
**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
AND
THE PRINCE GEORGE’S COUNTY COUNCIL, SITTING AS THE DISTRICT
COUNCIL**

**NOTICE OF INITIATION FOR A COUNTYWIDE SECTIONAL MAP AMENDMENT
FOR PRINCE GEORGE’S COUNTY**

On July 23, 2019, via its adoption of Council Resolution CR-27-2019, the Prince George’s County Council authorized The Maryland-National Capital Park and Planning Commission (“M-NCPPC”) to prepare a Countywide Sectional Map Amendment (“CMA”) to implement zoning classifications contained in a new Zoning Ordinance for the County adopted by the Council through its enactment of Council Bill CB-13-2018 on October 23, 2018. The new Zoning Ordinance cannot be used until the new zones are applied to properties throughout the County. In addition, by its adoption of CR-27-2019, the Council also approved specific goals, concepts, and guidelines; and a public participation program to guide the preparation and consideration of the CMA.

The CMA will impact all properties within the County except for properties located within municipal boundaries of the City of Laurel, which is located outside of the Maryland-Washington Regional District.

The purpose of this notice is to inform residents and property owners of the pending non-substantive, Countywide rezoning process, because it will impact most properties located within Prince George’s County. We encourage you to join our project mailing list in order to learn more about the CMA process and to obtain current information about upcoming regional public meetings that will be conducted on the CMA in accordance with law.

These regional public meetings will focus on an overview of the project, feature initial rezoning recommendations and comparisons between current and new zoning of properties, and allow for questions and dialog between the public and the technical staff of M-NCPPC. Each regional meeting will focus on two or three “Subregions” consisting of numerous planning areas generally organized by geography within the County. All residents, business owners, municipalities, and other stakeholders are welcome to attend any or all of the meetings. Public notice of the various meeting dates and times are forthcoming and will be published as they become available.

IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS: The public participation program will culminate in a Joint Public Hearing tentatively scheduled for spring 2020 before both the Prince George’s County Planning Board and the Prince George’s County Council.

IF YOUR PROPERTY IS LOCATED WITHIN THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN PRINCE GEORGE'S COUNTY (ALL PROPERTIES IN THE COUNTY EXCEPT THOSE LOCATED WITHIN THE CITY OF LAUREL), APPROVAL OF THE COUNTYWIDE SECTIONAL MAP AMENDMENT WILL RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

The CMA is not intended to be a venue for rezoning property except to the extent necessary to implement the new Zoning Ordinance. **Nonetheless, if you intend to provide in-person testimony at the Joint Public Hearing on the CMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland.** As required by law, the completed affidavit must be received by the Clerk of the Council at least **thirty (30) days prior to the joint public hearing on the CMA.** Submit affidavits to the Clerk of the County Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

Failure to file a timely affidavit before the date of the joint public hearing on the CMA may prohibit consideration of an intensification of zoning by the District Council. Affidavit forms are available online and may be downloaded at the following website:

Individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>
Entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>
Agent: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process **is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland).** An Ex Parte form **must** be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available online at the following website:
<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

For additional information and/or other questions regarding the CMA, please contact:
Countywide Map Amendment Project Team
Prince George's County Planning Department
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
zoningpgc@ppd.mncppc.org
301-952-4944

**SITTING AS THE DISTRICT COUNCIL,
PRINCE GEORGE'S COUNTY, MARYLAND**
Todd M. Turner, Chair

ATTEST:
Donna J. Brown
Acting Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL

PARK AND PLANNING COMMISSION
By: Anju Bennett
Acting Executive Director

ATTEST:
Joe Zimmerman
Secretary-Treasurer