Zoning Ordinance and Subdivision Regulations Rewrite
Meeting with Greenbelt Homes Inc.
August 5, 2016

The purpose of this conversation was to discuss the impacts of the Zoning Rewrite on Greenbelt Homes Incorporated (GHI). Questions and comments are identified by **bold text**. Responses to questions and additional presenter comments are identified by normal text.

A GHI board member mentioned that the current zoning map for Historic Greenbelt has many errors.
GHI was established before the County instituted zoning, which contributes to the lack of clarity regarding the purpose of the Residential Planned Community (RPC) Zone and its utility for GHI.

The map on pages 213 and 214 of the 1989/1990 Greenbelt plan indicates various densities for the Historic Greenbelt area. However, these densities do not seem to reflect the aggregated eight dwelling units per acre indicated by the RPC zone.
GHI, as cooperative owner of the property, has the ability to restrict density beyond the plan and zone.

How can GHI put regulations into the proposed Neighborhood Conservation Overlay (NCO) zone?
GHI would work with the City of Greenbelt and the Planning Department to draft legislation for the District Council's vote. Through this process, the stakeholders would determine which elements would be necessary to include in the NCO Zone.

Mayor Jordan: The City of Greenbelt is meeting next week to discuss the zoning rewrite Modules 1 and 2. The purpose of the zoning rewrite is not to rezone everything in the County to something different, it is to update the ordinance so that it is easier to use.

Will the new zoning ordinance have a limit to the number of exceptions a development can attain?
Each zone has a specific list of uses that are allowed under a special exception, which means that the zoning hearing examiner would need to approve it before it would be allowed. It is difficult to obtain a special exception under the current code and it will not be any easier to obtain a special exception under the new code. There is no limit to the number of special exceptions that a development could receive.

It was suggested that the NCO may not help protect the superblocks. Is this true?
No. The NCO has many elements that it can help protect. Specifically, the legislation can be used to protect "neighborhood character and compatibility," which would help preserve the superblocks.

Module 2 identifies Greenbelt as "inside the beltway." What does this mean?
Module 2 discusses development standards, including parking, connectivity, etc. The County is not homogenous and standards for rural and suburban sections of the County would not benefit the more urban sections of the County. Communities inside the beltway tend to be more urban that those outside of

it. However, Greenbelt spans both sides. It was decided that because of Greenbelt's more urban (than suburban/rural) character, it would be considered as "inside the beltway" for development standards.

If the federal government sells some of the open space that surrounds Greenbelt, can the new zoning code do anything to keep the purchasers from developing?
No. The federal government is not subject to the zoning ordinance and can choose to sell their land. However, the open space land is zoned for very sparse development. Should a developer purchase the federal land, they would have to have to get it rezoned, which would need to be approved by the District Council.

If GHI sells some of their land, is it possible to stop the purchaser from developing?
No. However, that development would be subject to the regulations for that zone.

The NCO zone may help preserve GHI, a historic designation may also help. GHI, in the past, voted against historic designation. Which is better?
It depends on what the community decides should be protected. If there are only a few (three–eight) elements, an NCO zone may likely be the best approach. If there are 25 or more elements, it may be beneficial to use the historic designation. This depends on what elements the community wants to preserve.