



**Zoning Ordinance and Subdivision Regulations Rewrite
Potomac River Tourism Alliance – June 22, 2015**

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

- **My concern is that the County Council feels free to amend the Zoning Ordinance constantly.**
A part of this effort is looking at text amendments and the process and frequency by which those are happening.
- **There is a concern that proposed and approved development does not align with the sector and master plans. How does the zoning rewrite address this?**
In the current Zoning Ordinance there is no requirement for development conformance with the master plan or sector plan. We are looking into this relationship as part of the rewrite project.
- **How long can the County Council discretionarily review a development application?**
The County Council must complete its review of most development applications within six months. However, there is no time limit for a review of a Detailed Site Plan which is the most common type of application the County Council chooses to “call-up.”

Subsequent to this discussion, staff became aware that a second State bill impacting Detailed Site Plan timing was approved by the legislature after the timeframes for other development applications were imposed.

- **There seems to be no coordination between the various layers of government.**
We are meeting with County and state government agencies to explore issues that may arise as a result of this project. We have established an agency coordination group and are meeting with them regularly through this project and plan to continue coordination beyond the approval of new zoning and subdivision laws.
- **Comment about the organization chart. Even with all of those people involved we still don't get quality development. M-NCPPC is a unique bi-county agency that is only responsive to itself. There are no visionary people. Park and Planning does nothing.**
- **Does the Zoning Rewrite effort include replacing signs in historic locations? Will there be a signage plan?**
No. Consideration of coordinated signage plans for historic sites is not within the scope of this project. The Zoning Ordinance will include sign standards for development, but is not looking at historic site interpretation or directional signage as a separate element.