



**Port Towns Community Health Partnership  
Colmar Manor Community Center  
September 20, 2016**

The purpose of this discussion was to present Clarion Associates' recommendations contained in Module 3 for process and administration, and to discuss the concerns and questions of the group. Questions and comments are identified by **bold text**. Responses to questions and additional presenter comments are identified by normal text.

**A couple of years ago, there was a court case that focused on a moratorium on building new churches.**

**Port Towns and individual municipalities have a lot of R-55 residential zoning. How do we draw economic redevelopment along the MD 450 and MD 202 corridors?**

**How will zoning rewrite increase the County's nonresidential tax base?**

One of the reasons the County does not see as much nonresidential development as its peers is because the development review process takes a long time. Establishing clear rules will help streamline the process to allow applications to go through the development review process quicker. More administrative review is also recommended by our consultants, which allows for more certainty of outcomes. Also, greater flexibility in the proposed zones allow for more adaptability to market demands.

**Most of the lots here are already developed, so how will the zoning rewrite address nonconformities or redevelopment?**

The rewrite proposes that non-conforming uses inside the Capital Beltway be permitted to substitute one nonconforming use for another, with the approval of a special exception, and demonstrated compliance with the new development standards. Nonconforming structures would be able to expand as long as they adheres to the development standards proposed. These measures are intended to help spur reinvestment and redevelopment.

**What is the height limit in the R-55 Zone?**

40 feet.

**Who proposes or decides the neighborhood compatibility standards?**

These standards are collectively decided by the Prince George's County community. Clarion has proposed a draft of what they think they should be, but overall we have the ability to decide what we want.



**Since we have urban farms in the Port Towns, how does the new module address this?**

We have heard similar comments and are working with Clarion to ensure that more direct attention is paid to urban farms and “urban agriculture” than what is currently proposed in Module 1.