



Prince George's County Planning Board
Office of the Planning Director

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-4944

July 30, 2021

Notice of Rescheduled Virtual Joint Public Hearing

Dear Property Owner, Business Owner, or Occupant:

This notice is to inform you that the Prince George's County District Council and the County Planning Board will conduct a Virtual Joint Public Hearing to take testimony on the Countywide Sectional Map Amendment (CMA) to consider the approval and adoption of the new CMA for Prince George's County pursuant to the authority under HB 980 (Chapter 429 of the 2021 Laws of Maryland) enacted by the Maryland General Assembly during the 2021 Legislative Session. Under the County Code and District Council Rules of Procedure, the District Council is authorized to conduct the hearing or a portion of the hearing virtually and provide for virtual public participation.

PUBLIC HEARING DATE/TIME: **Monday, September 13, 2021 at 5:00 p.m.**
Tuesday, September 14, 2021 at 5:00 p.m.

HOW TO PARTICIPATE: **Virtual Public Hearing / Remote Participation**

Out of concern for the health and safety of the public and County employees, in accordance with provisions of the County Code, the joint public hearing will be conducted virtually with remote participation. Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing.*

***PLEASE NOTE:** Due to the COVID-19 pandemic, County buildings are currently closed or not open to the public. If County operations change and County buildings are open to the public, accommodations may be provided for registered participants to access the virtual hearing and participate from a designated County building, subject to building capacity restrictions and/or safety protocols. If a County building is designated to facilitate in-person access and participation of the virtual public hearing, the location will be as follows:

County Administration Building
Council Hearing Room – First Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PURPOSE OF PUBLIC HEARING: The purpose of the Joint Public Hearing is to provide all interested persons the opportunity to express their views concerning the CMA. The public

hearing is part of a process leading to the approval of a new zoning map, thereby implementing the zones contained in the new Zoning Ordinance for Prince George's County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018.

Zoning is: The legal authority of the Prince George's County government to regulate the use of property for protecting the health, safety and welfare of the community. On October 23, 2018, after considerable community participation and stakeholder engagement, the Prince George's County Council adopted a new Zoning Ordinance (CB-13-2018) for Prince George's County. All land in the County is placed in a zone, and that zone determines what can be built on the land (the allowed uses), the location of buildings on the lot, building height, and the look and feel of the development permitted. The existing code has 73 different zones; the new code has 43 zones. Some zones have changed very little, while others changed significantly. Some zones were eliminated and several new zones were created.

The Countywide Map Amendment (CMA) is: The second phase of the Zoning Ordinance Rewrite project that will apply the new zones to every property in the County. In order to implement the new Zoning Ordinance, Prince George's County must apply the new zones to all properties in the County. The process of applying the new zones is known as the Countywide Sectional Map Amendment, or CMA. The CMA will apply the new zoning regulations to land in the County and transition the existing zone to the most similar zone contained in the new Zoning Ordinance. 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, will remain the same as current laws. **The CMA is not intended for property owners to seek or obtain significant rezoning, such as a single-family residential property transitioning to a commercial property.**

A Joint Public Hearing is: A public meeting held jointly by the Prince George's County District Council and the Prince George's County Planning Board. The Joint Public Hearing for the CMA is your opportunity to testify before the District Council and Planning Board on issues limited solely to the CMA.

To view the interactive web based preliminary zoning map or to learn more about this project, please visit the Zoning Rewrite website at <http://zoningPGC.pgplanning.com>. Currently, all Prince George's County buildings including libraries and community centers are either closed or have limited access to the public. Copies of the preliminary zoning map will be available for pick up by **Friday, July 30, 2021** from the Prince George's County Planning Department's green distribution boxes stationed outside the locations listed below. We appreciate your patience and ask that you only take one copy of the preliminary zoning map as supplies are limited. Locations where copies are exhausted will be replenished periodically:

County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Southern Regional Technology and Recreation Complex
7007 Bock Road, Fort Washington, MD 20744

Hillcrest Heights Community Center
2300 Oxon Run Drive, Oxon Hill, MD 20745

Wayne K. Curry Sports & Learning Center
8001 Sheriff Road, Landover, MD 20785

Laurel-Beltsville Senior Activity Center
7120 Contee Road, Laurel, MD 20707

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The County's Zoning Ordinance requires the following notification: if your property is located within 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 may result in the rezoning of your property, which could then affect your property values and your tax liability.

Your participation is **IMPORTANT!** Since this will be a virtual public hearing, members of the public are encouraged to participate in the following ways:

1. **If you wish to participate at the Joint Virtual Public Hearing:** you must first **preregister** before **3:00 p.m. on Thursday, September 9, 2021**. You may sign-up to speak at: <https://pgccouncil.us/Speak>. Testimony and comments will **not** be accepted via social media or by telephone/voice mail message. Testimony from individual speakers and representatives from a group or groups will be limited up to three minutes.
2. **Written testimony:** please be advised that written testimony and/or exhibits will also be accepted in lieu of, or in addition to, oral testimony. Written testimony, comments, and affidavits will be accepted in **electronic format only via the Council's eComment portal**, rather than by U.S. mail. For those unable to use the portal at <https://pgccouncil.us/Speak>, comments/written correspondence and affidavits may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. **Written testimony and/or exhibits submitted earlier in this process are still valid and do not need to be resubmitted.**

Written comments may be submitted through the close of business on **Wednesday, September 29, 2021**, when the record of public hearing testimony will close. Testimony and comments will **not** be accepted via social media or by telephone/voice mail message.

3. **The public may view the Joint Virtual Public Hearing via live stream at the link provided at:** <https://pgccouncil.us/LIVE>.

In addition, if you intend to provide testimony at the Joint Virtual Public Hearing and/or file a statement in the official record, and you intend to request or support a zone intensification of property, **you must complete and submit all required Public Ethics Affidavits under State Law**, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland, as described on Page 5 of this letter. Any request for a different zone for your property other than that recommended in the preliminary zoning map must be accompanied by a completed Rezoning Request Packet available at: <http://zoningpgc.pgplanning.com/wp-content/uploads/2019/09/New-Zone-Request-Form-FINAL-9.13.2019.pdf>.

If you have any questions regarding the Countywide Sectional Map Amendment, please contact the project team at 301-952-4944 or by e-mail at ZoningPGC@ppd.mncppc.org.

Sincerely,



Andree Green Checkley, Esq.
Planning Director

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Affidavit Requirements

If you intend to request or support a zone intensification of property at the Joint Public Hearing on the CMA and/or file a statement in the official record to request or support a zone intensification, you must complete and return all required Public Ethics Affidavits under State Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the CMA. Required affidavits should be submitted to the Clerk of the County Council in **electronic format only via the Council's eComment portal**, rather than by U.S. mail.

For those unable to use the portal at <https://pgccouncil.us/Speak>, affidavits may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

If you previously submitted an affidavit in this CMA process, your affidavit is still valid and does not need to be resubmitted. However, the State Public Ethics Law requires you to file a supplemental affidavit if you made a contribution to a Council Member since the submittal of your first affidavit(s).

You are required to file all required State Public Ethics Law affidavits on or before Friday, August 13, 2021. Affidavit forms are available online and may be downloaded at the following web addresses:

For Individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For Business Entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For Agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>