



Zoning Ordinance and Subdivision Regulations Rewrite
South Community Learning Session on Module 2 – Southern Technology Recreation Center
June 8, 2016

The purpose of this discussion was to present Clarion Associates' recommendations contained the zoning rewrite, and to discuss the concerns and questions of the group. Questions and comments are identified by **bold text**. Clarion's responses to questions and additional presenter comments are identified by normal text.

- **Older public Right of Way, sign clusters, tree/streetscapes, and incompatible uses. What are we trying to accomplish?**
- **The current regulatory process tends to be static. It needs life in it.**
 We have heard from the community that the proposed standards may be too flexible.
- **The process right now is too top heavy and staff should handle a lot of this. Too much goes through Planning Board and the Council.**
- **The Zoning Ordinance has not been updated in 50 years. Is there a plan to have the rewrite updated every so often?**
 Our recommendation is to do just this, re-evaluate and update maybe every six months, or every year.
- **Regarding developers of residential communities, does M-NCPPC vet the builder itself? No shoddy developers.**
 Planning staff responded: no, we do not and cannot vet the builder. As long as a development complies with the law and gets approved it will be allowed to proceed.
- **Back to standards, how do we ensure we can get to a higher standard? How can the County attract higher-quality development to the places we want or where the need is?**
 The best way is for government to spend money in areas where there is a desire for redevelopment or reinvestment. The proposals we are bringing to the County supply better tools for development and stronger quality standards, but it is up to the County to continue to implement its *Plan 2035 General Plan*.
- **County economic development efforts and zoning can work together. One way is to get lots of new investment.**



- **I am a new resident to the southern part of the County. After signing a contract for my home, I ended up with groundwater on my property. Draining situations and lots of flooded basements exist in the community. What standards are listed in the plan to deal with these situations?**

Planning staff responded that these issues are not zoning or subdivision issues but instead are addressed by the grading and stormwater management ordinances elsewhere in the County Code.

- **Please explain the proposed green building points system – is it a weighted system?**
- **Fence heights – is this where builders get information for homeowners associations?**
- **Will signage have or require a comprehensive signage package?**
- **Digital signs at night – The should not change at intervals less than 10 seconds.**
- **Zoning, water and sewer, roads, etc. – could these elements be used to focus development in the concentrated areas that we want?**
- **How do we increase density around transit?**
- **So the recommended adequacy of public facilities (APF) for police and fire recommends forgoing response time?**
- **Piscataway Park has beautiful views from Mount Vernon. Have you ever considered not building in some areas?**

Planning staff responded that the Mount Vernon Viewshed is not in the module, but the ongoing Resource Conservation Plan is going to address protecting the rural/scenic roads and other sensitive areas, which include the Mount Vernon Viewshed.