

WORK SESSION OF THE GREENBELT CITY COUNCIL held on Monday, September 20, 2021.

Discussion: Neighborhood Conservation Overlay Zone (NCOZ)

Mayor Byrd started the meeting at 8:00 p.m., held virtually via Zoom.

In attendance were Council members Judith F. Davis, Emmett V. Jordan, Leta Mach, Silke I. Pope, Edward V.J. Putens, Rodney M. Roberts, and Mayor Colin A. Byrd.

City Staff were Nicole Ard, City Manager; Tim George, Assistant City Manager; Terri Hruby, Director of Planning & Community Development; and Bonita Anderson, City Clerk

Also present were Chad Williams, Park and Planning; Jennifer Stabler, Zoe Woodbridge, Debbie McKinley, Mara Henminger, Konrad Herling, and others

The meeting began with presentations by Ms. Hruby and Mr. Williams regarding the Neighborhood Conservation Overlay Zone (NCOZ) mapping.

Ms. Hruby, Director of Planning & Community Development provided an overview of the process, highlighting the City's involvement before and after the pandemic. She noted that the meeting packet, which includes reference documents and previous City comments, is available on the City's website. She explained that the NCOZ has been reviewing and incorporating public and stakeholder feedback into revised legislation for consideration by the County Council. Most of the City's comments have been included in the recent draft of the development standards; however, some provisions still require clearer language.

Mr. Williams' presentation covered the zoning timeline, the NCOZ neighborhood study, policy goals, revisions to the neighborhood study, and updates to the draft development standards. He concluded by outlining the schedule and next steps for the NCOZ process.

Mr. Williams detailed that any new construction or expansions that increase the gross floor area by 15% (fifteen percent) or more will require review by Ms. Hruby. The NCOZ is implemented through a county-wide map amendment, with written testimony accepted until September 29, 2021.

Mr. Roberts raised concerns about preserving Roosevelt Center and the associated parking standards. In response, Mr. Williams explained that large areas of preserved land fall under the R.O.S. open space zone, with easement laws in place to support preservation. He also addressed questions regarding specific zoning changes for residential and multi-family areas.

Ms. Hruby confirmed that the NCOZ includes protections for Roosevelt Center, detailing guidelines for construction, architecture, and building heights. She emphasized that city support is required for any proposals.

The discussion also covered zoning for churches, height limitations, and floor space allowances. Ms. Henminger expressed concerns about potential expansions, while Mayor Bryd highlighted

possible gaps in permit applications during the transition period. Mr. Williams acknowledged the need for clarity regarding the 65% development figure.

Mayor Byrd requested updates on progress, including check distributions, and suggested creating a chart to track the week's progress.

Ms. Davis reported on several key information items:

1. Eviction Process:
Ms. Davis attended a P.G.C.M.A. meeting where Sheriff Lieutenant John Carr highlighted inconsistencies regarding eviction information. The Sheriff can provide addresses on eviction notices but cannot disclose dates. The Housing Department receives eviction lists to help secure rental assistance for affected tenants. With approximately 1,051 late notices, the Sheriff noted that once a court ruling occurs, municipalities cannot intervene; tenants must pay the full amount owed to avoid eviction.
2. Behavioral Health Unit:
Dr's Hospital is opening the largest Behavioral Health Unit in the county. Ms. Davis suggested inviting the hospital's management to provide an update, including details on inpatient and outpatient services.
3. Gun Violence Event:
Bladensburg is hosting a gun violence prevention event on October 7, 2021 but Ms. Davis has yet to receive further information.
4. Redistricting:
The Maryland Municipal Legislation Committee is planning for redistricting, aiming to avoid splitting municipalities. Discussion of congressional districts is underway, with state redistricting to follow in 2022.
5. Broadband Initiative:
A state-level broadband initiative is in progress, with two municipal seats available for those knowledgeable in this area. Interested individuals should contact the City Manager Nicole Ard.

The meeting ended at 10:25 p.m.

Respectfully submitted,

Bonita Anderson

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City Clerk