



Prince George's County Countywide Map Amendment

County Council Briefing
July 8, 2021

Hot Breakfast
SERVED DAILY!
7 AM - 11 AM



Countywide Map Amendment

What is it?

- Technical, non-substantive mapping exercise
- Replace the current zone on each property with a similar new zone
- **NOT** an opportunity to make drastic changes; **NOT** a “free for all”; **NOT** a substitute for comprehensive planning and zoning; **NOT** an amendment to Plan 2035
- Implement zoning changes quickly
- Ensure that everyone is playing by the same rules
- Ensure zoning conversions are objective, transparent, fair, and equitable



Countywide Map Amendment

How are we going to do it?

Follow approved standardized process

1. Legislative/Approval Process Codified in County and State Law
2. Schedule
3. Goals, Concepts, and Guidelines
4. Public Participation Program
5. The Council's Guide to New Zones



Today we will...

- 1. **Project Schedule/Next Steps**
- 2. **What is the Countywide Map Amendment (CMA)?**
- 3. **Transitioning to the New Zoning Ordinance**

Project Schedule





Rescheduled Joint Public Hearing

Monday September 13, 2021
and
Tuesday September 14, 2021
(if necessary)



CMA Schedule (How We Got Here)

Milestone	Date/Season
New Adopted Zoning Ordinance (District Council) <ul style="list-style-type: none">• New zones (consolidated from 73 to 43)• Subdivision Regulations	October 23, 2018
CMA Initiation (District Council) <ul style="list-style-type: none">• Goals, Concepts, and Guidelines and Public Participation Program• The Council’s Guide to New Zones• Public Notice	July 23, 2019
Map Preparation and Public Engagement <ul style="list-style-type: none">• Prepare Preliminary Zoning Map (following the Council’s Guide to New Zones)• Interactive digital map “Swipe Tool” is made available for public use• Conduct Community Meetings and Regional Education Sessions	Fall 2019-Fall 2020
<ul style="list-style-type: none">• Joint Public Hearing (postponed)	March 23, 2020
<ul style="list-style-type: none">• Joint Public Hearing (postponed)	November 19, 2020



CMA Recommended Schedule **Moving Forward**

Milestone	Date/Season
Joint Public Hearing (At or prior to hearing, staff will produce an errata sheet)	September 13, 2021 September 14, 2021 (if necessary)
Planning Board Endorsement of CMA <ul style="list-style-type: none">• All Pending Zoning Map Amendments are Postponed	Thursday, October 28, 2021
CMA Approval by District Council	Tuesday, November 16, 2021



Now we map it (What is the CMA?)

Initiation (July 23, 2019)

Guide to New Zones

Mapping 100% of the County

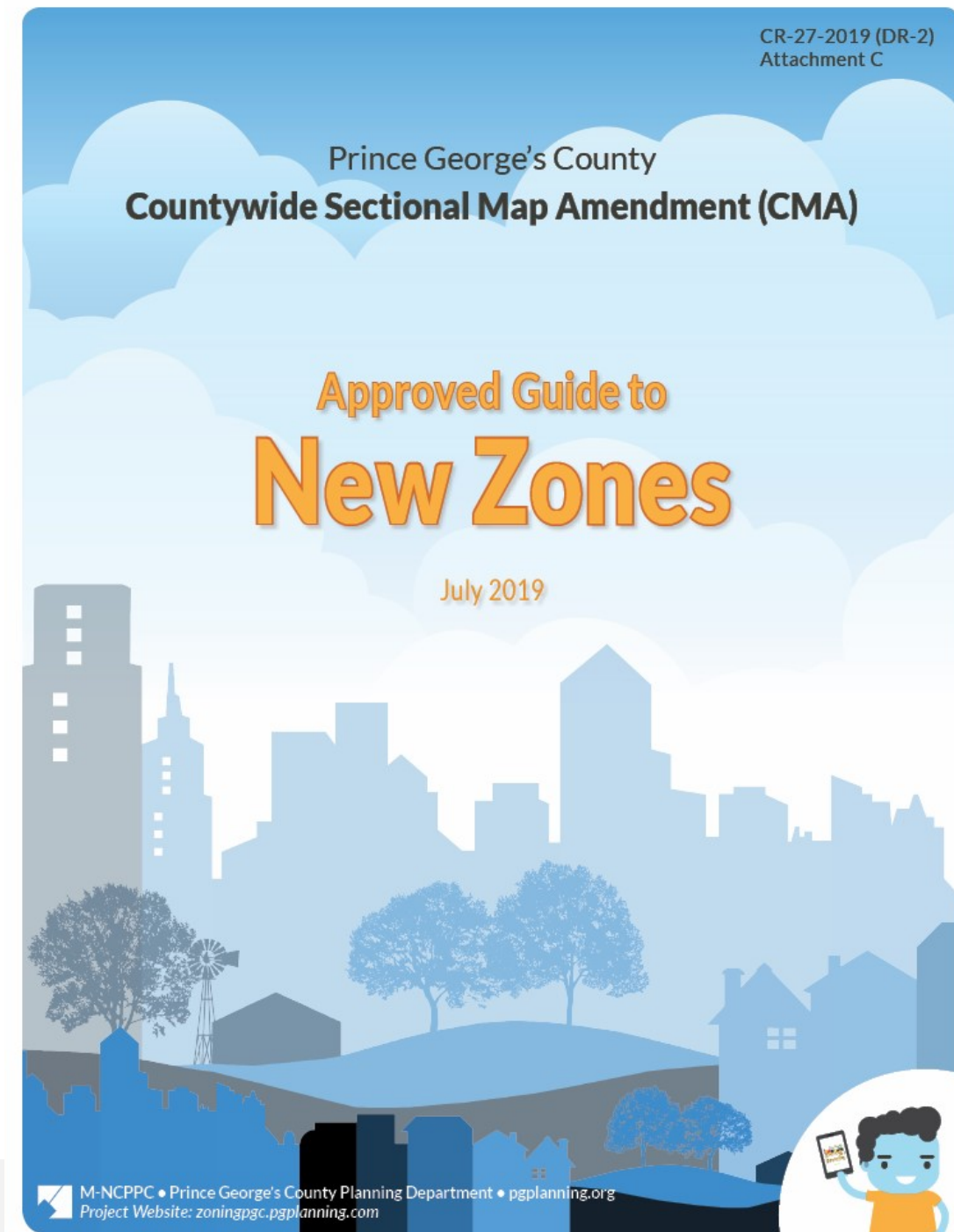
Part 1: New Zone Conversion Chart (97%)

Part 2: Mixed-Use Zone Decision Matrix

Part 3: Transit-Oriented/Activity Center Base Zones (Plan 2035 Centers)

Part 4: US1/Innovation Corridor

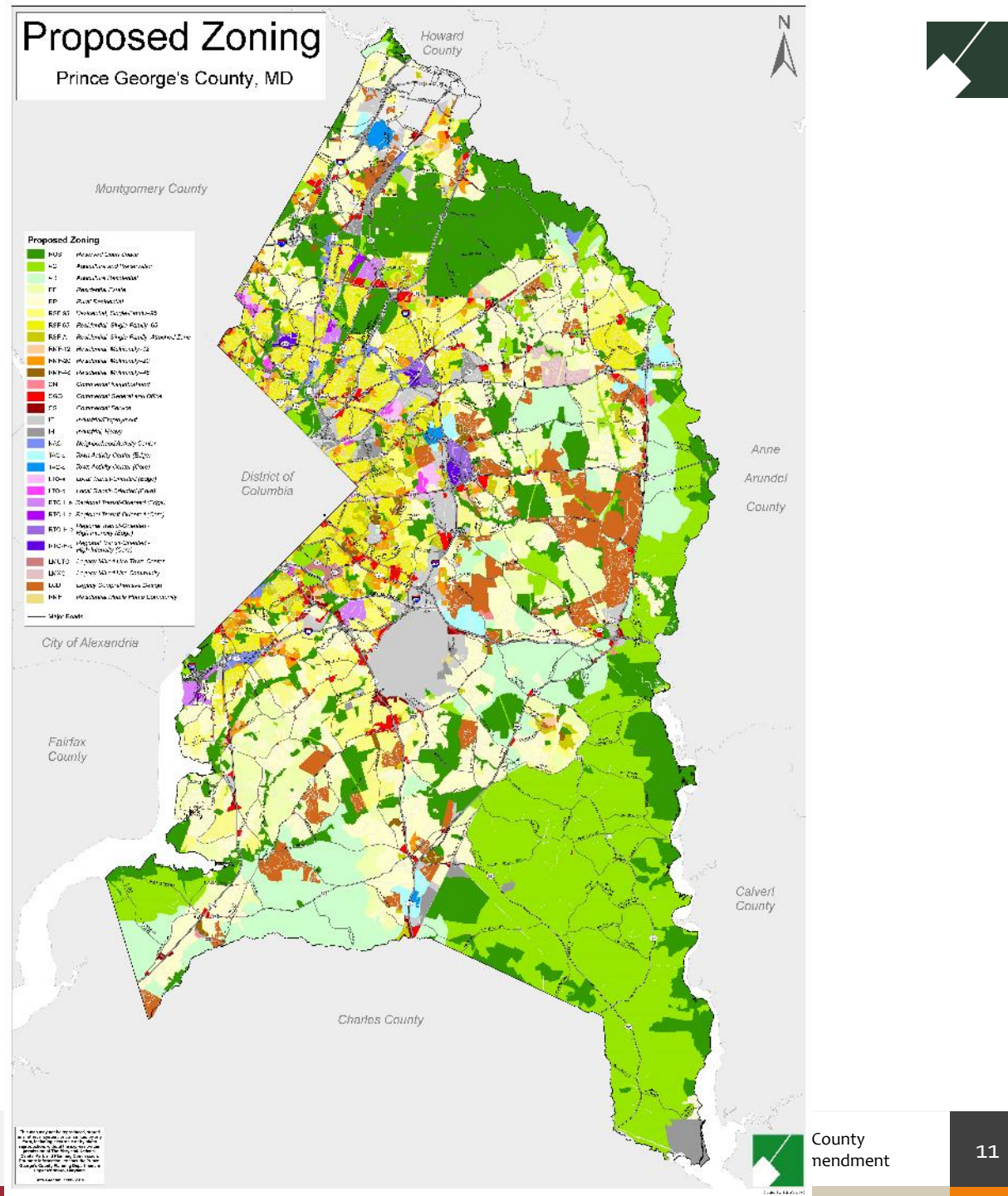
Part 5: Recently Approved Sector Plans



Countywide Map Amendment

Proposed Zoning Map

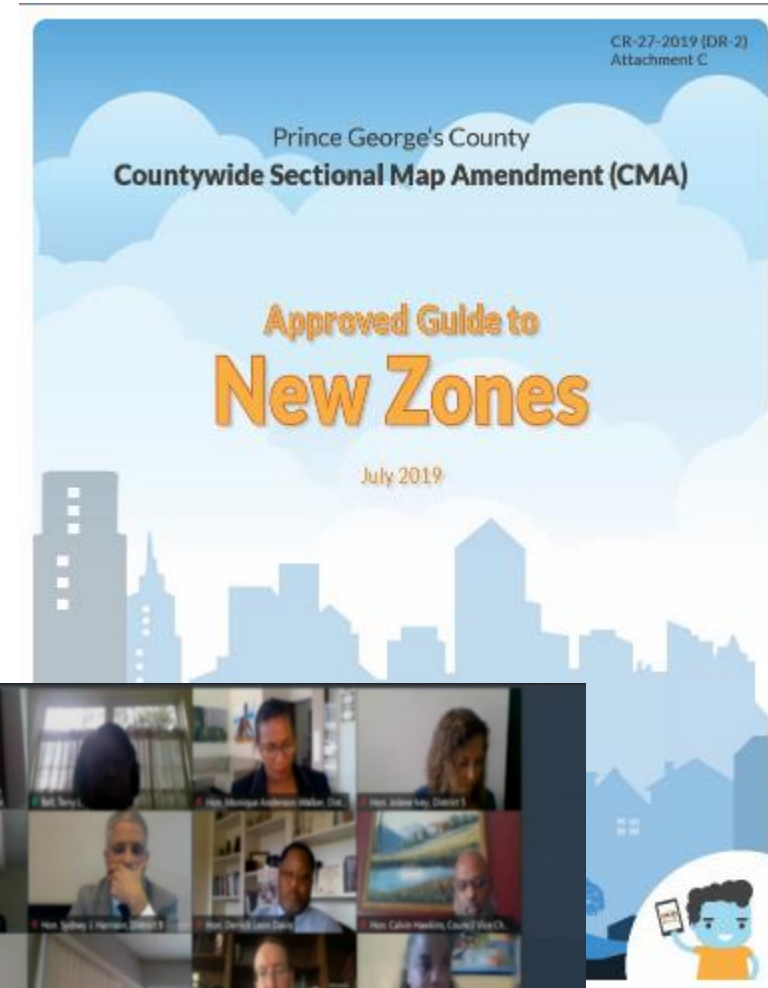
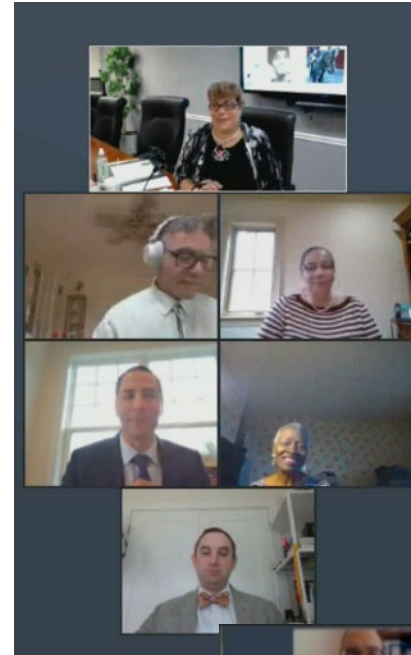
- PGAtlas
- Swipe Tool
- Proposed Zoning Map Book (11x17 bound)





Joint Public Hearing (testimony)

- **Close of Record:** Wednesday, September 29th
- Per Part 19, late testimony may not be accepted
- Staff will identify errors in the proposed zoning map upon review of testimony
- The Planning Board will identify necessary corrections, endorse the zoning map, and transmit to the Council (October 28, 2021)



Transitioning to the New Code





Transitional Provisions – “Grandfathering”

Council’s guiding principle:

Make sure the new zoning ordinance doesn’t interfere with on-going projects, *including* new projects that are about to be submitted.

- “Choose your ordinance” for two years
- Accepted applications are protected
- Protected projects will be “deemed conforming”
- Legacy zones



Thank You

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