

Additional Questions

Do you have additional questions that are not specifically listed here or want to learn more about the Zoning Ordinance Rewrite Project and the Countywide Sectional Map Amendment?

Visit zoningpgc.pgplanning.com for interactive information and resources about the County's NEW Zoning Ordinance, Subdivision Regulations, and the Countywide Sectional Map Amendment

or

Contact the Project Team at 301-952-4944 or by e-mail at zoningpgc@ppd.mncppc.org



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

301-952-4944 • zoningpgc.pgplanning.com • zoningpgc@ppd.mncppc.org

IMPORTANT NOTICE FOR RESIDENTS, AND BUSINESS AND PROPERTY OWNERS LOCATED INSIDE

North County Regional Meeting
College Park Airport Operations Building
1909 Corporal Frank Scott Drive, College Park, MD 20740
Thursday, November 7, 2019
6:00—8:00 p.m.

Central County Regional Meeting
Prince Georges Sports & Learning Complex
8001 Sheriff Rd, Landover, MD 20785
Thursday, November 21, 2019
6:00—8:00 p.m.

South County Regional Meeting
Southern Regional Technology & Recreation Complex
7007 Back Road, Fort Washington, MD 20744
Saturday, November 23, 2019
10:00 a.m.—12:00 p.m.



WHAT IS THE PURPOSE OF THIS NOTICE?

The purpose of this notice is to inform you of a Countywide, non-substantive rezoning process for most properties located within Prince George’s County. On July 23, 2019, the Prince George’s County Council authorized The Maryland-National Capital Park and Planning Commission (through Council Resolution CR-27-2019) to prepare a Countywide Sectional Map Amendment (referred to as “CMA” in the rest of this notice) to implement the zones contained in a new Zoning Ordinance for the County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018. The new Zoning Ordinance cannot be used until the new zones are applied to each property throughout the County.

How Long Will This CMA Project Take?

The Prince George’s County Council authorized the Prince George’s County Planning Department to begin work on this project on July 23, 2019 and approved an approximate 16-month project schedule. The initial rezoning recommendations, made pursuant to the Guide to New Zones approved by the County Council in CR-27-2019, will be presented for public comment in fall 2019. It is anticipated that one or more joint public hearing(s) before the County Council and Planning Board will be held in spring and/or summer 2020, and final approval is expected in fall 2020.

What Area Is Impacted by This Project?

The CMA will consist of all properties within the County except for properties located within the City of Laurel. This part of the County, which is most of the County’s land area, is also referred to for legal purposes as that portion of the Maryland-Washington Regional District located within Prince George’s County.



HOW CAN I PARTICIPATE?

You can participate in a number of ways!

- Join our project mailing list to learn more about the CMA process and obtain notification of future meetings at zoningpgc.pgplanning.com
- Contact our project team at 301-952-4944 or email zoningpgc@ppd.mnccppc.org
- Participate in our upcoming regional education sessions



Regional Education Sessions

We encourage you to participate in one of our three upcoming Regional Education Sessions that will be held during fall 2019. The regional educational sessions are designed to help residents, property owners, and other County stakeholders to better understand how the CMA will be implemented through the Guide to New Zones process, learn how to use the Planning Department’s new digital tools, and see proposed zoning changes throughout the County.

These regional education sessions will focus on an overview of the project, feature initial rezoning recommendations, compare current and proposed zoning, and allow for questions and discussion. Each regional education session will focus on the area within one of three areas: North, Central, and South (see Regional Education Session Areas Map).

The exact dates, times, and locations of the Regional Education Sessions are listed below. Also, visit the project webpage—zoningpgc.pgplanning.com—frequently for up-to-date information, to sign up to receive email notices, and be informed of upcoming CMA-related activities.

North County Regional Meeting College Park Airport Operations Building 1909 Corporal Frank Scott Drive, College Park, MD 20740 Thursday, November 7, 2019 6:00—8:00 p.m.	Central County Regional Meeting Prince George’s Sports & Learning Complex 8001 Sheriff Rd, Landover, MD 20785 Thursday, November 21, 2019 6:00—8:00 p.m.	South County Regional Meeting Southern Regional Technology & Recreation Complex 7007 Bock Road, Fort Washington, MD 20744 Saturday, November 23, 2019 10:00 a.m.—12:00 p.m.
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Note: Additional meetings may be scheduled in the future. Prior to attending each meeting, please verify the time and location by checking the project website or by contacting the project team.

IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS

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 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.

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 on-line and may be downloaded at the following website:

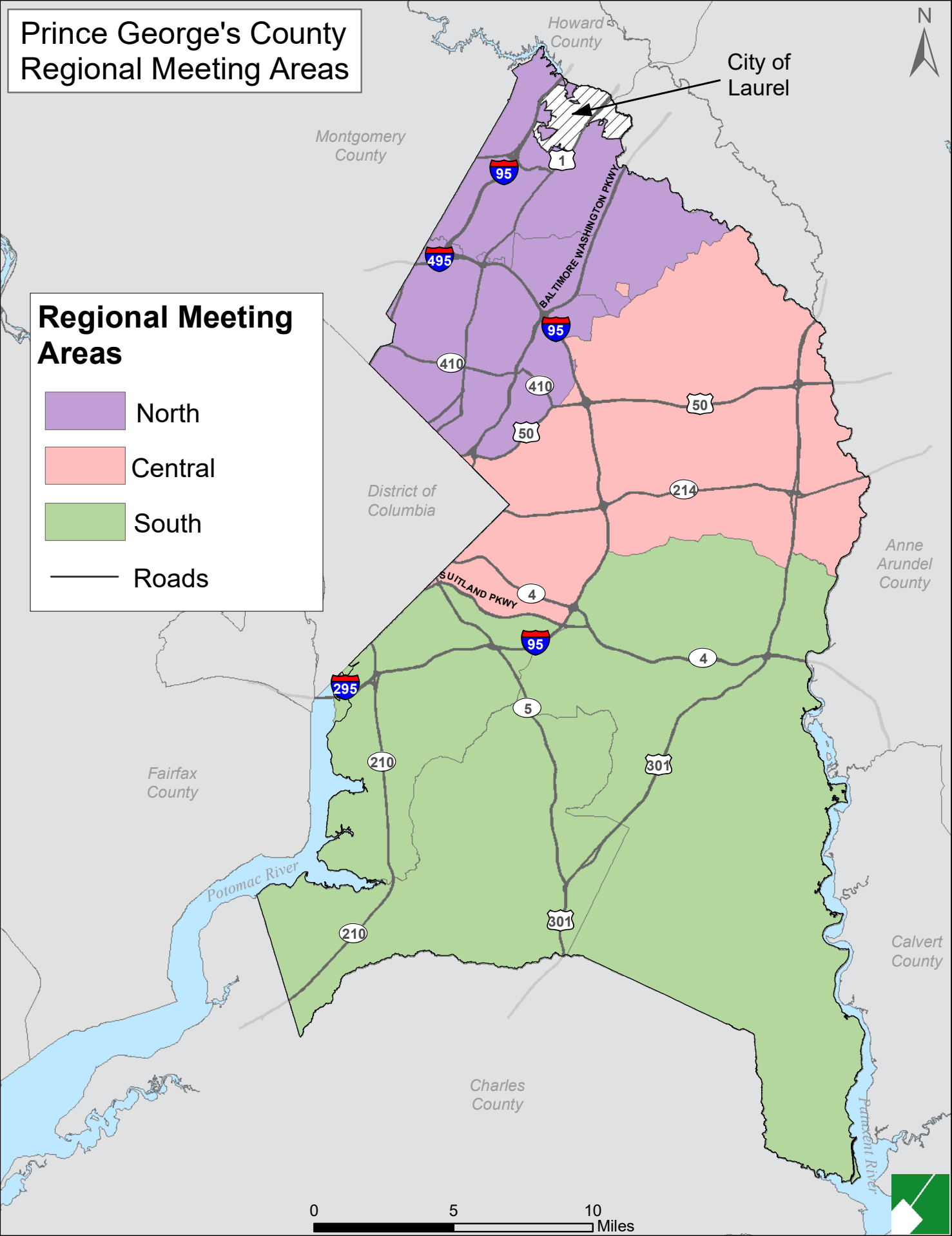
- Individuals: ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf
- Entities: ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf
- Agent: ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf

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 on-line at the following website:

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.

Map of Regional Education Session Areas



FREQUENTLY ASKED QUESTIONS

The Prince George’s County Planning Department (Planning Department) of The Maryland-National Capital Park and Planning Commission (M-NCPPC) is managing the CMA project on behalf of the County Council. The Planning Department will work closely with the community, elected and appointed officials, and various County agencies.

Q: What was the Zoning Ordinance Rewrite?

A: On October 23, 2018, after more than four years of considerable community participation and stakeholder engagement, the Prince George’s County Council adopted a new Zoning Ordinance (CB-13-2018) and Subdivision Regulations (CB-15-2018) for Prince George’s County. In order to implement the new Zoning Ordinance, Prince George’s County must apply the new zoning districts (or zones) to all properties in the County. The process of applying the new zones is known as the Countywide Sectional Map Amendment (CMA), which is a technical, non-substantive rezoning effort to transition all properties in the County to the new zone that is most similar to its existing zone.

Q: What is the Countywide Sectional Map Amendment?

A: The CMA is the second phase of the Zoning Ordinance Rewrite project that will apply the new zones to properties in the County. The CMA covers all of Prince George’s County except for the City of Laurel. The CMA will apply the new zoning regulations to lands in the County and transition the existing zone to the most similar zone contained in the new Zoning Ordinance.

Q: How can I find the new zone being recommended for my property?

A: There are several ways that you can find the new zone being recommended for your property:

Visit zoningpgc.pgplanning.com to use our old zone to new zone swipe tool. This swipe tool is a quick and easy way to learn how the Countywide Sectional Map Amendment will be applied to your property or neighboring properties. Simply enter your address to start.

Contact the Zoning Rewrite and Countywide Sectional Map Amendment Project Team at 301-952-4944 or by email at zoningpgc@ppd.mncppc.org

Q: Will the Zoning Rewrite or Countywide Sectional Map Amendment impact my school district or the school that my child attends?

A: **NO.** The Zoning Rewrite or Countywide Sectional Map Amendment will not impact you or your child’s school district. For additional questions about your school district, please contact The Department of Pupil Accounting & School Boundaries at (301) 952-6300 or email at pasbt@pgcps.org Prince George’s County Public Schools.

Q: Will the Countywide Sectional Map Amendment affect my property?

A: *IT MAY.* In most circumstances, properties within Prince George’s County will only experience very minor changes to its zoning. The most common change to single-family residential zones is that the name of the zone may change. Most requirements of these zones and the uses that are allowed in these zones remain the same as current laws. For example, if you live in a single-family house today, your property is most likely in a single-family zone. Your new zone will most likely be a single-family zone. Multifamily, commercial, industrial, and mixed-use properties will experience more changes, most typically to expand flexibility in terms of the types of uses these zones will permit in the future. To learn how the zone on your property will transition in the Countywide Sectional Map Amendment, visit zoningpgc.pgplanning.com to view digital zoning maps.

Q: Will the Countywide Sectional Map Amendment impact my property value or taxes?

A: *IT MAY.* State and County law requires notification in any Sectional Map Amendment that property values may be affected, but in most instances, including single-family zones, the Countywide Sectional Map Amendment will have little impact on your property value, and therefore your property taxes, because a majority of properties will be transitioned to the zone that is the closest to the zone that your property is in today. Nonresidential property may see more impact than residential property.

The Maryland State Department of Assessment and Taxation (SDAT) assesses the value of your property every three years. The assessed value of your property is calculated by SDAT based on recent sales in your area to determine its fair market value. However, if the assessed value of your owner-occupied property increases, the State of Maryland is required to limit taxable assessment increase up to 10 percent each year via the Homestead Credit program (in Prince George’s County, any increase is limited to the Consumer Price Index). For information about your properties’ tax assessment, please contact the Prince George’s County SDAT office at (301) 952-2500 or visit dat.maryland.gov.

Q: WILL the Countywide Sectional Map Amendment affect the permitting or development review process?

A: *IT MAY.* The Countywide Sectional Map Amendment will not affect the permitting or development review process for most applications that are submitted prior to the effective date of the new Zoning Ordinance (expected to occur in late 2020). Permit applications and most development applications submitted prior to the effective date of the new Zoning Ordinance will continue to adhere to the regulations that are currently in place and processing will continue. Certain rezoning applications, referred to as Zoning Map Amendment applications, pending or filed after the effective date of the new Zoning Ordinance, may be affected as noted in the provisions set forth in Section 27-1905 of the current Zoning Ordinance.

Q: Will the new Countywide Sectional Map Amendment help bring in more economic development into the County?

A: *YES.* The Countywide Sectional Map Amendment is intended to update the County’s zoning map to reflect the new zones, which is a necessary step before the new Zoning Ordinance can be used. The new Zoning Ordinance laws are streamlined and simplified to better implement land use policies identified in Plan Prince George’s 2035, which are intended to increase economic development and expand the County’s tax base.

Q: My property is in the City of Laurel. Will this project affect me?

A: *NO.* Property located within the City of Laurel is not subject to the County’s Zoning Ordinance and the Countywide Sectional Map Amendment will not rezone any property within the city limits.

Q: How does the Countywide Sectional Map Amendment and the Zoning Ordinance Rewrite implement the County general plan (Plan Prince George’s 2035)?

A: Plan Prince George’s 2035, adopted in 2014, is the current approved County general plan—the blueprint for where and how the County grows over the next 20 years. The plan establishes goals, policies, strategies, and a new growth vision for Prince George’s County. The plan will help direct new development to existing transit-oriented centers such as Metro stations and Purple Line light rail transit stations, focus public investment on our economic engines such as our institutions of higher education and the new regional medical center in Largo, capitalize on and maintain our infrastructure, strengthen our established communities, and proactively preserve our natural, historic, and cultural resources. Plan Prince George’s 2035 identified updating the Zoning Ordinance and Subdivision Regulations as “the number one priority in order to begin to implement Plan 2035.”

Q: How will the Countywide Sectional Map Amendment affect properties that were included as part of the East Riverdale-Beacon Heights and Greater Cheverly Sector Plans?

A: Most of the County will be rezoned through the Guide to New Zones approved by the County Council in the initiation of the Countywide Sectional Map Amendment and will generally transition on a one-to-one basis from the current zone to the closest new zone. However, since the East Riverdale-Beacon Heights Sector Plan and Greater Cheverly Sector Plan were prepared during the Zoning Rewrite and their rezoning components were specifically identified to occur through the Countywide Sectional Map Amendment, properties within these sector plan boundaries will be rezoned according to the land use recommendations that were provided in the two approved sector plans.

Q: How can I request a zone classification that is different than the one that was applied through the rules of the guide to new zones?

A: If you are requesting a zone classification for your property, other than the one that is applied through the rules of the Guide to New Zones, you must complete a rezoning request packet, which includes an affidavit in accordance with Maryland Annotated Code, State Government Article §§5-833 through 5-839. See the IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS section in the mailer. The rezoning request packet can be downloaded at zoningpgc.pgplanning.com and affidavit and ex parte forms can be downloaded at ethics.maryland.gov/local-government/forms.

Q: How can I access more information on the CMA?

A: Public access to the approved resolution, as well as the respectively approved goals, concepts, guidelines, public participation program(s), and the approved decision matrix—structured to guide recommendations during the preparation of a preliminary CMA—is available at pgccouncil.us/zor.