assisted living group homes and adult day cares licensed in the same way? Are these uses regulated? Are there limits to what an outside jurisdiction can do in our County?
- Assisted living uses are a problem in that they do not have enough regulation and enforcement at the state level.
- Are there any limits possible to prevent other counties from putting their facilities in Prince George's County?
- Will we get the same level of notification for development projects? What is the threshold for a pre-application neighborhood meeting?
- Regarding parking, most standards for residential properties are for two parking spaces, but more households have more than two cars. There should be more parking provided.
- Is the regulation for parking commercial vehicles on residential streets included? There are lots of small-business commercial trucks parking on the street. It is important to keep the limitation of commercial vehicle parking in the new code.
- Is there a public map of the County that shows the new zones on existing properties?
- Has there been any discussion regarding the overlay zones or properties within overlay zones; particularly the Gateway Arts District and US 1 corridor?
- Has the potential rezoning of Victoria Falls [residential development in Laurel located in an industrial zone] been discussed?
- The [County] Council may have the opportunity to address anomalies in the zoning map. However, it is important that there is a distinction between a true anomaly and substantially upzoning or downzoning a property.
- Are our zoning districts going to be consistent with Montgomery County's districts?
- How is Planning Director authority handled for municipalities? In Bowie, the Planning Director can approve small changes to nonconforming uses and special exceptions. It is important that this is continued. Also, it would be helpful for municipalities to have administrative approvals for variances, such as homeowner improvements.
- Are there results for the case studies [to test the new regulations] yet? Which properties were used?
- The County Council recently approved office use in the R-80 Zone. Will this still be allowed? Will those uses become nonconforming?
- How will text amendments be handled? Will there be a new process?
- Did the Sierra Club submit comments? Did their comments relate to text amendments?
- Can citizens and other groups continue to submit comments?
- Are urban design considerations included in roadway design?