



Office of the Chairman
Prince George's County Planning Board

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September 30, 2021

The Honorable Calvin S. Hawkins, II
Chairman
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Zoning Rewrite Legislation (CB-77-2021,
CB-84-2021, CB-88-2021, CB-90-2021, CB-98-
2021, CB-99-2021, CB-103-2021, CB-104-
2021, and CR-##-2021)

Dear Chairman Hawkins:

Thank you for providing the Planning Board an opportunity to review the proposed District Council legislation pertaining to technical and administrative corrections for the implementation of the County's new Zoning Ordinance, Subdivision Regulations, and Landscape Manual, adopted on October 23, 2018. During the September 30, 2021 Planning Board meeting, Planning Department staff presented an overview of the Council's proposed legislation.

The proposed legislation is essential to the successful implementation of the adopted Zoning Ordinance, Subdivision Regulations, and Landscape Manual, and as such, the Planning Board enthusiastically voted 5-0 to support the package of bills which include:

- CB-84-2021, An Ordinance Concerning the Zoning Ordinance of Prince George's County for the purpose of revising the Landscape Manual of Prince George's County.
- CB-88-2021, An Act Concerning Subdivision Regulations for the purpose of reconciling certain terms, procedures, and other language of the new Subdivision Regulations adopted as CB-15-2018, Attachment A on October 23, 2018.
- CB-90-2021, An Ordinance Concerning Neighborhood Conservation Overlay Zone for the purpose of revising certain requirements pertaining to the designation of and potential development standards applicable to the Neighborhood Conservation Overlay (NCO) Zone within the new Zoning Ordinance enacted by the Council on October 23, 2018.
- CB-98-2021, An Ordinance Concerning the Zoning Ordinance of Prince George's County for the purpose of revising the new Zoning Ordinance enacted by the Council on October 23, 2018.

- CB-99-2021, An Act Concerning Zoning Ordinance, Subdivision Regulations, and Policy Area Designations for the purpose of making amendments to several provisions of the County Code to modernize and reconcile references to the Zoning Ordinance and Subdivision Regulations, and update references to County policy areas revised and established by the current general plan, Plan Prince George's 2035.
- CB-103-2021, An Ordinance Establishing Regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to designated portions of the City of Mount Rainier.
- CB-104-2021, An Ordinance Establishing Regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to designated portions of the City of Greenbelt.

During the September 23, 2021 meeting, the Planning Board previously voted to support CB-77-2021, An Ordinance Repealing the Urban Centers and Corridor Nodes Development Code. The Planning Board's comments on CB-77-2021 were transmitted on September 23, 2021.

Additionally, the Planning Department staff discussed a Council Resolution to be presented in October. The Planning Board understands this resolution will relocate the description of the County's Planning Area Boundaries from the Zoning Ordinance. Although the Planning Board is not required by local law to comment on Council Resolutions, the Board supports the purposes of this Council Resolution, as the Zoning Ordinance does not appear to be the best location for these descriptions, and voted to support the resolution 5-0:

- CR-##-2021, A Resolution Concerning Planning Area Boundaries for the purpose of reapproving the Planning Area Boundaries originally codified in the Zoning Ordinance.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Please let us know if we may be of further assistance.

Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3595. Thank you, again, for your consideration.

Sincerely,



Elizabeth M. Hewlett
Chairman

Attachments