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October 21, 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

Dear Chairman Hawkins:

District Council Resolution CR-73-2021 initiated a minor amendment to the 2004 Gateway Arts District Development District Overlay (D-D-O) Zone Table of Permitted Uses within the 2004 *Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*. This amendment proposes a change to the Development District Overlay (D-D-O) Zone to permit 'private and public multipurpose art center' uses within the R-18 (Multifamily Medium Density Residential) Zone.

The Planning Board reviewed the Technical Staff Report and the digest of Joint Public Hearing testimony received by the close of record on October 8, 2021, at their regularly scheduled meeting on October 21, 2021. The Planning Board recommends approval of the proposed minor amendment in CR-73-2021, with two amendments:

1. Amend the D-D-O Zone to define "private and public multipurpose art center".
2. Amend the D-D-O Zone Table of Permitted Uses to permit "private and public multipurpose art center" throughout the Multifamily Residential Character Area as shown on Map 2 on page 12 of the 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District.

Enclosed is a copy of the Technical Staff Report (Attachment 1) and Analysis of Testimony (Attachment 2) of the proposed minor amendment, completed by staff, that reviews the public testimony received at the Joint Public Hearing.

Thank you for considering our recommendations. If the Planning Board can be of further assistance to you regarding this matter, please contact me or call Kendra Hyson, Project Manager, at [Kendra.Hyson@ppd.mncppc.org](mailto:Kendra.Hyson@ppd.mncppc.org).

Sincerely,

Elizabeth M. Hewlett  
Chairman

Enclosures:

1. Technical Staff Report and recommendations
2. Analysis Table of testimony from the September 23, 2021, Joint Public Hearing regarding a proposed change to the 2004 Gateway Arts District Development District Overlay Zone Table of Permitted Uses
3. PowerPoint, October 21, 2021, Planning Board work session
4. Planning Board Resolution
5. September 23, 2021, public hearing transcript, including the list of speakers
6. Exhibits from September 23, 2021, Joint Public Hearing

cc: Prince George's County Council Members  
Donna Brown, Clerk of the Council, Prince George's County Council  
Karen Zvakos, Legislative Officer, Prince George's County Council  
Andree Green Checkley, Esq., Planning Director  
Derick Berlage, Acting Deputy Planning Director  
Kipling Reynolds, AICP, Chief, Community Planning Division  
Scott Rowe, AICP, CNU-A, Supervisor, Community Planning Division, Long-Range Planning Section  
Kendra Hyson, Senior Planner, Community Planning Division, Long-Range Planning Section

## Attachment 1

### **MINOR AMENDMENT TO THE 2004 GATEWAY ARTS DISTRICT DEVELOPMENT DISTRICT OVERLAY (D-D-O) ZONE – (CR-73-2021) TECHNICAL STAFF REPORT**

The District Council, by Council Resolution CR-73-2021 adopted on June 22, 2021, initiated a Minor Amendment to the Gateway Arts District Development District Overlay (D-D-O) Zone Table of Permitted Uses within the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* pursuant to the procedures described in Section 27-642 of the County Zoning Ordinance, which provides for the Minor Amendment of Approved Master, Sector, Functional Plans, and Development District Overlay Zones. *CR-73-2021* proposes a change to the Development District Overlay (D-D-O) Zone to “permit private or public multipurpose art center” uses in the R-18 (Multifamily Medium Density Residential) Zone.

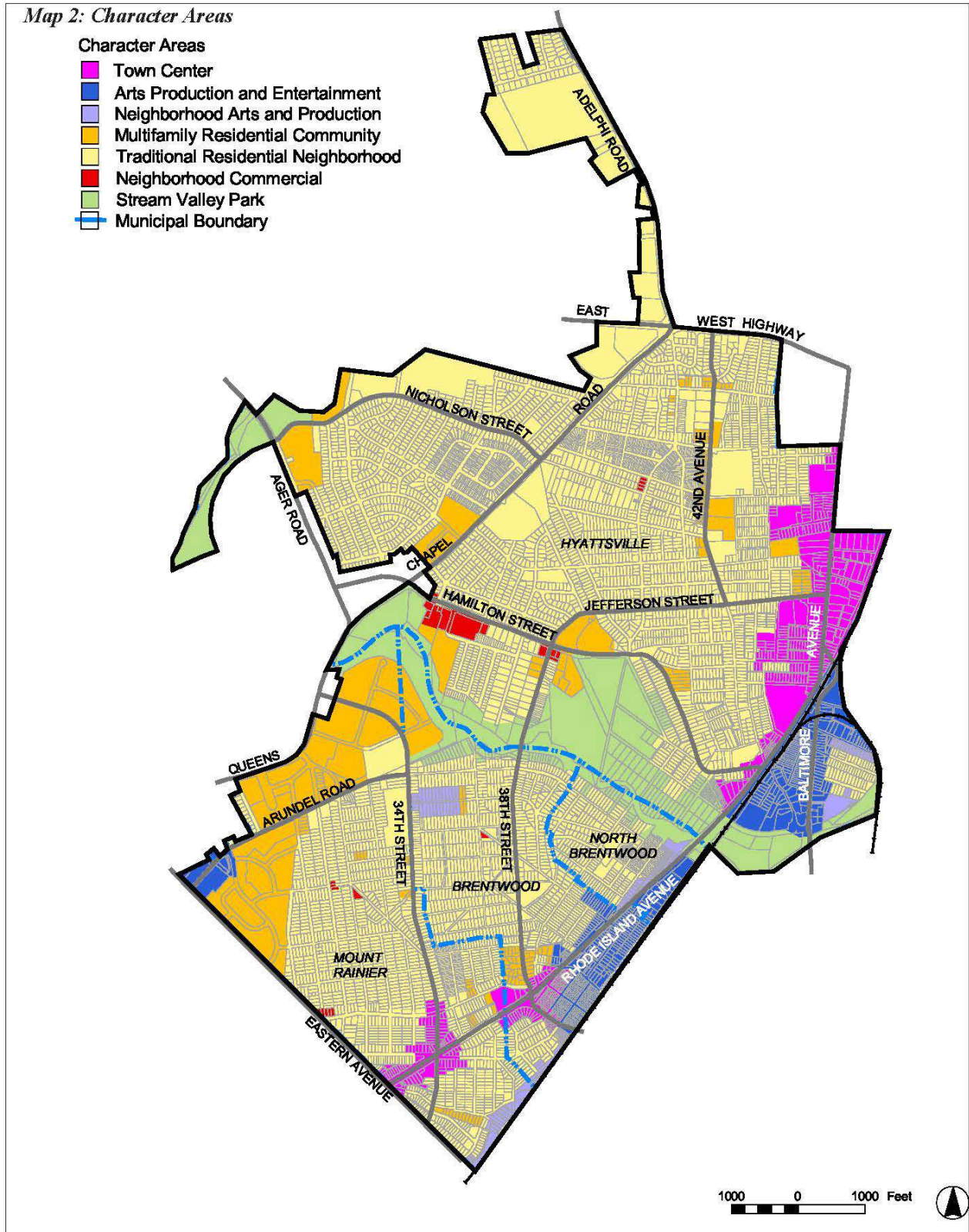
#### **BACKGROUND**

**Location:** The 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (sector plan) covers three-square miles of land in northwestern Prince George's County. The area boundary encompasses four municipalities along the US 1 Corridor: City of Mount Rainier, Town of Brentwood, Town of North Brentwood, and the City of Hyattsville (see Map 1). These municipalities are located within Councilmanic District 2, Planning Area 68, and are within the Multifamily Residential Neighborhood character area (see Map 1), as designated by the sector plan. The plan area excludes the Prince George's Plaza and West Hyattsville transit districts and covers an area larger than that of the Gateway Arts and Entertainment District designated by the State of Maryland to accommodate the artist who live and work in these residential communities.

**D-D-O Zone Approval:** The D-D-O Zone was approved as part of the District Council's approval of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* by CR-78-2004, on November 30, 2004. This sector plan replaced the 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68* for the portions of Planning Area 68 within the sector plan boundary and amended the 2002 *Prince George's County Approved General Plan*, the 1982 *Master Plan of Transportation*, the 1983 *Functional Master Plan for Public School Sites*, the 1990 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts Plan*, and the 1975 *Countywide Trails Plan with the 1985 Equestrian Addendum*.



### Map 1. Gateway Arts District Sector Plan Character Area Map





1. **Section 27-642:** Section 27-642 of the County Zoning Ordinance: Minor Amendment to Approved Master, Sector, Functional Plans, and Development District Overlay Zones, governs the minor amendment process.

It reads as follows:

*(a) Minor amendments of approved master, sector, functional plans and/or associated Development District Overlay Zones may be initiated by Resolution of the District Council, or by the Planning Board upon approval by Resolution of the District Council. At the time of initiation, a joint public hearing date shall be scheduled to occur within 60 days, in accordance with the notice requirements set forth in Sections 27-644(b)(2)(A) through Section 27-644(b)(2)(D) of this Subtitle.*

*(b) The minor amendment process may be utilized to:*

- (1) advance the goals of an approved comprehensive plan, functional plan, or development district plan; or*
- (2) safeguard the public safety health and welfare of citizens and residents within the plan area boundaries.*

*(c) The scope of the minor amendment shall be limited to:*

- (1) a geographic area which is not more than 50% of the underlying plan area, but not limited to a single property or property owner;*
- (2) limited to specific issues regarding public planning objectives; or*
- (3) for the purpose of correcting errors in the text or maps in the applicable plan.*
- (4) Notwithstanding subsections (1) through (3), herein, the minor amendment process shall not be utilized for any amendment which would require major transportation analysis and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities analysis.*

*(d) The Resolution initiating a minor amendment shall set forth the purpose and scope of the proposed amendment, and shall state the date of the joint public hearing on the proposed amendment.*

*(e) The Planning Board shall transmit a draft of the proposed amendment, a technical staff report analyzing the amendment, and the Planning Board's recommendation on the Development District Overlay Zone amendment and/or the Planning Board's adoption of the plan amendment within 30 days of the date of the joint public hearing.*

*(f) Within 90 days of receipt of the Planning Board's recommendation, the District Council shall approve, approve with revisions, or disapprove the proposed minor amendment.*

The proposed changes under review were intended to fall under Section 27-642(a), minor amendments of approved Development District Overlay Zones.

2. **Gateway Arts District Sector Plan Vision:** “The sector plan envisions its four municipalities developing into vibrant arts communities, while preserving the “heart” of the four small towns. To promote context-sensitive development, the plan established seven-character areas, each with its own standards and list of permitted uses.”

**3. Multifamily Residential Community:** “The multifamily residential community character areas are comfortable high-quality apartment neighborhoods. They overlay existing R-30, R-18, and R-10-zoned land in the municipalities of Hyattsville, Brentwood, and Mount Rainier that is developed as multifamily apartment buildings, generally within three-quarters of a mile or less from Metro stations or a commercial center. This character area may also include underutilized land adjacent to a town center. This development character supports mixed-income, multifamily residential spaces. It allows accessory building to be used as studio space for artist, which creates a market nice for artist apartment homes with separate studios.”

**4. Definition of Private and Public Multipurpose Art Centers:** The 2018 Zoning Ordinance does not currently list Private and Public Multipurpose Art Centers as a permitted use. Therefore, there is no definition for this term. However, Section 27-107.01 does define the following terms, with relation to the requested change to permit private and public multipurpose art centers in the R-18 zone, as follows:

Term	Section	Zoning Ordinance Definitions
Artist	27-107.01 (20.1)	A person engaged, as a career and not a hobby or pastime, in painting, drawing or sketching, printmaking, sculpture, pottery-making or ceramics, photography or filmmaking, music or dance composition or performance, acting or dramatic performance, drama or film production or direction, writing, or the teaching of any such activity.
Artists’ Residential Studios	27-107.01 (20.2)	A mixed-use community for artists, one or more adjoining structures with working and living space restricted to artists, and housing eight or more artist units. The community may have artist units on any floor and certain nonresidential uses on the first floor, but the nonresidential uses may not occupy more than 25% of the total gross floor area of the structures. All structures and common areas must be owned or controlled by a nonprofit corporation or association which restricts artist unit use and occupancy to artists and their families and which is responsible for maintenance of the structures and their continued use as artists' residential studios.
Performance Arts Center	27-107.01 (177.2)	A performance arts mixed-use community, one or more adjoining structures housing two or more of the following uses: theaters or performance space for dramatic, dance, or musical productions; museums or galleries for display or exhibition of any form of artwork; schools, training centers, or practice space for artists; and accessory office, storage, or workplace areas for any such uses. Accessory offices for the community may be located adjacent to the property with the main use, and any such accessory offices shall be considered, for permitting purposes, as a part of the performance arts center. A performance arts center must be located within two miles of artists' residential studios in existence or approved for construction, but this requirement does not apply to accessory offices. Performance arts center structures may also house other nonresidential uses, but the other uses may not occupy more than 25% of the gross floor area of the performance arts center. Individual units may be owned by artists or arts organizations or commercial retailers or service providers, but all structures and common areas must be owned or controlled by a nonprofit corporation or association which restricts use and occupancy of performance and exhibition space to

<b>Term</b>	<b>Section</b>	<b>Zoning Ordinance Definitions</b>
		artists, and which is responsible for maintenance of the structures and their continued use as a performance arts center.
Performance Arts Rehearsal Studio	27-107.01 (177.3)	A space, reserved by appointment only, for practicing, rehearsing, and/or recording by performance arts uses, including musical productions and artists' preparation for display or exhibition of any form of artwork. May include accessory office, storage, or workplace areas for any such uses, but shall not include any admission to the general public and does not house more than 40 occupants at any one time. The use must conform with applicable noise pollution requirements set forth in Subtitle 19 of this Code.

**5. Previous Amendments to the Gateway Arts District Development District Overlay (D-D-O) Zone:**

<b>Amendment</b>	<b>Date</b>	<b>Subject</b>
CR-17-2019	3/5/2019	Amend D-D-O Zone Table of Permitted Uses to permit Urban Farm uses in the Traditional Residential Neighborhood (“TRN”) character area of the Gateway Arts Development District.
CR-48-2015	9/19/2015	<ul style="list-style-type: none"> <li>• Amend the Development District Standards concerning freestanding signs in the Traditional Residential Neighborhood character area.</li> <li>• Amend D-D-O Zone Table of Permitted Uses to permit the conversion of a one-family detached dwelling to a building containing up to three dwelling units within the Traditional Residential Neighborhood character area.</li> <li>• Amend D-D-O Zone Table of Permitted Uses to prohibit “Vehicle parts and tire store”.</li> </ul>
Planning Board Resolution PGCPD No. 14-65		Amend D-D-O Zone Table of Permitted Uses to permit a bed and breakfast inn as a permitted use in the Reserved Open Space (R-O-S), Open Space (O-S), Residential-Agricultural (R-A), Residential-Estate (R-E), Rural-Residential (R-R), One-Family Detached Residential (R-80), and One-Family Detached Residential (R-55) Zones within the municipal boundaries of the City of Hyattsville, City of Mount Rainier, and the Town of Brentwood. It also incorporated development district standards as requirements of the use.
CR-80-2007	11/13/2007	In 2007, at the request of the City of Mount Rainier, the District Council amended nine Development District Standards within the Traditional Residential Neighborhood character area in Mount Rainier. CR-80-2007 replaced specific site design (net lot coverage), access and circulation, building height standards, and parking and loading with the development standards from the One-Family Detached Residential (R-55) Zone.



## EVALUATION

Staff reviewed and evaluated the minor amendment to the Gateway Arts District Development District Overlay Zone, for conformance to the following criteria:

1. The requirements of Section 27-642 of the Zoning Ordinance for a Minor Amendment to an Approved Master, Sector, Functional Plan and Development District Overlay Zone, including conformance to Plan 2035 and the 2014 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*.
2. The requirements of Section 27-548.26 of the Zoning Ordinance for an Amendment of an Approved Development District Overlay Zone.

### 1. Zoning Ordinance Compliance (Section 27-642)

#### Compliance with Sec. 27-642(a)

*Amendments of approved minor, sector, functional plans and/or associated Development District Overlay Zones may be initiated by Resolution of the District Council, or by the Planning Board upon approval by Resolution of the District Council. At the time of initiation, a joint public hearing date shall be scheduled to occur within 60 days, in accordance with the notice requirements set forth in Sections 27-644(b)(2)(A) through Section 27-644(b)(2)(D) of this Subtitle.*

**Comments:** By Council Resolution CR-73-2021 of June 22, 2021, the District Council directed the Planning Board to initiate the minor amendment to the Gateway Arts District Development District Overlay Zone. The County Council initiated the minor amendment at its regular session on June 22, 2021. A joint public hearing was held on September 23, 2021.

#### Compliance with Sec. 27-642(b)

*The minor amendment process may be utilized to:*

- (1) advance the goals of an approved comprehensive plan, functional plan, or development district plan; or*
- (2) safeguard the public safety health and welfare of citizens and residents within the plan area boundaries.*

**Comments:** The Minor Amendment advances the goals of Plan 2035. Plan 2035 highlights the numerous strengths and assets of the County and proposes to utilize these assets as a jumping off point to build a more prosperous, equitable, and sustainable future. The goal to “Build on Our Strengths and Assets” commits Prince George’s County to capitalizing on these advantages as we plan for future growth and development and allocate our resources.

The Plan 2035 Vision whole heartily supports the development of private and public multipurpose art center uses in the R-18 zone of the Gateway Arts District as noted in the Vision and Assets and Challenges section of Plan 2035:

“In 2035, Prince George’s County is the community of choice for families, businesses, and workers in the region. It is distinguished by strong, green, and healthy communities; a competitive, innovative, and adaptive economy; vibrant and walkable mixed-use centers; quality open space; restored ecosystems; and iconic destinations. It meets the diverse needs of all Prince Georgians and embraces and builds on the momentum generated by new residents, technology, and business opportunities.” (*Plan 2035*, 11)

“Established in 2003, the Gateway Arts District has been a key contributor to the revitalization of the US 1 corridor in Mount Rainier, Brentwood, North Brentwood, and Hyattsville. By supporting local art events, affordable artist workspace and housing, and infrastructure improvements, it has helped revitalize neighborhoods, created jobs in arts-related businesses, and sustained a vibrant arts community in the County.” (*Plan 2035*, 77)

Additionally, the proposed amendment advances Policy HD 8 of Plan 2035, “support the established Gateway Arts District, as well as future arts and cultural districts, to foster synergies among artists and art-related business opportunities and promote the districts as destinations and economic generators in the County”. Specifically, recommendation HD 8.1 “Continue to support local artists and arts organizations and attract new artists through incentives, such as affordable housing and workspace”.

This minor amendment also advances the goals of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District* “Arts Production and Entertainment Character Areas” areawide goal, “to promote the development of a mix of arts-related studio and workshop production uses or mixed-use residential loft-style buildings with scattered small-scale commercial development.”. (*2004 Gateway Arts District*, 21)

**Compliance with Sec. 27-642(c)**

*The scope of the minor amendment shall be limited to:*

- (1) a geographic area which is not more than 50% of the underlying plan area, but not limited to a single property or property owner;*
- (2) limited to specific issues regarding public planning objectives; or*
- (3) for the purpose of correcting errors in the text or maps in the applicable plan.*
- (4) Notwithstanding subsections (1) through (3), herein, the minor amendment process shall not be utilized for any amendment which would require major transportation analysis and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities analysis.*

**Comments:** The Minor Amendment is consistent with Sec. 27-642(c) because it addresses a specific issue regarding public planning objectives. Primarily, allowing uses (not previously allowed) that further progress Policy HD 8 of Plan 2035. (See above)

Attachment 1: CR-73-2021, Proposed Minor Amendment to the Gateway Arts District Development District Overlay Zone: Staff Report

The proposed use “private and public multipurpose art center” is not defined by the Zoning Ordinance. A definition of “private and public multipurpose art center” should be defined as part of the recommendations associated with the minor amendment. This proposed use is consistent with the recommendations of Plan 2035 and the sector plan. However, the processing of development applications is made easier when uses are clearly defined in the Zoning Ordinance or the D-D-O Zone.

The allowance of private and public multipurpose art center uses in the R-18 multifamily medium density residential zone also aligns with the sector plan’s recommendation for all four Arts Production and Entertainment Character Areas to “rezone to implement the proposed development district standards and guidelines to permit and support production facilities needed by artists and provide residential options such as upper-story residential loft space and related commercial development”. (2004 Gateway Arts District, 23)

By allowing private and public multipurpose art center uses in the R-18 multifamily medium density residential zone, development in the R-18 zone can better accommodate the need for artist studios, commercial spaces, and art event spaces supporting the overall goals of the sector plan and providing much needed production and distribution spaces for art and artist in the Gateway Arts District.

However, staff notes that the Table of Permitted Uses in the Gateway Arts District D-D-O Zone regulates uses by Character Area, not by underlying zone. Staff recommends extending this use permission throughout the Multifamily Residential Character Area. The Multifamily Residential Community Character Area of the Gateway Arts District, shown on Map 1, contains the District’s multifamily-zoned properties, including those properties in the R-18 Zone, denoted on Map 2.

**Compliance with Sec. 27-642(d)**

*The Resolution initiating a minor amendment shall set forth the purpose and scope of the proposed amendment and shall state the date of the joint public hearing on the proposed amendment.*

**Comments:** District Council initiated CR-73-2021 to create a minor amendment to the 2004 Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District to change the Development District Overlay (D-D-O) Zone to permit private and public multipurpose art spaces in the R-18 (Multifamily Medium Density Residential) zone pursuant to Section 27-642 of the County Zoning Ordinance; Council Resolution CR-73-2021 set a joint public hearing date for Thursday, September 23, 2021.

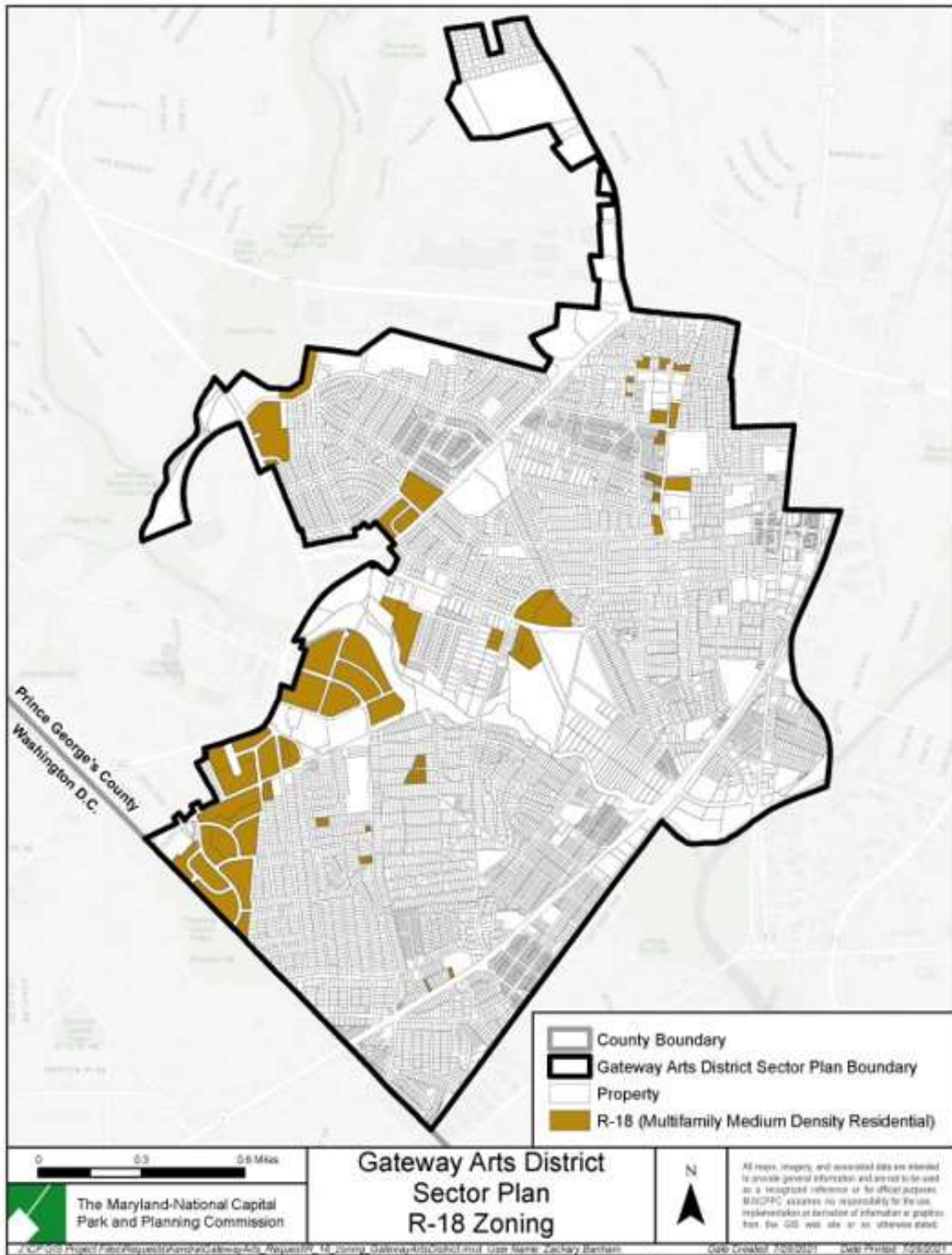
**Compliance with Sec. 27-642(e)**

*The Planning Board shall transmit a draft of the proposed amendment, a technical staff report analyzing the amendment, and the Planning Board’s recommendation on the Development District Overlay Zone amendment and/or the Planning Board’s adoption of the plan amendment within 30 days of the date of the joint public hearing.*

**Comments:** A Planning Board work session is scheduled for October 21, 2021, to review and act on the Technical Staff Report and analyze the testimony received at the joint public hearing and prior to the close of the public record. The Planning Board will forward its recommendation to Council by October 21, 2021, within the 30-day deadline. An Analysis of Testimony has been completed by staff and can be viewed in Attachment 2 of the transmittal packet.



**Map 2. Gateway Arts District Sector Plan Multifamily Medium Density Residential (R-18) Zoning**



## 2. Zoning Ordinance Compliance (Section 27-548.26)

### Compliance with Section 27-548.26(a)(1)

*1) The following amendments to development requirements within the Development District may be initiated and approved by the District Council through the minor plan and Development District Overlay amendment procedure in accordance with Section 27-642 of this Subtitle:*

*(A) Changes to the boundary of the D-D-O Zone; and*

*(B) Changes to the underlying zones, the list of allowed uses, or the Development District Standards.*

**Comments:** The proposed minor amendment meets the requirements of Section 27-548.26 by recommending changes to the list of allowed uses within a Development District Overlay Zone.

### FINDINGS

1. The proposed minor amendment is consistent with Sections 27-548.26 and 27-642 of the County Zoning Ordinance.
2. The D-D-O Zone Table of Permitted Uses regulates use permissions by Character Area, not base zone.
3. “Private and public multipurpose art center” is not defined by the Zoning Ordinance or the D-D-O Zone.
4. Amendment of the Gateway Arts District Development District Overlay (D-D-O) Zone of Permitted Uses to permit “private and public multipurpose art center” uses within the R-18 zone is consistent with the policies and recommendations of Plan 2035 and the 2004 *Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District*.

### Staff Recommendations:

**Staff recommends APPROVAL of the proposed Minor Amendment with the following amendments:**

1. Amend the D-D-O Zone to define “private and public multipurpose art center”.
2. Amend the D-D-O Zone Table of Permitted Uses to permit “private and public multipurpose art center” throughout the Multifamily Residential Character Area as shown on Map 2 on page 12 of the 2004 Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District.

Attachment 2

**Staff Analysis of Testimony**

**for**

**Gateway Arts District Development District Overlay Zone Minor Amendment Joint  
Public Hearing held on September 23, 2021**

This is an analysis of the testimony received during the public comment period for the September 23, 2021, Joint Public Hearing on a Minor Amendment of Gateway Arts District Development District Overlay (D-D-O) Zone proposed in Prince George's County Council Resolution CR-73-2021, which proposes to permit 'private and public multipurpose art center' uses within the R-18 (Multifamily Medium Density Residential) zone. The analysis summarizes the four pages of transcribed oral testimony representing one speaker. This analysis contains staff recommendations.

Notes:

An asterisk (\*) indicates persons providing verbal testimony who indicated that written testimony was submitted.

**Testimony Supporting CR-73-2021**

Daniel Simon

**Testimony in Opposition to CR-73-2021**

There was no testimony in opposition to CR-73-2021.

**Testimony Received After the Close of the Public Record**

The Clerk of the Council received no written exhibits following the close of the Public Record on October 8, 2021, at 5:00 pm.



**Analysis of Testimony: CR-73-2021**

The following is staff’s analysis of oral and written testimony received at the public hearing of September 23, 2021, and prior to the close of the public record on October 8, 2021, on CR-73-2021, which proposes to permit ‘private and public multipurpose art center’ uses within the R-18 zone.

<b>Minor Amendment Testimony</b>			
<b>Speaker Name</b>	<b>Issue</b>	<b>Staff Analysis/Discussion</b>	<b>Staff Recommendation</b>
Daniel Simon	Supported. Property owner in the area. Testimony included a brief background of the speaker’s history within the Gateway Arts District. The speaker owns some properties in the Gateway Arts District and conducts adaptive reuse of existing buildings throughout the area. The most recent property acquired by the speaker is in the R-18 zone, although the property has historically been reserved for office space or church usage. The speaker has been approached by several potential tenants who would use the adapted spaces for art purposes. This includes artist studios, collaborative spaces, and educational spaces. The speaker’s goal is to advocate for these types of uses within the Gateway Arts District for artist and art related endeavors.	<b>No Comment</b>	<p><b>Staff recommends approval of CR-73-2021 with the following amendments:</b></p> <ol style="list-style-type: none"> <li><b>1. Amend the D-D-O Zone to define “private and public multipurpose art center”.</b></li> <li><b>2. Amend the D-D-O Zone Table of Permitted Uses to permit “private and public multipurpose art center” throughout the Multifamily Residential Character Area as shown on Map 2 on page 12 of the 2004 Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District</b></li> </ol>



Photo Credit: Hyattsville Wire

# Gateway Arts District Development District Overlay Zone MINOR AMENDMENT

**KENDRA HYSON**

Project Manager

Long-Range Planning Section

Community Planning Division

Agenda Item #: 5 and 6

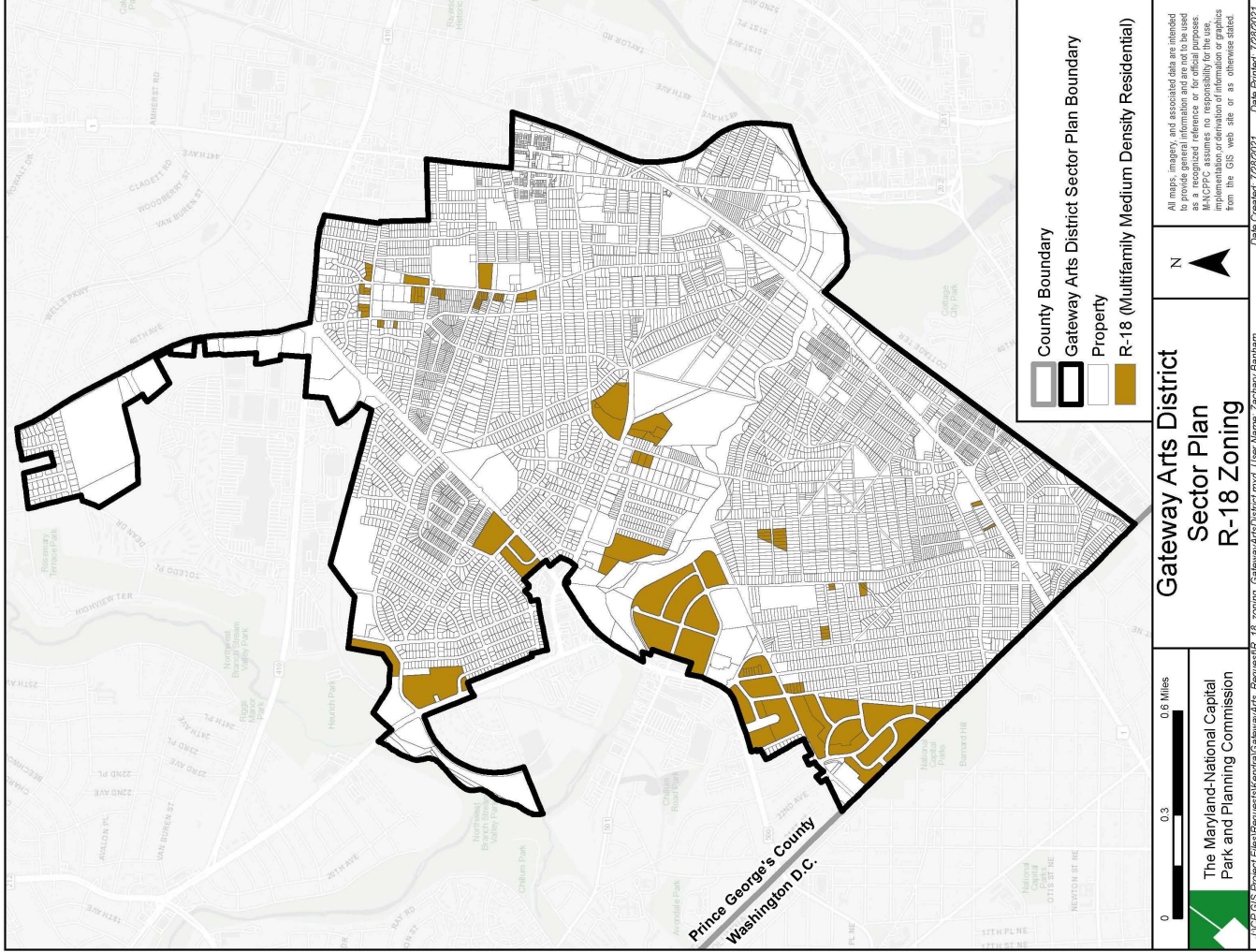
PB Date: 10/21/2021



# PROJECT MAP

The boundary of the Prince George Gateway Arts District sector plan area

- City of Mount Rainier
- Town of Brentwood
- Town of North Brentwood
- City of Hyattsville



The Maryland-National Capital Park and Planning Commission





CR-73-2021

# MINOR AMENDMENT

Minor amendment to the Gateway Arts District Development District Overlay (D-D-O) Zone proposes to permit “private or public multipurpose art center” uses in the R-18 (Multifamily Medium Density Residential) Zone.

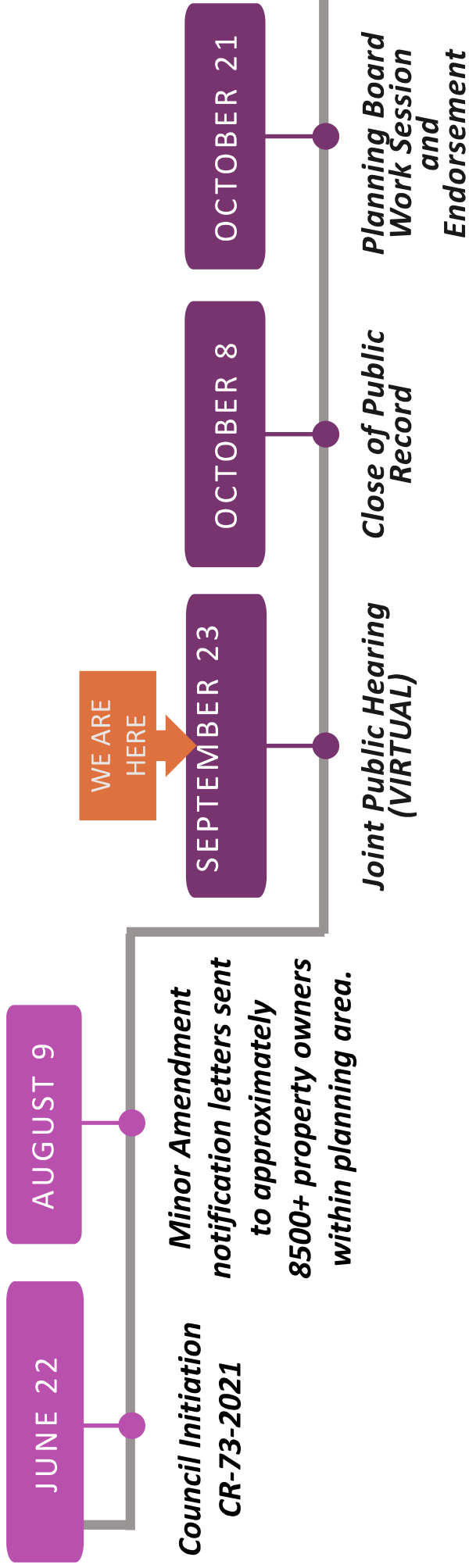


Photo Credit: Trip Advisor



# PROJECT TIMELINE

MINOR AMENDMENT TO THE GATEWAY ARTS DISTRICT DDOZ



\*Required within 90 days of Planning



# PUBLIC TESTIMONY

Public testimony in support of minor amendment CR-73-2021 was received from one stakeholder on September 23, 2021, during the joint public hearing prior to the close of Public Record on October 8, 2021. No written testimony was received.



# STAFF ANALYSIS

## EVALUATION

Staff reviewed and evaluated the minor amendment to Plan 2035 and the 2004 Sector Plan and Sector Amendment for the Prince George's County Gateway Arts District D-D-O Zone, for conformance.

**The Minor Amendment advances the goals of Plan 2035 by continuing the commitment to capitalize and build upon the strengths and assets of the County Gateway Arts District.**

**The Minor Amendment advances the goals of the 2004 Sector Plan and Sector Amendment for the Prince George's County Gateway Arts District by promoting the development of a mix of arts related studio and workshop production uses.**



# STAFF RECOMMENDATIONS

**Staff recommends APPROVAL of the proposed Minor Amendment with the following amendments:**

1. Amend the D-D-O Zone to define “private and public multipurpose art c
2. Amend the D-D-O Zone Table of Permitted Uses to permit “private and p  
multipurpose art center” throughout the Multifamily Residential Charac



## NEXT STEPS

- **October 21, 2021:** Planning Board to make recommendation on Minor Amendment and Transmits to Council.
- **October 28, 2021:** District Council Work session
- **November 16, 2021:** Anticipated County Council Action





# THANK YOU!

WEBSITE: [bit.ly/GAD\\_2021](https://bit.ly/GAD_2021)

CONTACT:

**KENDRA HYSON**

Senior Planner

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Phone: (240) 644-6524

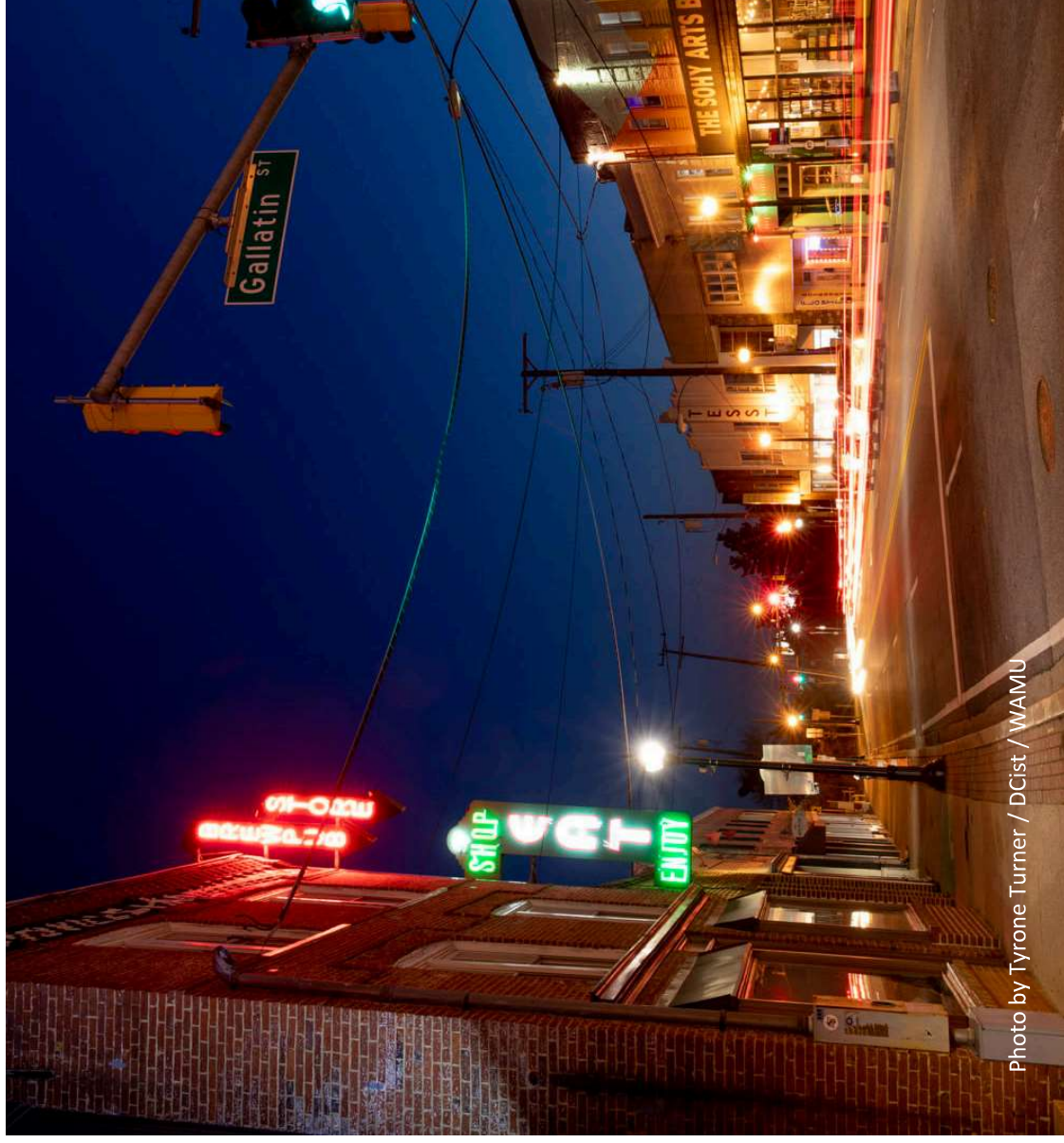
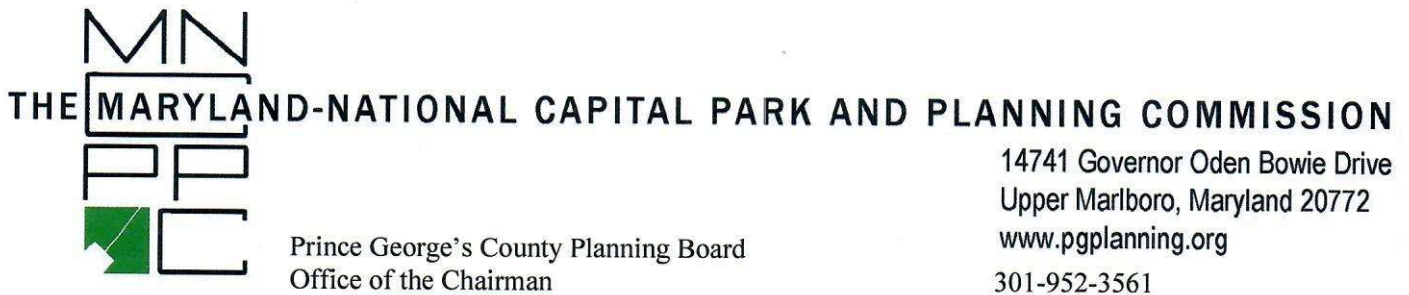


Photo by Tyrone Turner / DCist / WAMU



PGCPB No. 2021-127

**RESOLUTION**

WHEREAS, on June 22, 2021, the Prince George's County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District within Prince George's County, adopted CR-73-2021 initiating a minor amendment to the Development District Overlay Zone Table of Permitted Uses within the 2004 *Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*; and

WHEREAS, CR-73-2021 proposes to revise the Table of Permitted Uses to permit 'private and public multipurpose art center' uses within R-18 (Multifamily Medium Density Residential) zone of the Gateway Arts Development District Overlay Zone; and

WHEREAS, the Prince George's County Planning Board, in conjunction with the District Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a properly noticed joint public hearing on the Minor Amendment to the Gateway Arts District Development District Overlay Zone on September 23, 2021; and

WHEREAS, on October 21, 2021, the Planning Board held a public work session on the minor amendment to examine the analysis of testimony presented at the September 23, 2021 joint public hearing; and

WHEREAS, per Section 27-642(e) of the Zoning Ordinance of Prince George's County, the Planning Board shall transmit a draft of the proposed amendment, a technical staff report analyzing the amendment, and the Planning Board's recommendation on the Development District Overlay Zone amendment within 30 days of the date of the joint public hearing; and

WHEREAS, a technical staff report has been prepared that analyzes the proposed minor amendment to the Prince George's County Gateway Arts District Development District Overlay (D-D-O) Zone; and

WHEREAS, on October 21, 2021, the Planning Board held a public worksession on the proposed minor amendment to review the technical staff report and staff's analysis of public testimony; and

WHEREAS, neither the Gateway Arts District Development District Overlay Zone or the Zoning Ordinance contain a definition of "public or private multipurpose art center"; and

WHEREAS, the Multifamily Residential Community Character Area of the Gateway Arts District contains the District's multifamily-zoned properties, including those properties in the R-18 Zone; and



WHEREAS, the technical staff report recommends extending the permission of “private and public multipurpose art center” to the entire Multifamily Residential Community Character Area, as shown on page Map 2 on page 12 of the 2004 Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District, within the Gateway Arts District;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby recommend Prince George’s County District Council APPROVE the Minor Amendment to the Prince George’s County Gateway Arts District Development District Overlay (D-D-O) Zone, this said approval to update the Gateway Arts District Development District Overlay (D-D-O) Zone Table of Permitted Uses, to define, and permit within the Multifamily Residential Community Character Area (which includes properties in the R-18 Zone) “private and public multipurpose art center”; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the minor amendment has been prepared in accordance with the requirements of Section 27-642 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the minor amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the *2004 Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District* and Plan Prince George’s 2035 (Plan 2035), and with consideration having been given to the applicable County Laws, Plans, and Policies; and


This is to certify that the foregoing is a true and correct copy of a resolution, as revised, approved by the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Hewlett, Doerner and Geraldo voting in favor of the motion at its regular meeting held on Thursday, October 21, 2021.

Adopted by the Prince George’s County Planning Board this 21st day of October 2021.

Elizabeth M. Hewlett  
Planning Board Chair

By   
Jessica Jones  
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department  
Date: October 18, 2021

Attachment 5

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PRINCE GEORGE'S COUNTY COUNCIL

-----x  
: GATEWAY ARTS DISTRICT :  
: PUBLIC HEARING :  
: :  
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A hearing in the above-entitled matter was held on  
September 23, 2021, before the Prince George's County  
Council before:

Calvin S. Hawkins, II, Chair, At-Large

A P P E A R A N C E S

SPEAKERS:

	<u>Page</u>
Kendra Hyson	9
Daniel Simon	11

\* \* \* \* \*

P R O C E E D I N G S

1  
2           AUTOMATED RECORDING: This conference is no longer  
3 being recorded. This conference will now be recorded.

4           CHAIRMAN HAWKINS: My name is Calvin S. Hawkins,  
5 II, and I am the Chairman of the Prince George's County  
6 Council. On behalf of the County Council and the Prince  
7 George's County Planning Board, I would like to welcome  
8 everyone to this joint public hearing. We are holding this  
9 hearing to obtain comments on the proposed minor amendment  
10 to the Gateway Arts District Development District Overlay  
11 Zone.

12           I would like to take a moment to ask each of my  
13 colleagues and the members of the Planning Board to  
14 introduce themselves, starting with District, Council  
15 District 1.

16           MR. DERNOGA: Greetings. Tom Dernoga, Council  
17 District 1.

18           MS. TAVERAS: Hello, everyone, I am your Vice  
19 Chair, Deni Taveras, and I represent the proud district of  
20 District 2, and are the home of the Gateway Arts District,  
21 as well as the home of the Northern Gateway; and we are the  
22 sauce and salsa to the County.

23           MS. GLAROS: Hi, everyone. I'm County Council  
24 member Dannielle Glaros. I represent District 3 just north  
25 of the Gateway Arts District. Thank you all for being here



1 tonight.

2 MR. TURNER: Good evening, everyone. I'm County  
3 Councilman Todd Turner. I represent the 4th Council  
4 District, which is the northeastern gateway to Prince  
5 George's County. Good evening. I think we skip all the way  
6 to 6.

7 MR. DAVIS: Yeah, I think we do. Good evening,  
8 everyone. Derrick Leon Davis. I am Councilmember for  
9 District 6, the heart of Prince George's County.

10 MR. HARRISON: Good evening, everyone. My name is  
11 Sydney Harrison. I represent County Council District 9.  
12 Glad to be a part of this hearing tonight. Look forward to  
13 hearing from our citizens here in Prince George's County.  
14 Thank you.

15 MR. STREETER: My name is Councilmember Rodney  
16 Streeter and Councilmember Mel Franklin requested, along  
17 with I guess Councilmember Anderson-Walker and Councilmember  
18 Ivey will join us later if they can; but Mr. Franklin and  
19 Mr. Streeter requested an excused absence for this evening  
20 meeting.

21 MS. HEWLETT: Are you ready for us?

22 CHAIRMAN HAWKINS: Yes, ma'am.

23 MS. HEWLETT: So, good evening, everyone. I'm  
24 Elizabeth Hewlett, Chair of the Prince George's County  
25 Planning Board of the Maryland National Capital Park and

1 Planning Commission. With me today are Madam Vice Chair  
2 Dorothy Bailey of the Prince George's County Planning Board,  
3 and Commissioners Will Doerner and Manny Geraldo are present  
4 here today, and we look forward to hearing from everyone.  
5 Thank you.

6 CHAIRMAN HAWKINS: Thank you, thank you, Madam  
7 Chair Hewlett. At this time, are there any elected  
8 officials who have joined us to your knowledge, Madam Clerk?

9 THE CLERK: No, sir, we don't have any of the  
10 officials this evening that I'm aware of. We do have Park  
11 and Planning Commission who is prepared to provide an  
12 overview of the plan.

13 CHAIRMAN HAWKINS: Okay. Okay. Thank you. I  
14 just want the public to know, Section 27-642 of the Zoning  
15 Ordinance established a process whereby the District Council  
16 for the Planning Board with the concurrence of the District  
17 Council may initiate minor amendments to an approved Master  
18 Plan, Sector Plan, Functional Master Plan, or associated  
19 Development District Overlay Zone to advance a plan to go  
20 and/or safeguard the public safety, health and welfare of  
21 citizens and residents within the plan area boundaries.  
22 Furthermore, Section 27-642(c) requires that any minor  
23 amendment must be limited to a geographical area no more  
24 than 50 percent of the underlying plan area, but not limited  
25 to a single property, or property owner, or specific issues

1 regarding public planning objectives, or correcting errors  
2 in the text or maps in the applicable plan; and shall not be  
3 utilized for any amendment which will require major  
4 transportation analysis and/or modeling, revised water and  
5 sewer classifications, or any adequate public facility  
6 analysis.

7           On November 20, 2004, Prince George's County  
8 Council sitting as the District Council adopted Council  
9 Resolution CR, excuse me, CR-078-2004, approving the Sector  
10 Plan and Sector Map Amendment, or SMA for the Prince  
11 George's County Gateway Arts District. This SMA included a  
12 DDOZ that covered the entire area of the 2004 approved  
13 Gateway Arts District Sector Plan. The District Council's  
14 2004 Sector Plan and SMA approved certain development  
15 district standards, including seven character areas to  
16 govern development within the DDOZ and some, and some, and  
17 such binding standard be placed or modified by development  
18 regulations otherwise applicable to the development of land  
19 in the underlying zoning classification. The District  
20 Council took full administrative notice of the, of the  
21 specific provisions in the Gateway Arts Development District  
22 that the use is not listed in any development table or  
23 permitted use. It is prohibited at the time of approval of  
24 the Gateway Arts Development District. Private and public  
25 multi-purpose arts center uses were not designated as

1 permitted in the R-18 multi-family medium density  
2 residential zone of the district, of the development  
3 district. The District Council finds that by operation of  
4 law, the Gateway Arts table of permitted uses prohibit  
5 private or public multi-purpose Art Center uses in the R-18  
6 Zone of the Development District.

7           District Council Resolution CR-073-2021 was  
8 approved on June 22, 2021. It directed the Planning Board  
9 to initiate a minor amendment pursuant to Section 27-642 of  
10 the County Zoning Ordinance through the DDOZ applied through  
11 the 2004 approved Gateway Arts District Sector Plan and  
12 Sectional Map Amendment to amend the development district  
13 table of permitted uses to remove the prior specific  
14 prohibition of private or public multi-purpose Art Center  
15 uses as defined in Council Resolution CR-078-2004. Upon  
16 approval of this, of this minor amendment, those uses will  
17 be permitted in the R-18 multi-family medium density  
18 residential zone of the development district.

19           This joint public hearing is a required part of  
20 that process. Written notice of this public hearing was  
21 sent to property owners within the Gateway Arts District  
22 DDOZ. The opportunity to provide testimony tonight is part  
23 of the ongoing minor amendment process that, if approved by  
24 the District Council, will allow private and public multi-  
25 purpose centers, uses in the R-18, multi-family, medium

1 density residential zone of the development district.

2           To allow everyone an opportunity to be heard, we  
3 must require that comments be limited to 3 minutes per  
4 speaker. One minute before the allotted time has elapsed, a  
5 yellow light will come on and then you will be, you will  
6 follow, you will be followed by, which will be followed by a  
7 tone and a flashing light indicating that no time remains  
8 for your presentation. Your cooperation in immediately  
9 concluding with testimony is appreciated and thank you very  
10 much for adhering to our request.

11           The record will close on Friday, October 18, 2021,  
12 at close of business at 5:00 p.m. All testimony received,  
13 in addition to the verbal and written comments provided to  
14 tonight will be considered as part of the official testimony  
15 of the proposed minor amendment to the Gateway Arts District  
16 Development District Overlay Zone.

17           If you wish to submit written remarks to  
18 supplement testimony you may give tonight, please deliver  
19 your comments to the Clerk of the Council tonight or by the  
20 close business at 5:00 p.m. on Friday, October 8, 2021, at  
21 the address printed on tonight's agenda. Emails or faxes  
22 will not be considered unless followed by original  
23 delivered, originals delivered to the Clerk of the Council.

24           Over the next few weeks, Staff will review the  
25 testimony; the Planning Board will consider the proposed

1 minor amendment and make, make its recommendations to the  
2 County Council within 30 days of the date of this joint  
3 public hearing. The County Council sitting as the District  
4 Council will consider the Planning Board's recommendation  
5 along with the testimony heard tonight and written testimony  
6 submitted for the record, and expects to take final action  
7 on the amendment within 90 days, 90 days.

8 I want to thank you for attending this evening.  
9 Now I would like to call on Kendra Hyson from the Prince  
10 George's County Planning Department, the project manager, to  
11 present the proposed minor amendment to the 2004 Gateway  
12 Arts District Development District Overlay Zone. We will  
13 then refer to the sign-up sheet and start with elected  
14 officials who may have arrived and who wish to speak. Thank  
15 you very much. Ms. Hyson.

16 MS. HYSON: Thank you, Mr. Chairman, and good  
17 evening Honorable Councilmembers. My name is Kendra Hyson  
18 and I am the project manager for the Gateway Arts District  
19 Development District Overlay Zone Minor Amendments. I am  
20 the Senior Planner in the Long-Range Planning Section of the  
21 Community Planning Division, and I'm just going to give a  
22 brief overview of the minor amendment.

23 Next slide please. The current slide you're  
24 looking at is the project map indicating the boundary of the  
25 Prince George's County Gateway Arts District Sector Plan



1 Area and it encompasses a total of four municipalities,  
2 including the city of Mount Rainier; towns of Brentwood and  
3 North Brentwood; and the city of Hyattsville. The areas  
4 highlighted in brown are the RAT Multifamily Medium Density  
5 Residential Zones identified on the map. This does exclude  
6 Prince George's Plaza and West Hyattsville Transit  
7 Districts. The Sector Plan covers an area larger than that  
8 of the Gateway Arts and Entertainment District designated by  
9 the state of Maryland to accommodate the artists who live  
10 and work in those residential communities.

11           Next slide please. As the Chairman noted, Minor  
12 Amendment CR-073-2021 notes that the Gateway Arts District  
13 Development District Overlay Zone is to, the minor amendment  
14 is to permit private and public multi-purpose art centers,  
15 center uses in the R-18 Multifamily Medium Density  
16 Residential Zone.

17           Next slide please. You're currently looking at  
18 our project timeline as noted in the Chairman's speech. The  
19 Council initiated this minor amendment on June 22nd. The  
20 minor amendment notification letters were sent to  
21 approximately 8,500 property owners within the planning area  
22 on August 9th and today we're here at our joint public  
23 hearing virtually. A minor amendment to the Gateway Arts  
24 District Development District Overlay Zone to permit public  
25 and private multiuse art centers is the, sorry, I repeated

1 myself. On October 8th, the public records were closed, so  
2 all testimony should be submitted by then; and on October  
3 21st, the Planning Board will enforce the minor amendment;  
4 and November 16th, the District Council will hopefully  
5 approve the minor amendment.

6 And last slide is just a thank you and a link to  
7 access the project page if residents or constituents want to  
8 find out more information about the minor amendment. Thank  
9 you for your time this evening and that concludes my  
10 presentation.

11 CHAIRMAN HAWKINS: Thank you. At this time, I  
12 would like to ask are there any elected officials who would  
13 like to speak?

14 (No affirmative response.)

15 CHAIRMAN HAWKINS: Seeing none, well, this, you're  
16 the first speaker. The first person we have is Daniel  
17 Simon.

18 MR. SIMON: Yes, hold on. I'm just trying to turn  
19 my camera on.

20 CHAIRMAN HAWKINS: No problem.

21 MR. SIMON: Can, can everybody see, hear me at  
22 this point?

23 CHAIRMAN HAWKINS: Yes.

24 MR. SIMON: Okay. Sorry, I was off-camera. I'm a  
25 little -- I have my, my COVID, unbrushed hair going on

1 today, so I was a little embarrassed.

2 MS. TAVARES: I think you're looking good, Davis.

3 MR. SIMON: But here I am.

4 MS. TAVERAS: (Indiscernible), what can I say?  
5 You'll be fine.

6 MR. SIMON: First of all, I wanted to thank  
7 everybody on the, from the Planning Board that's  
8 participating, and from the County Council. Also, a special  
9 thank you to Councilmember Taveras who has assisted on this  
10 minor amendment. I will keep well under 3 minutes. I just  
11 want to give you kind of a brief background of me and what  
12 I'm trying to accomplish, and why I support this.

13 I came to Prince George's County in about 2010 and  
14 bought an old building which is now, which now houses  
15 Vigilante Coffee in Hyattsville. That building formerly was  
16 the Palmer Ford building built in the early 1900s. So, the  
17 first thing I want to tell you all is that I am not a  
18 developer. I've never knocked down a building and never  
19 built a new building. I buy older buildings and try and  
20 repurpose them; and Vigilante Coffee in and of itself now  
21 employs, that building before was previously (indiscernible)  
22 and wasn't occupied. They now employ 30 to 40 individuals  
23 that were not previously employed in the Arts District.

24 After that, I bought a building and it was  
25 formerly owned the Prince George's, P.G. County --

1 MS. TAVERAS: I'm sorry, can we all mute so  
2 that --

3 MR. SIMON: (Indiscernible) P.G. 400 and I became  
4 friendly with them as they were my next door neighbor. And  
5 when they decided that (indiscernible).

6 CHAIRMAN HAWKINS: I'm sorry, we're not hearing  
7 you. Can, can you hear --

8 MS. HEWLETT: He's, he's freezing. He's freezing.

9 MALE SPEAKER: He is. Mr. Simon may need to go  
10 back out and come back in. We had about a minute and 15  
11 seconds remaining, a minute and 20, I think it was, when,  
12 when he started to fade out. So, if you want to move on,  
13 Mr. Chair, and give him a chance to go off and come on.

14 CHAIRMAN HAWKINS: Yeah. Good idea. The next  
15 speaker we have is Monica Gaddy, G-A-D-D-Y, Gaddy.

16 MR. SIMON: (Indiscernible.)

17 CHAIRMAN HAWKINS: No, we can't hear you, Mr.  
18 Simon. Can you go all the way off and come back, and we'll  
19 call you again? We're going to go with Monica Gaddy right  
20 now. Ms. Gaddy? Is there Whitney, Whitney Moore?

21 MS. TAVERAS: I don't see any of those people.

22 CHAIRMAN HAWKINS: I don't see any of them either.  
23 (Indiscernible) and the Planning Board members, Mr. Simon,  
24 see if he come back on; or we move forward. Monica Gaddy?  
25 Whitney Moore? Are they on with us, Madam Clerk?

1           THE CLERK: No, sir, Mr. Chairman. They are not  
2 on. They do have the information to join, but have not  
3 joined yet. We would like to take a moment to correct the  
4 procedures for submitting written testimony since we have a  
5 moment and we're waiting for Mr. Simon to return. The  
6 Council is currently operating virtual operations, so we are  
7 accepting comments in electronic format as opposed to having  
8 to submit an original which we would normally do under  
9 normal circumstances.

10           So, we encourage the public to use the Council's  
11 e-comment portal which is on our website at  
12 <https://pgccouncil.us/speak>, S-P-E-A-K. And so, the same  
13 place where they went to sign up to speak is where they  
14 would go to submit written comments. Those written comments  
15 can be sent to the Clerk of the Council's email inbox for  
16 those persons who are unable to use the portal, and that is  
17 [clerkofthecouncil](mailto:clerkofthecouncil@co.pg.md.us), all one word, @co.pg.md.us. All of that  
18 information is printed on the agenda for today and links to  
19 those portals are also on the website in Council's LZIS  
20 system. And so, we just wanted to correct that we did  
21 neglect to make those changes in your remarks this evening.  
22 We encourage individuals to submit written comments up until  
23 close of business on Friday, October 8, 2021. Thank you,  
24 Mr. Chair. Mr. Simon has returned.

25           MR. SIMON: I've returned, but I don't know how



1 long it will last. I thought I had a good signal.

2 CHAIRMAN HAWKINS: Okay. We can hear you now, my  
3 friend.

4 MR. SIMON: Okay. I'll keep it, I'll try and keep  
5 it brief. I think I was talking about the Prince George's  
6 Service Employees International Union, the building that I  
7 bought and rehabbed when they decided to downsize when their  
8 chairperson had passed away a number of years ago. That  
9 building now houses 10 businesses and employees over 50  
10 people in the aggregate. So, those are a couple of examples  
11 of, of things I've done in the Gateway Arts District; and I  
12 spend about five days a week there; and I'm thrilled with  
13 what's going on there. I'm most, the most recent building  
14 that I've purchased is in Mount Rainier and because of some  
15 of the nuances that go along with the 2004 with the overlay,  
16 with the Sector Plan and the Gateway Arts District Overlay,  
17 there have been a number of issues. The building is  
18 grandfathered as an, as an office to be used in, it's now in  
19 the RM-18, which is medium density residential, although the  
20 building historically has always been an office building.  
21 It's never really been residential, and it's grandfathered  
22 through Parks and Planning as office or church use only; and  
23 given the fact that it fronts on Rhode Island Avenue, I've  
24 been approached by a number of potential tenants that might  
25 want to use it for art purposes, whether it be studios,

1 collaborative space, educational space, or the such; and  
2 there's a disconnect between the local jurisdiction and  
3 Mount Rainier and DPIE, and Parks and Planning. So, when  
4 they see a use and occupancy allowance only for church or  
5 office, the, the local municipality interprets that as such  
6 it can only be an office; it cannot function outside the  
7 function of an office which in their interpretation is  
8 somebody sitting there doing what you would do in an office.

9           So, I'm trying, my goal is to really try and kind  
10 of (indiscernible) in those other buildings like this and,  
11 in fact, I own another building that's having a similar  
12 experience for it's in an industrial area and high  
13 (indiscernible) which is (indiscernible) art studio there.  
14 There's (indiscernible).

15           CHAIRMAN HAWKINS: Mr. Simon --

16           MR. SIMON: (Indiscernible.)

17           CHAIRMAN HAWKINS: Mr. Simon, you're going in and  
18 out again, but we got the gist of what you were speaking  
19 about and thank you for your time, and thanks for your  
20 investments in Prince George's County. Have a good evening.  
21 Maybe some of us will get a chance to get by, if we haven't,  
22 to support Vigilante Coffee. Have a great one. We'll talk  
23 with you soon.

24           Ms., Madam Clerk, wanted to check again, have  
25 Monica Gaddy or Whitney Moore arrived?

1 THE CLERK: No, sir, neither of them have arrived  
2 and we do encourage Mr. Simon to submit his comments in  
3 their entirety in writing to the e-comment portal also  
4 (indiscernible) as an option. Thank you.

5 CHAIRMAN HAWKINS: Okay. Mr. Dernoga, did you  
6 have your hand up?

7 MR. DERNOGA: (No audible response.)

8 CHAIRMAN HAWKINS: So, Madam Clerk, now that we've  
9 held the public hearing, is it appropriate for me to say  
10 this public hearing has been held and look for a motion for  
11 adjournment? Am I in order, Madam Clerk?

12 THE CLERK: Yes, sir.

13 CHAIRMAN HAWKINS: I'm going to ask the former,  
14 some of the former County Exec, I mean County Council Chairs  
15 who are on this virtual hearing with us, they could answer  
16 that. Thank you all. Is there a motion to adjourn?

17 MR. TURNER: So moved. And thank you --

18 MR. DAVIS: Second.

19 MR. TURNER: -- Mr. and Madam Chair.

20 CHAIRMAN HAWKINS: Yes. Promptly moved and second  
21 by Councilmember Turner, seconded by Councilmember Davis.  
22 It seemed like Mr. Dernoga has a question or are you just  
23 waving? That's all by a show of hands. This motion has  
24 adjourned by a majority of a roll in the matter  
25 (indiscernible). Chair Hewlett and to the team at the

1 Planning Board Commission, thank you all. Once again, we've  
2 enjoyed your time with us tonight. Have a good one.

3 MALE SPEAKER: Everyone have a good evening.

4 (Whereupon, the hearing was concluded.)

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C E R T I F I C A T E

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the in the matter of:

GATEWAY ARTS DISTRICT

September 23, 2021

By:



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Tracy Hahn, Transcriber

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## JOINT PUBLIC HEARING

PROPOSED MINOR AMENDMENT TO THE 2004 APPROVED GATEWAY ARTS DISTRICT DEVELOPMENT  
DISTRICT OVERLAY (DDO) ZONE

September 23<sup>rd</sup>, 2021

<b>EXHIBIT LIST</b>			
<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
1.	2004 Gateway Arts District Multifamily Residential Zone (R-18) Map Link: <a href="https://www.mncppc.org/DocumentCenter/View/18113/R_18_zoning_GatewayArtsDistrict?bidId=">https://www.mncppc.org/DocumentCenter/View/18113/R_18_zoning_GatewayArtsDistrict?bidId=</a>	M-NCPPC	8/13/2021
2.	2004 Approved Gateway Arts District Sector Plan and Sectional Map Amendment (by reference located at M-NCPPC) Link: <a href="https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=23&amp;Category_id=1">https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=23&amp;Category_id=1</a>	M-NCPPC	8/13/2021
3.	Council Resolution 73 - 2021 Link: <a href="https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=4990815&amp;GUID=FEC8C467-1983-4783-8339-D7EBA013014A&amp;Options=ID Text &amp;Search=CR-73-2021">https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=4990815&amp;GUID=FEC8C467-1983-4783-8339-D7EBA013014A&amp;Options=ID Text &amp;Search=CR-73-2021</a>	M-NCPPC	8/13/2021
4.	September 23 <sup>rd</sup> , 2021, Joint Public Hearing PowerPoint Presentation (link available 9/23/21)	M-NCPPC	8/13/2021

<b>ITEMS RECEIVED AFTER THE CLOSE OF THE RECORD</b>			
<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>





# CLERK TO THE COUNCIL\_PGCPB TRANSMITTAL PACKET PINK

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