



**Zoning Ordinance and Subdivision Regulations Rewrite
District 4 Listening Session - Greenbelt
Tuesday, February 28, 2017**

The purpose of this discussion was to present Clarion Associates' recommendations contained in the deliverables for the Zoning Rewrite and to discuss the concerns and questions of the community. Public questions and comments are identified by **bold text**. Responses to questions and additional presenter comments are identified by normal text.

Concern was expressed about a proposal for the Lakeside North Apartment Building, rezoning, and Council's use of Text Amendments.

Concern was expressed about protecting historic Greenbelt and the environmental features of the City. Citizens want to be sure that the new Zoning Ordinance will have protections in place.

What is the status of the Neighborhood Conservation Overlay Zone that the City of Greenbelt is working on?

There is an increasing housing crisis in Prince George's County. There is a lack of rental housing in the County and many are burdened by their rents. According to a survey by the Urban Land Institute, the County needs at least 12,000 new units now. Will the zoning rewrite address the requirement to limit the number of 3-bedroom and 2-bedroom units on new apartment buildings?

Will the new Zoning Ordinance address affordable housing? There should be measures that control rent and provide rent stabilization in the new ordinance.

The word "streamlined" makes it seem like development will be easier. I am concerned about cell towers on school grounds. How does the Zoning Ordinance impact cell towers being allowed on school properties?

Public schools are not subject to the County's Zoning Ordinance, nor are public utilities that have been certified by the state public utilities commission.