

1 BEFORE THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS
2 THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY
3 PLANNING BOARD OF THE M-NCPPC

4 **PROPOSED MINOR AMENDMENT TO THE 1989 MASTER PLAN**
5 **AND SECTIONAL MAP AMENDMENT FOR THE LANGLEY PARK-**
6 **COLLEGE PARK-GREENBELT AND VICINITY AREA**
7 **AND PROPOSED SECTIONAL MAP AMENDMENT (CR-001-2024)**

8
9 **JOINT PUBLIC HEARING**

10 **March 19, 2024**

11 COUNCIL MEMBERS:

12 JOLENE IVEY, Chair

13 SYDNEY J. HARRISON (Absent)

14 THOMAS E. DERNOGA, District 1

15 WANIKA FISHER, District 2

16 ERIC C. OLSON, District 3

17 INGRID S. WATSON, District 4

18 WALA BLEGAY, District 6

19 KRYSTAL ORIADHA, District 7

20 EDWARD BURROUGHS, III, District 8 (Absent)

21 MEL FRANKLIN, At-Large

22 CALVIN S. HAWKINS, II, At-Large

PLANNING BOARD MEMBERS:

PETER SHAPIRO, Chair

DOROTHY BAILEY, Vice Chair

A. SHUANISE WASHINGTON (Absent)

WILLIAM DOERNER (Absent)

MANUEL GERALDO, Commissioner

Ruth Kerker Blair, Transcriptionist
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CHAIR IVEY: Good evening. This is Prince George's County Council meeting – let's see. The Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission joint public hearing on Proposed Minor Amendment to the 1989 Master Plan and Sectional Map Amendment of the Langley Park-College Park-Greenbelt and Vicinity Area and Proposed Sectional Map Amendment, CR-001-2024.

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

If we could briefly have introduction of County Council Members, I'll start with Tom Dernoga.

MR. DERNOGA: Tom Dernoga, Council District 1.

CHAIR: Thank you.

MR. HAWKINS: Calvin Hawkins, Council Member at Large.

MS. FISHER: County Council Member Wanika Fisher, District 2, tiniest but mightiest.

CHAIR: Jolene Ivey, Council Chair.

MR. OLSON: Eric Olson, District 3.

MS. WATSON: Ingrid Watson, District 4.

MS. BLEGAY: Wala Blegay, District 6. Welcome to District 6.

CHAIR: On behalf of the Prince George's County Council –

Ruth Kerker Blair, Transcriptionist

1 MR. SHAPIRO: Madam Chair?

2 CHAIR: Who did I miss?

3 UNKNOWN: The Planning Board.

4 CHAIR: Oh, sorry. I'm not used to having you there. Go ahead, Mr. Chair.

5 MR. SHAPIRO: Peter Shapiro, Prince George's Planning Board Chair.

6 CLERK: Madam Chair, before you go to the Planning Board, Council

7 Member Franklin is on line too.

8 CHAIR: Oh, awesome. Council Member Franklin?

9 MR. FRANKLIN: I'm sorry. Council Member Mel Franklin, At Large.

10 Thanks.

11 CHAIR: Great.

12 MR. SHAPIRO: Peter Shapiro, Prince George's Planning Board Chair.

13 MR. GERALDO: Manny Geraldo [inaudible].

14 CHAIR: Your mics weren't on.

15 MS. BAILEY: Dorothy Bailey, Vice Chair of the Prince George's County

16 Planning Board.

17 MR. GERALDO: Manny Geraldo, Commissioner.

18 CHAIR: On behalf of the Prince George's County Council and the Prince

19 George's County Planning Board of the Maryland-National Capital Park and

20 Planning Commission, I'd like to welcome you to this public hearing on the

21 Proposed Minor Plan Amendment and Sectional Map Amendment to the 1989

22 Master Plan for Langley Park-College Park-Greenbelt and Vicinity and Adopted

23 Sectional Map Amendment for Planning Areas 65, 66 and 67.

1 The County Council, sitting as the District Council, and the Planning Board
2 are jointly holding this hearing to obtain public comments on this Proposed Map
3 Amendment. The District Council initiated this Minor Master Plan Amendment and
4 concurrent Sectional Map Amendment on January 16, 2024, through the approval
5 of CR-001-2024.

6 Notice of today's hearing was mailed in January 2024 to all property owners
7 affected by the recommended zoning change. The proposed Minor Master Plan
8 Amendment and Sectional Map Amendment we are considering this evening
9 modifies certain obsolete development pattern recommendations. The suggested
10 changes call for context-sensitive infill development of residential neighborhoods
11 and commercial areas in order to align with established communities and
12 employment areas within the County's General Plan, Plan Prince George's 2035.

13 The proposed Sectional Map Amendment was prepared in conjunction with
14 the proposed amendments to the Master Plan. The testimony we'll hear and
15 provide tonight is part of an ongoing process and, if approved, will serve as the legal
16 framework that would allow the recommended zoning changes to be implemented.

17 To ensure compliance with the state public ethics laws, if you intend to speak
18 tonight concerning an intensification of zoning and you did not file the affidavit form
19 at least 30 days before today, you will not be permitted to speak on this issue.
20 However, you still have the opportunity to enter testimony into the record by
21 completing and submitting an affidavit, along with the written intensification request,
22 and filing it with the Clerk of the Council prior to the close of the record on
23 Wednesday, April 3, 2024.

1 Please note, affidavits that have already been submitted are still valid and do
2 not need to be resubmitted. In addition, if you wish to submit written remarks to
3 supplement testimony you give tonight or if you would prefer to submit written
4 comments in lieu of verbal testimony, please submit your comments via the
5 Council's EComment portal, email address or fax number found in your legal notice
6 and on today's agenda. Please also note that testimony and comments will not be
7 accepted via social media, U.S. mail, telephone or voicemail message.

8 Following the close of the record, the Planning Board will review testimony
9 submitted and then transmit recommendations on the proposed Minor Plan
10 Amendment and Sectional Map Amendment to the County Council. The Council, in
11 turn, will consider the Planning Board's recommendations along with the testimony
12 in the record and will take final action this summer.

13 To allow everyone a chance to speak, we are requesting that comments be
14 limited to three (3) minutes per speaker. A timer will be set once you begin to
15 speak, and you will be notified verbally at one minute before the allotted time has
16 elapsed and then will be stopped once no time remains. Your cooperation in
17 immediately concluding your comments is appreciated.

18 At this time, I would like to call on Emily Lutz, the Project Manager, for a
19 presentation on the Proposed Minor Plan Amendment and Sectional Map
20 Amendment. We will then go to the sign-up sheet and start with any elected
21 officials who wish to speak.

22 Ms. Lutz?

23 MS. LUTZ: Good evening, Chair and Members of the County Council, and
24 Planning Board Chair and Members of the Planning Board. My name is Emily Lutz.

1 I'm the Project Manager for the Proposed Minor Plan Amendment and concurrent
2 Sectional Map Amendment for the 1989 Langley Park-College Park-Greenbelt and
3 Vicinity Master Plan. I am joined today by Kierre McCune, Project Facilitator and
4 Supervisor of the Master Plans and Study Section.

5 Today I'll go over what a plan amendment is, the Plan Area location, the
6 purpose of the plan amendment, provide an overview of the proposed amendments
7 and implementation strategy and, finally, the project schedule. We are here
8 because a minor plan amendment was initiated on January 16, 2024, by the District
9 Council via Resolution CR-001-2024.

10 So what is a minor plan amendment? A minor plan amendment is a way to
11 modify an existing master plan or a sector plan to address specific public planning
12 objectives. These amendments are small and may address a small geographic
13 area or specific plan objectives and strategies. A plan amendment will not require
14 major transportation or public facility analysis.

15 The Proposed Minor Plan Amendments are for the 1989 Langley Park-
16 College Park-Greenbelt and Vicinity Master Plan, and the remaining boundary for
17 this plan is highlighted in pink on the slide. The Plan boundary is in the norther part
18 of the County, covers Planning Areas 65, 66 and 67, and includes areas in College
19 Park, Greenbelt and Berwyn Heights.

20 The Minor Plan Amendment focuses on a group of properties on Berwyn
21 Road surrounded by Residential, Single-Family zoning encompassing 1.41 acres.
22 These parcels are zoned for Commercial, General and Office, and the primary uses
23 are retail, restaurant, personal services and residential.

1 The 1989 Master Plan is based upon growth concepts from the 1982 General
2 Plan. The Minor Plan Amendment proposes to update certain obsolete
3 development pattern recommendations to meet current development guidelines for
4 Plan 2035 and the recent countywide zoning amendments. The proposed
5 amendments also modify development recommendations for context-sensitive infill
6 and physical development of commercial areas within residential neighborhoods.

7 The Master Plan currently examines this concept by reviewing the
8 relationship of development to the area it is supposed to serve. And Staff has made
9 some modification to meet current development guidelines. Lastly, this proposal will
10 align with terminology used in Plan 2035, established communities, employment
11 areas, and the recent countywide zoning amendments for Commercial
12 Neighborhood designations.

13 The 1982 General Plan utilized a center classification system of
14 neighborhood convenience centers, rural activity centers, village activity centers,
15 community activity centers, major community activity centers and town centers in
16 order to guide development patterns. Whereas, the County's current development
17 goals guided by Plan 2035 includes unique center classification systems for the
18 County's five center types ranging from regional transit districts to neighborhood
19 centers.

20 The Master Plan examines four out of the six center concepts with a focus on
21 reviewing the relationship of the development to the area it is supposed to serve.
22 One main purpose of this amendment is to update the terminology to be consistent
23 with Plan 2035, which also utilizes the phrase center. These 1982 General Plan

1 Center Classifications are no longer recognized. However, they are still areas of
2 importance within the Plan boundary.

3 Therefore, we decided to update the terminology for concentrated
4 commercial development for the 1982 Plan's Activity Centers to Focus Areas. As
5 an example, a Neighborhood Activity Center is now a Neighborhood Focus Area.
6 For the remainder of this presentation, I'll refer to these as Focus Areas.

7 The 1989 Master Plan's analysis for Commercial Focus Areas were limited to
8 Major Community Focus Areas, Community Focus Areas and Village Focus Areas.
9 This Plan currently does not examine small-scale Neighborhood Focus Areas
10 intended for pedestrian uses at the parcel level and does not offer
11 recommendations for future Neighborhood Commercial Areas.

12 As mentioned earlier, one of the purposes of the Minor Plan Amendment was
13 to examine areas for context-sensitive infill development. Staff is proposing to
14 amend the criteria for a Neighborhood Focus Area to meet the general guidelines
15 for today's Commercial Neighborhood Development from the recent Countywide
16 Zoning Code Amendment.

17 The criteria for this Focus Area combines the intent of the Commercial
18 Neighborhood Zoning Designation from the Countywide Amendment with some
19 modifications to balance the relationship of the development to the Plan Area it's
20 supposed to serve.

21 The new criteria requires a single property or groups of adjacent properties
22 totaling one to two acres of commercial property. It's surrounded by Residential,
23 Single-Family zoning, access from a residential road, is not located within an
24 historic district or historic conservation overlay and is composed of a variety of

1 residential and commercial uses associated with the Commercial Neighborhood
2 Zone.

3 Staff conducted an analysis to see if there were any areas within the Plan
4 boundary that met the new Neighborhood Focus Area criteria. There was one
5 location along Berwyn Road that had a group of commercially-zoned properties that
6 met this description. Staff therefore proposed to add a new focus area to the
7 Master Plan to designate this area as a Neighborhood Focus Area.

8 The project is also going through a concurrent Sectional Map Amendment
9 initiated on January 16, 2024. A sectional map amendment updates the zoning
10 maps so the Plan Area is in conformance with the minor plan amendments to the
11 Master Plan.

12 This concurrent Sectional Map Amendment is proposed to implement this
13 new Focus Area Designation and change the highlighted parcels on the map from
14 Commercial, General and Office to Commercial Neighborhood. This new zoning
15 designation emphasizes and reflects the County's current legislative priorities for
16 creating context-sensitive infill and development of an appropriate scale within
17 established communities while also providing lands for a range of small-scale, low-
18 intensity retail and serve as commercial development that provides goods and
19 services primarily serving the daily needs of residents of the immediately
20 surrounding neighborhoods.

21 In summary, Staff didn't fundamentally change the goals and objectives of
22 the Plan and, instead, made modifications to update Commercial Neighborhood
23 development patterns, examine for context-sensitive infill development and revise
24 Center terminology to be consistent with Plan 2035.

1 This resulted in a Minor Plan Amendment replacing all Plan references,
2 including maps and figures, from Activity Centers to Focus Areas. It updated the
3 Commercial Neighborhood criteria and designates one Neighborhood Focus Area
4 along Berwyn Road.

5 Both a Minor Plan Amendment and Sectional Map Amendment were initiated
6 in January. Today, we are holding a joint public hearing with the Prince George's
7 County Planning Board and the District Council. In April, the Planning Board will
8 hold a work session and endorse the proposed or amended version of the SMA.
9 Lastly, the District Council will hold their work session in May and potentially
10 approve the SMA in June.

11 Thank you for your time, and this concludes Staff's presentation.

12 CHAIR: Thank you so much.

13 I don't believe I have elected officials who wanted to speak. I do have Kelly
14 Jordan. Is Kelly Jordan ready? Come on up. You have three minutes.

15 MS. JORDAN: Hello, my name is Kelly Jordan. I live at 4800 Osage Street,
16 College Park. That's in the Berwyn neighborhood. Hello, Council Chair, Jolene Ivy
17 and Council Members. Hello, Planning Board Chair, Peter Shapiro, and Planning
18 Board Members. Again, my name is Kelly Jordan and I, along with Bob Katlin, am
19 co-president of the Berwyn District Civic Association in College Park.

20 Berwyn is located in – is the section of College Park that's west of the
21 railroad tracks separating us from our neighbors in Berwyn Heights – we are not
22 Berwyn Heights – and across from Baltimore Avenue from the University of
23 Maryland. Our BDCA Board of Directors and the neighbors that we've spoken with
24 strongly support the proposed map and zoning changes.

1 During the countywide rezoning, to streamline the number of zoning
2 categories within Prince George's County, our zoning category, Commercial
3 Ancillary, was eliminated. The area of concern of Berwyn Road was a commercial
4 development and has been since the inception of the neighborhood just after the
5 streetcar line was established.

6 There have – since then, there have been added schools, churches,
7 townhouses, and commercial development, including multi-family housing. We
8 want to make it clear that we have been supportive of development and change in
9 the neighborhood on Baltimore Avenue and Greenbelt Road. We want to support
10 the commercial area on Berwyn Road and Rhode Island Avenue, as it is part of the
11 neighborhood community.

12 But in this case, the prior change of zoning from CA to the current CGO
13 allowed much larger development and increased pressure to intensely redevelop
14 putting the current buildings in jeopardy, some dating back to the 1930s. The area
15 is bisected by the trolley trail and what affects the east side of the – will affect the
16 west side.

17 The proposed CN zoning still allows for redevelopment and a variety of uses,
18 but it is smaller scale than the current CGO zoning. For example, the existing CGO
19 zoning would allow for 20 townhouses and up to 48 apartments per acre, while the
20 proposed CN zoning would allow only 12 townhouses per acre.

21 The BDCA Board feels the proposed CN zoning and map amendments
22 better reflect the community and character of that part of the neighborhood,
23 supporting the residents and nearby visitors with small restaurants, shops, and

1 walkable spaces close to the trolley trail, which now serves as a hiker-biker trail for
2 residents and visitors alike.

3 So we support the map and rezoning amendments. We thank you for your
4 consideration.

5 CHAIR: Thank you so much and 25 seconds to kill. Appreciate you.

6 If there are no other comments, is there a motion to adjourn?

7 Everybody who agrees, please – just a minute, let me say it was Tom
8 Dernoga and Eric Olson for a motion and our second. Everyone who agrees,
9 please raise your hand. We are adjourned.

10 (Whereupon, the joint public hearing was concluded.)

11

12 CERTIFICATE OF TRANSCRIBER

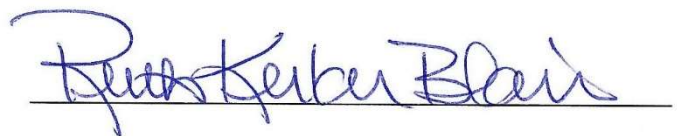
13 I, Ruth Kerker Blair, hereby certify that the excerpt of the testimony given in
14 the above-entitled matter was transcribed by me, and that said transcript is a true
15 record, to the best of my ability, of said testimony.

16 I further hereby certify that I am neither a relative to nor an employee of any
17 attorney or party herewith, and that I have no interest in the outcome of these
18 proceedings.

19 This 23rd day of March, 2024.

20

21



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RUTH KERKER BLAIR

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