

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

October 2, 2020

Dear Property Owner, Business Owner, or Occupant:

This is notice of a **RESCHEDULED** Joint Public Hearing of the Prince George's County District Council and Planning Board on the Countywide Sectional Map Amendment (CMA) for Prince George's County. On March 17, 2020, the Prince George's County Council adopted CR-10-2020, an Emergency Resolution that mandated the continuance of public meetings, sessions, and hearings of the District Council for a period of at least sixty (60) days. As a result, the previously scheduled March 23, 2020 Joint Public Hearing on the CMA was postponed. On July 21, 2020, the County Council enacted CB-33-2020 and adopted CR-57-2020 amending the Zoning Ordinance and District Council Rules to conduct hearings virtually or remotely. During these challenging and unprecedented times, we wish to convey that your safety is our top priority.

PUBLIC HEARING DATE/TIME: **Thursday, November 19, 2020 at 5:00 p.m.**

HOW TO PARTICIPATE: **Virtual hearing with no in-person attendance**
Due to health concerns caused by COVID-19 and new procedures for social distancing, the Prince George's County District Council and Planning Board will hold a virtual hearing. Please see detailed information below on how to participate via phone (landline), computer, smartphone, or tablet.

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 closed to the public. Copies of the preliminary zoning map will be available for pick up by **Monday, October 5, 2020** 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

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 meeting with no in-person attendance, members of the public are encouraged to participate in the following ways:

- 1. If you wish to speak at the hearing:** you must first preregister before 3:00 p.m. on Wednesday, November 18, 2020. You may sign-up to speak at: <https://pgccouncil.us/>. 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 this year are still valid and do not need to be resubmitted.

Written comments may be submitted through the close of business on **Wednesday, December 9, 2020**, 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. All other interested parties may view the meeting via live stream at the link provided at:**
<https://pgccouncil.us/LIVE>.

In addition, if you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, **please read carefully the affidavit requirements explained on the fourth page 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,

A handwritten signature in black ink that reads "Andree Green Checkley". The signature is written in a cursive, flowing style.

Andree Green Checkley, Esq.
Planning Director

Affidavit Requirements

If you intend to provide 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 30 days prior to the Joint Public Hearing on the CMA. Submit affidavits 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. Affidavits submitted earlier this year are still valid and do not need to be resubmitted.

Failure to file an affidavit before the close of business on Tuesday, October 20, 2020, may prohibit consideration of an intensification of zoning by the District Council. 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>