

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, October 2, 2019, for a Briefing on the Countywide Map Amendment.

Mayor Pro Tem Davis started the meeting at 8:05 p.m. The meeting was held in room 201 of the Greenbelt Community Center, 15 Crescent Road.

Present were: Councilmembers Colin A. Byrd, Judith F. Davis, Leta M. Mach, Edward V. J. Putens, and Rodney M. Roberts. Councilmember Silke I. Pope was absent due to a personal matter. Mayor Emmett V. Jordan was absent due to a personal matter.

Staff present were: Nicole Ard, City Manager; and Shaniya Lashley-Mullen, Administrative Assistant.

Also present were: Chad Williams, Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department; Bill Manico, Bill Orleans and others.

In response to question by Mayor Pro Tem Davis, Mr. Williams stated the Maryland-National Capital Park and Planning introduced the Countywide Map Amendment on July 23.

Mr. Williams advised that the City of Greenbelt was the first municipality to request and receive the Countywide Map Amendment briefing.

Mr. Williams provided a PowerPoint presentation.

Mr. Williams provide a brief history on the Countywide Map Amendment. He noted the project was initiated in the year 2014. The County Council adopted Zoning Ordinance and Subdivision Regulations on October 23, 2018, but it hasn't gone into effect. The Ordinance and Subdivision Regulations need to go through a process called the Countywide Sectional Map Amendment (CMA) to take effect. The new zones would be placed on all the properties in Prince George's County, except Laurel because Laurel has its own zoning authority. Mr. Williams stated that the County expects to rezone over 320,000 properties to the new zoning structure and the new codes would take effect in late Fall 2020.

Mr. Williams stated the new Zoning Ordinance Rewrite Project for Prince George's County resulted in an ordinance that is streamlined, concise, and is very user friendly. He noted the new zone structure consolidated the current zone structure from 73 to 43 zones and the zone uses from 1,200 to 250 uses.

There was discussion on the Greenbelt Home Inc. (GHI) zones. Mr. Williams stated the current zones for GHI were a Residential, Single-Family – Attached Zone (RSF-A) and two others zones. The combination of all three zones gave GHI a density cap of 16.33 units per acre.

In response to a question from Mayor Pro Tem Davis, Mr. Williams stated most of Central Greenbelt will be RSF-A.

Mr. Roberts stated residents from Greenbelt East are concerned about the increased neighborhood density. He suggested having in writing both the current and the proposed zones to compare the difference. Mr. Williams stated the current Zoning Ordinance is on the Maryland-National Capital Park and Planning Commission Prince George's County Planning

Department website. He also noted there were materials that have been mailed out, along with a program that allows a person to enter their address and visually compare old and new zones. Mayor Pro Tem Davis suggested more communication. In response to a question from Mayor Pro Tem Davis, Mr. Williams stated the Home Owner Associations (HOA) could ask and receive the CMA Briefing. Mayor Pro Tem Davis advised the increased density would reflect commercial properties because the commercial properties could be zoned as mixed-use developments.

Mr. Williams stated the CMA has replaced the current zone with a similar zone. He noted 97% of Prince George's County is a one-to-one zone replacement. Mr. Williams stated that 3% of the County would have to be rezoned because their current zones have been discontinued.

In response from a question from Mayor Pro Tem Davis, Mr. Williams stated Beltway Plaza was rezoned to Commercial General and Office (CGO).

Mr. Williams explained there are five Transit Oriented Activity Centers that were created to foster mixed-use higher density developments. He noted there are eight Regional Transit Districts in the County, and three are designated Downtown.

Mr. Williams explained that Plan 2035 identified the Innovation Corridor, which includes Greenbelt Road and Rt. 1 as the highest priority employment area. He noted the Innovation Corridor has the greatest potential for job creation, economic development, and research. The Innovation Corridor decision matrix would be applied from the Capital Beltway to south of the District line.

There was a discussion on potential County property tax increase. In response to a question from Mr. Roberts, Mr. Williams explained that taxation is based on improvements of the land, so if there is already a house on the land, it has already been assessed. Mr. Putens advised he was informed that there wasn't going to be a tax increase.

In response to a question from Mr. Putens, Mr. Williams stated there would not be an impact on a property's covenants. Mr. Roberts stated the zoning on the covenant's property could still be changed.

Mr. Williams stated the County would perform more in-depth testing on the zone codes within the next 13 months during the implementation.

Mr. Williams explained and demonstrated the interactive website.

There was discussion on the Forest Preserve. Regarding a question from Mr. Roberts, Mr. Williams stated the Forest Preserve was already zoned for one house every five acres.

There was discussion on the Neighborhood Conservation Overlay Zone (NCOZ). In response to a question from Mayor Pro Tem Davis, Mr. Williams stated that he has been working with staff to determine what the NCOZ is and how it works. He noted that the NCOZ is not just for GHI; it includes many residential properties that are not GHI properties. Mr. Williams stated the County would work with the stakeholders to get a set of standards that would achieve the goals of the NCOZ.

In response to a question from Mr. Putens, Mr. Williams stated the NCOZ is based on standards and all the NCOZ's in the County have the same baseline. The NCOZ's could be tweaked for elements for that unique municipality.

There was discussion on the Greenbelt Road Sector Plan ULI Study. Mr. Williams stated there are Planning Department programs to help with a short-term look at implementation. Mr. Williams suggests have a joint letter sent to MNCPP Board from all the municipalities seeking a work plan.

Several informational items were discussed.

The meeting ended at 9:18 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Administrative Assistant*