



**Zoning Ordinance and Subdivision Regulations Rewrite
Greater Accokeek Civic Association – June 24, 2015**

Comments from the community are reflected in **bold text** and staff responses are in normal text.

- **Explain how collapsing of the zones will happen. How will you get down to 43?**
 Similar zones will be collapsed, mostly around Metro stations and suburban areas. We have found that many of the overlay zones, such as the Transit District and Development District Overlay Zones, are not working today. Many have some similar regulations and the plan is to consolidate where feasible. The lower density residential zones are not proposed to be changed.
- **With regard to the “Development Funnel” slide, how will input get incorporated earlier? Developers in the past have come in to meetings just so they could check off a box and really did not take the community’s concerns seriously.**
 Clarion’s recommendation, which is based on best practices across the country, is to have community meetings very early in the process, when it’s easier to adjust development plans. There would have to be notes recorded of the meetings, along with how the developer addressed the comments, and these would be part of the application before it could be accepted by the Planning Department. These notes will then be part of the record.
- **How does this effort affect development across the County line?**
 Prince George’s County does not have jurisdiction outside of our County. That would have to be at a higher/state level.
- **The Farmington Carwash application left an impression that the community’s wishes were ignored.**
 The property is zoned C-M (Commercial Miscellaneous) and a carwash is a permitted use. The question is really is the C-M Zone the best zone at that location, surrounded by mostly low density development? This new Zoning Ordinance will recommend that the District Council continue to determine zoning of land.
- **Violations end up in court and can go on forever. How will this be staffed?**
 The new Zoning Ordinance will simplify the enforcement process and get cases to the courts sooner.
- **How does this affect the Tier system?**
 The Tier system was changed through Plan 2035, the General Plan for the County approved last year. What was the Rural Tier boundary previously is now called the growth boundary and the area is called “Rural and Agricultural Areas.” The Developed and Developing Tiers have been merged into “Established Communities.”



- **You haven't used the term "Smart Growth."**
For the most part "Smart Growth" has been completely accepted as the "baseline" planning and development goal in the County so we generally do not use the term. We are focusing more on aspects of sustainability today.