



MINOR AMENDMENT  
*of the*  
PRINCE GEORGE'S COUNTY  
GATEWAY ARTS DISTRICT  
*DEVELOPMENT DISTRICT*  
*OVERLAY ZONE*

DISTRICT COUNCIL  
COMMITTEE OF THE WHOLE  
JULY 2, 2019



# OVERVIEW

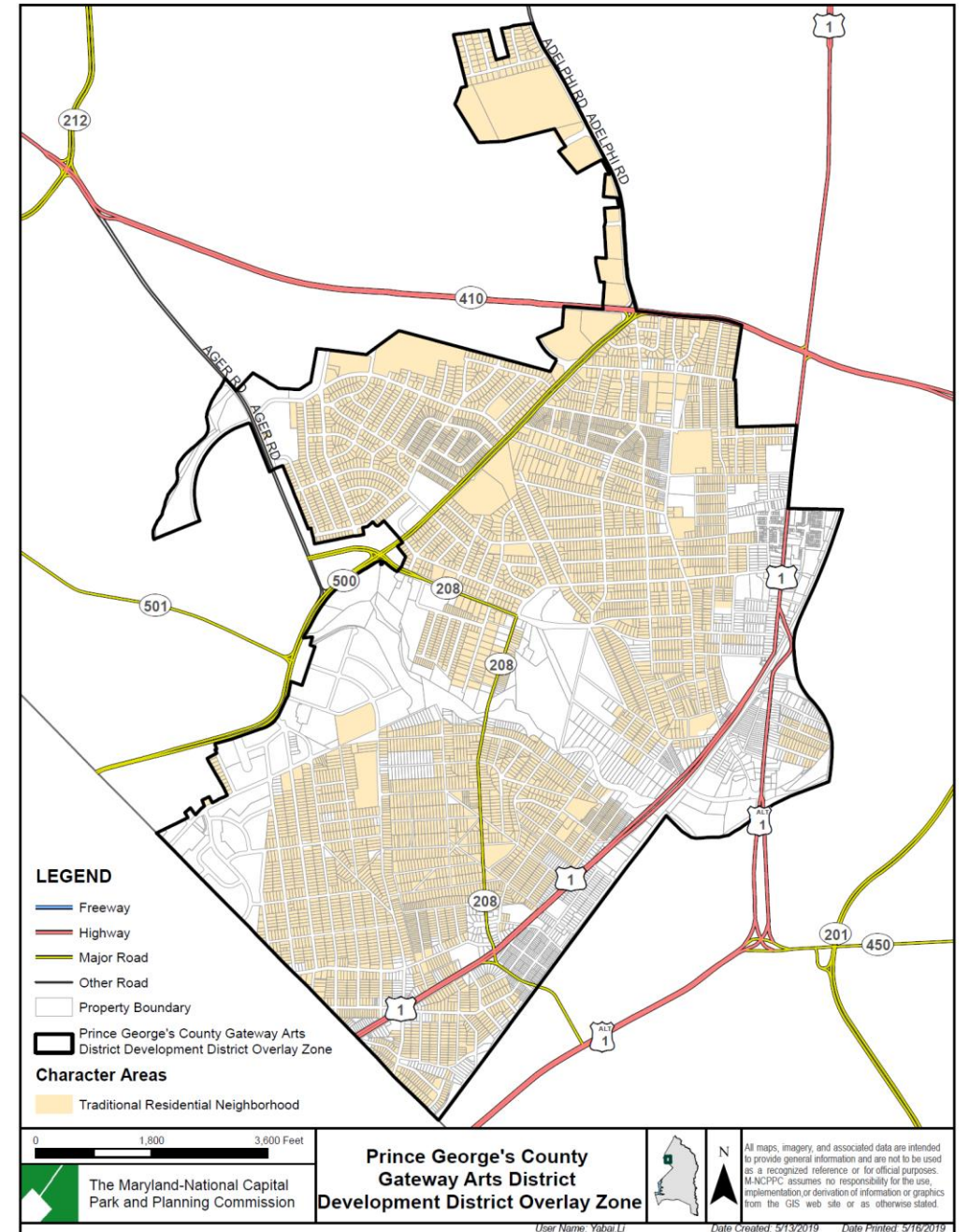
- *Council Resolution CR-17-2019*

Amend the Table of Permitted Uses to permit Urban Farms in the Traditional Residential Neighborhood (TRN) Character Area



# TRADITIONAL RESIDENTIAL NEIGHBORHOOD CHARACTER AREA

 Traditional Residential Neighborhood



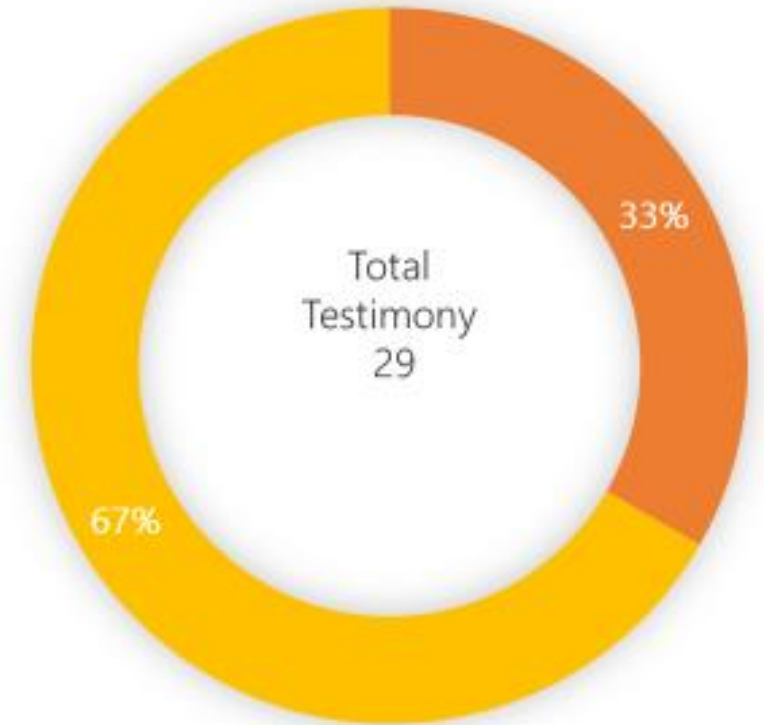


# PUBLIC TESTIMONY

Joint Public Hearing; Pursuant to Section 27-642 of Zoning Ordinance

VERBAL TESTIMONY ON CR-17-2019	7
WRITTEN TESTIMONY ON CR-17-2019	22
<b>TOTAL TESTIMONY RECEIVED</b>	<b>29</b>

TESTIMONY SUPPORTING CR-17-2019:	7
TESTIMONY OPPOSING CR-17-2019	22





# PUBLIC TESTIMONY

Testimony in Support of CR-17-2019:

- Corrects an oversight by CR-25-2016, which did not permit urban farms in overlay zones
- Transforms underutilized or vacant land into productive farms



# PUBLIC TESTIMONY

Testimony in Opposition to CR-17-2019:

- The new Zoning Ordinance addresses this issue
- Existing Zoning Ordinance does not adequately define Urban Farm or any restrictions under which it must operate.





# PUBLIC TESTIMONY

Testimony in Opposition to CR-17-2019:

- No clear or compelling need or public emergency to justify approving CR-17-2019 as written.
- Open Space-zoned land should be preserved; CR-17-2019 does the opposite
- Potential unintended consequences of CR-17-2019 working in conjunction with CB-97-2018



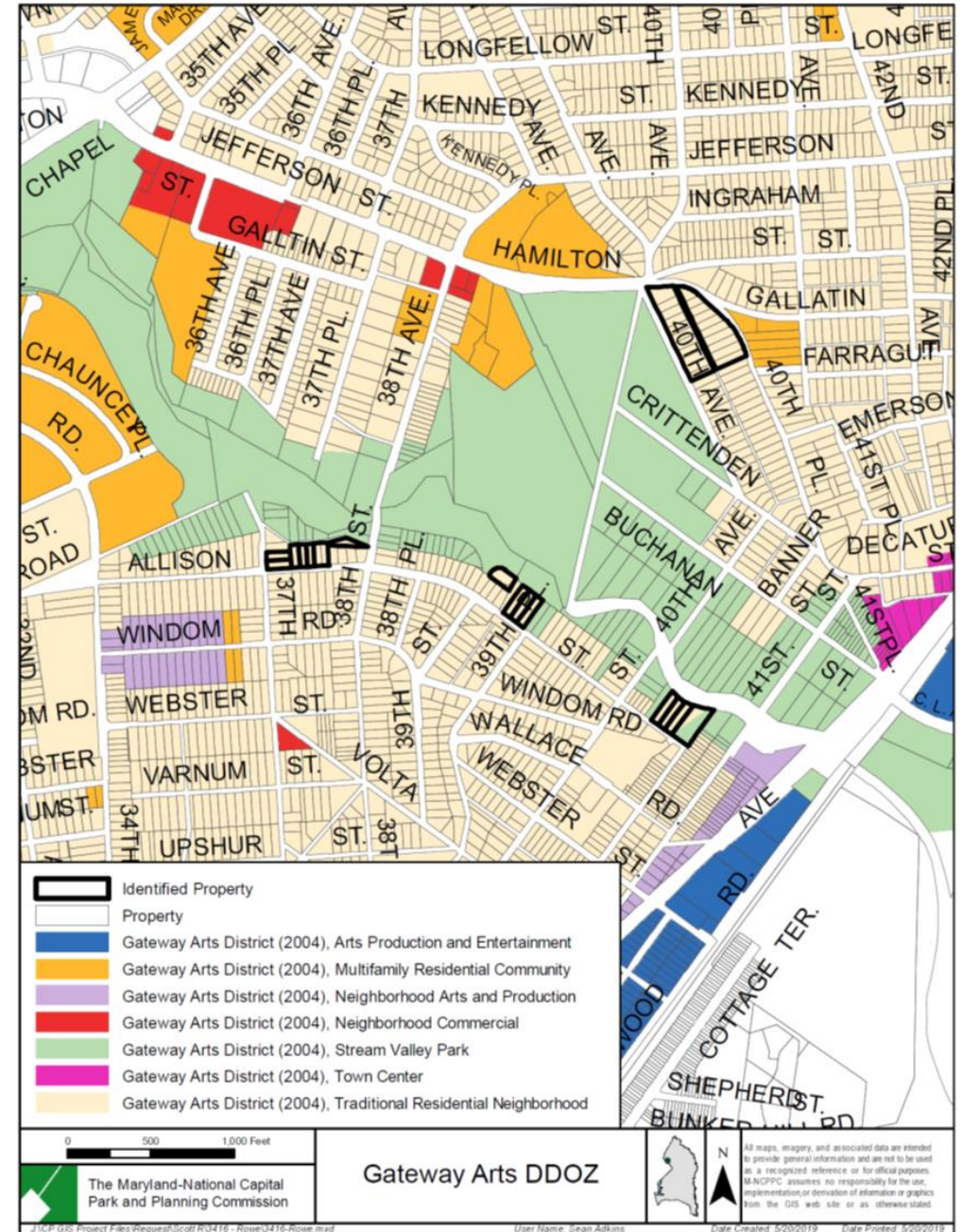
# STAFF ANALYSIS

**Section 27-441(b), Footnote 129 (CB-97-2018):**

Single-Family and Townhouse Dwellings permitted in O-S Zone if:

(A) "The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;"

(B) Properties less than 130 acres in size



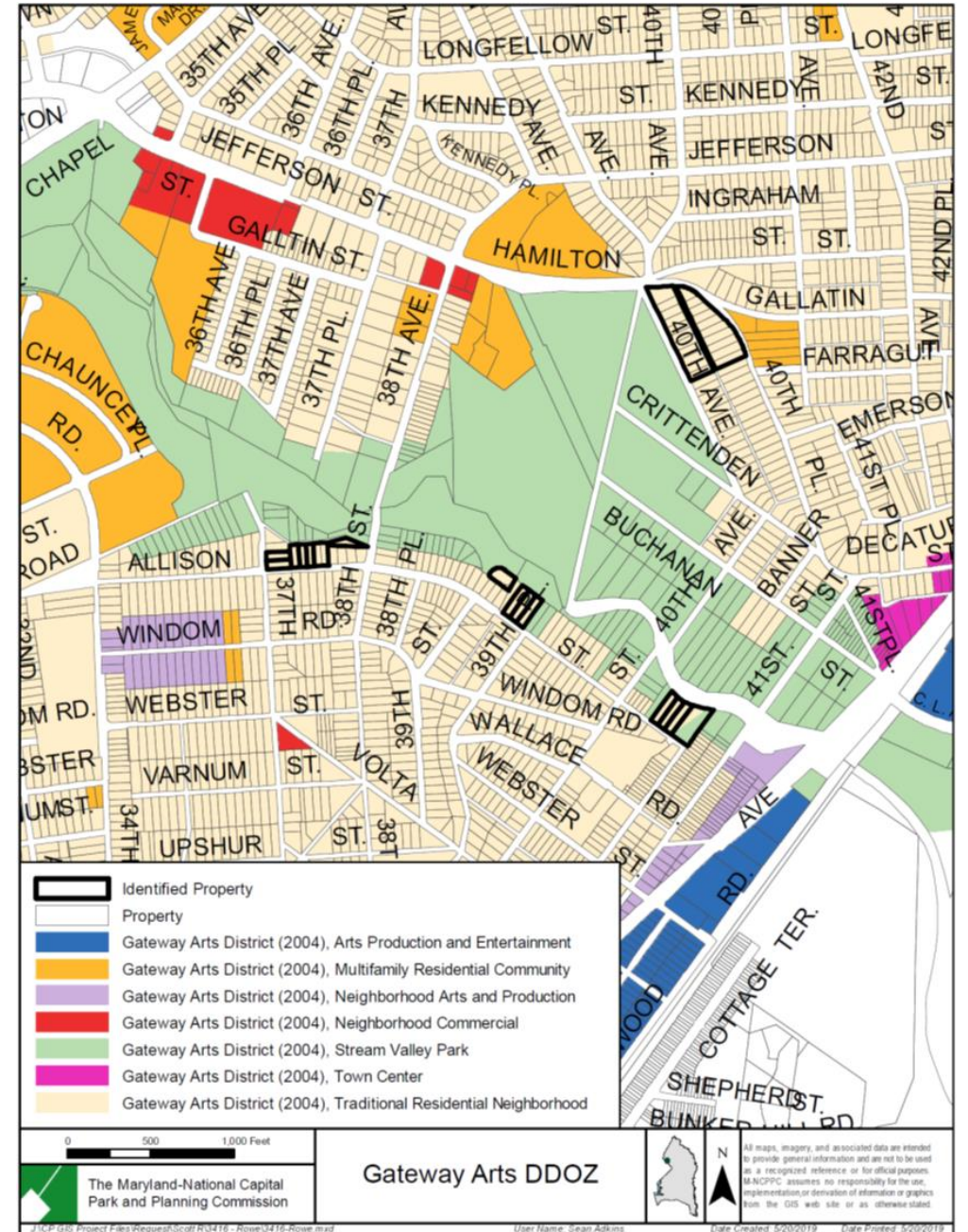




# PUBLIC TESTIMONY

16\* properties (7.58 acres) meet the criteria of Section 27-441(b), Footnote 129 (A) and (B)

- Subject of a Minor Amendment
- Located in the O-S Zone
- Aggregate Area of 130 Acres or Less



\* Pending CSP-18002



# PLANNING BOARD RECOMMENDATION

- Planning Board recommends APPROVAL of Minor Amendment





# QUESTIONS?



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