



Neighborhood Planning
ACADEMY

2023

Student

Workbook

 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

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WELCOME

Thank you for your interest in learning the **fundamental elements** of urban planning, development review, and community building in Prince George's County.

Prince George's County's Neighborhood Planning Academy is an important pillar of **equitable community engagement practice** for the Planning Department to share with County residents.

The program provides a platform to engage in continuous learning with Planning Department staff and County stakeholders. **As a student** of the Neighborhood Planning Academy, you will learn ways to engage in your own community.

The Neighborhood Planning Academy will be held virtually via Teams for the first five sessions and in-person for the final student presentations and graduation celebration.



ABOUT THIS WORKBOOK



This Student Workbook will provide an overview of the curriculum of the Academy, accompanying exercises, and reference materials.

From the Director



Suzann King

Acting Planning Director,
Prince George's County
Planning Department

Welcome to the inaugural Neighborhood Planning Academy. The academy provides an opportunity for Prince Georgians to learn the planning framework for the County, engage in the planning and development review process, and delve into specialized planning topics that affect the sustainability and livelihood of our communities. This Student Workbook provides the background and resources to guide you through the six-week academy.

The initial stages of the Neighborhood Planning Academy date to December 2020, when the Prince George's County Planning Department developed a working group to research and design an intensive training program for County residents about the planning process. The working group interviewed representatives from other municipalities that operate planning academies to learn their best practices and inventoried the various outreach efforts in Prince George's County, past and present. The working group also surveyed more than 670 stakeholders to assess feedback about what they wanted out of the Neighborhood Planning Academy. Additional preparations included creating lesson plans and accompanying presentations, determining the number of sessions and appropriate number of participants, and deciding the platform of the academy.

Thank you for joining us for the launch of the Neighborhood Planning Academy as a member of the inaugural cohort. The academy sessions will be held during the evenings of six successive Wednesdays. The first five sessions will be virtual, and the final session will be held in person for student presentations and a graduation celebration. The topics of the sessions include the history of Prince George's County, introduction of urban planning, introduction to the development review process, health and sustainability planning, and transportation planning.

This Student Workbook will provide overviews, references, and notes on the Neighborhood Academy sessions. Use this Student Workbook as a roadmap for the academy. Thank you for your dedication to Prince George's County and your willingness to learn the tools of engagement in the planning process.

From the Chair



Peter Shapiro

Chair, Prince George's
County Planning Board

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission is excited for the new Neighborhood Planning Academy. The inaugural academy will provide you an opportunity to learn how to engage in planning and development review activities by demystifying the often complex processes of planning in Prince George's County. The academy will help remove barriers to meaningful engagement and empower you to become important stakeholders in the future of your own community.

The Prince George's County Planning Department has invested significant time and effort into the framework of the Neighborhood Planning Academy. The exploratory team researched other planning academies and documented current methods of public outreach and education in order to formulate a program specifically catered to Prince George's County residents like you. The specialized curriculum of the academy will not only teach you the foundational principles of planning, but also help break down the walls between community members and the decision-makers of Prince George's County's planning processes. My hope is that the academy will empower and inspire you to become a meaningful participant in public meetings who advocates for the needs of your neighborhood. I have every confidence that you will also take what you learn back to your neighborhood and civic associations to further strength collective community engagement.

In short, the Neighborhood Planning Academy has the potential to give you and your fellow participants both the knowledge and platform to act as leaders in your communities. The Prince George's County Planning Board seeks to cultivate and support community leaders. The Planning Board appreciates your commitment to Prince George's County as you expand your understanding of planning and community engagement.

about the PLANNING BOARD

The Prince George's County Planning Board's specific responsibilities include:

- Preparing comprehensive and functional plans and rezoning maps for County Council approval.
- Advising the County Council on proposed changes to the Zoning Ordinance and Subdivision Regulations.
- Reviewing and approving site plans.
- Offering recommendations to the County Council on zoning map amendment applications.

The Planning Board is the final authority in administering the Subdivision Regulations and supervises the preparation of special studies such as population forecasts and urban design projects.

The Planning Board meets on Thursdays (except in August) at the County Administration Building in Upper Marlboro (currently virtual). These meetings are open to all interested persons via livestream, and anyone can request to join the email list to receive Planning Board agendas.



Peter A. Shapiro,
Chair



Dorothy F. Bailey,
Vice Chair



Manuel R.
Geraldo, Esq.



William Doerner

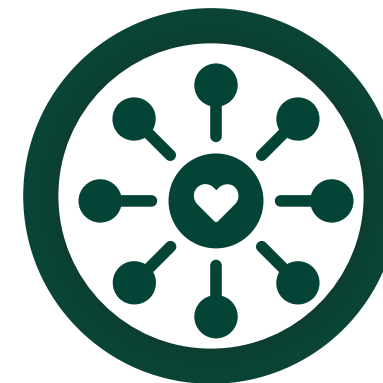


A. Shuanise
Washington

about the PLANNING DEPARTMENT

The Prince George's County Planning Department supports thriving communities—now and into the future. The Department also promotes economic vitality, environmental sustainability, design excellence, and quality development in Prince George's County. To accomplish this vision and mission, the department provides quality recommendations to the Prince George's County Planning Board through development applications, functional master plans, community master plans, the 2014 Plan Prince George's 2035 Approved General Plan, and the Zoning and Subdivision Ordinances.

The Planning Department consists of five divisions; four of which directly work with the community:



COMMUNITY PLANNING DIVISION

Prepares and develops master plans and studies to implement Plan 2035 and provide assistance to the community.

- **Long Range Planning Section**—Implements the 2014 Plan Prince George's 2035 Approved General Plan, prepares comprehensive area master or sector plans, and assists in the development of functional master plans.
- **Master Plans and Studies Section**—Second Long Range Planning Section to implement the 2014 Plan Prince George's 2035 Approved General Plan, prepare comprehensive area master or section plans, and assist in the development of function master plans.
- **Neighborhood Revitalization Section**—Provides planning assistance to municipalities, communities, partner agencies, and other stakeholders.
- **Placemaking Section**—Prepares studies to implement Plan 2035, assists with the implementation of the Downtowns and local centers, and engages the community.



COUNTYWIDE PLANNING DIVISION

Recommends, analyzes, and reviews for conformance to countywide functional plans such as transportation, historic resources, green infrastructure planning and preservation, trails, schools, public safety, and water resources.

- **Transportation Planning Section**—Reviews and analyzes impacts with various modes of transportation to conform to the relative functional plan.
- **Environmental Planning Section**—Reviews for the protection of the natural environment.
- **Historic Preservation Section**—Analyzes impacts to various historic resources.
- **Special Projects Section**—Provides technical analysis for public facilities applications through the mandatory referral process

about the **PLANNING DEPARTMENT**

about **PRINCE GEORGE'S COUNTY**



DEVELOPMENT REVIEW DIVISION

Reviews development applications and provides comments and recommendations in technical staff reports for advisory and decision-making bodies.

- **Applications Section**—Receives applications and coordinates with reviewers regarding the acceptance, review, approval, and certification process of various application procedures. Tracks development application status in Development Activity Monitoring System (DAMS).
- **Permit Review Section**—Reviews permit applications for compliance with prior approvals and Zoning Ordinance.
- **Planning Information Services Section**—Receives and responds to a variety of inquiries from the public, developers, land-use attorneys, and others regarding properties, applications, and plans.
- **Urban Design Section**—Reviews site plan application for conformance with the Zoning Ordinance.
- **Subdivision Section**—Reviews subdivision applications for conformance with the Subdivision Regulations.
- **Zoning Section**—Reviews development applications for conformance with the Zoning Ordinance.



INFORMATION MANAGEMENT DIVISION

Manages information technology to support the operations of the Planning Department and provide accessible planning information to Prince George's County residents.

- **Geographic Information Services Section**—Maintains and updates GIS databases and provides use-oriented web-based map systems, and PGAtlas.org.
- **Research Section**—Conducts research through data collection and analysis and creates reports for Planning Department.
- **Data Systems Section**—Maintains and updates data systems that track development activities and applications in Development Activity Monitoring System (DAMS).
- **Network Support Section**—Maintains internet network, hardware, and software to support the Planning Department.



Angela
Alsobrooks,
County Executive

The County Executive is the chief executive officer of the Prince George's County government and is the highest-ranking elected official in the County. As head of the executive branch of government, the County Executive is responsible for the operation of all executive departments, offices, and agencies. This responsibility includes delivery of services to County residents and business citizens, as well as implementation and enforcement of the laws of Prince George's County.

County Council

The County Council has three main responsibilities in the planning process: setting policy, plan approval, and plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital

Improvement Program, the annual budget, the water and sewer plan, and adoption of zoning map amendments.

COUNCIL MEMBERS

Thomas E. Dernoga, Chair, 1st District

Wala Blegay, Vice Chair, 6th District

Wanika B. Fisher, 2nd District

Eric C. Olson, 3rd District

Ingrid S. Harrison, 4th District

Jolene Ivey, 5th District

Krystal Oriadha, 7th District

Edward P. Burroughs III, 8th District

Sydney J. Harrison, 9th District

Mel Franklin, At-large

Calvin S. Hawkins, II, At-large

Clerk of the Council: Donna J. Brown



GET INVOLVED

Your role in planning is important. Know how and when you can make a difference in your community.



YOUR ROLE



Things you can do at **any time** to be a part of the process:

- › Citizen Registry
- › Civic Association Registration at pgplan.org/association
- › Weekly Development Activity Notification at notify.pgatlas.com
- › Join our email lists at pgplan.org/email
- › Contact Department of Permitting, Inspections, and Enforcement at **301.636.2000**
- › Follow us on social media **@PGPlanningMD**



Actions at specific times in the process

Sign posting of pre-application

- › Pre-Application Neighborhood Meetings
- › Applicant Meeting Requests

Joint Public Hearing

- › Register to speak by 3 p.m. the day prior to the meeting at pgccouncil.us/Speak

Application submittal

- › Register to become a Person of Record pgplan.org/record
- › Contact Staff (email or call)
- › Contact the Peoples' Zoning Counsel at attorney@StanBrown.law

SDRC Meetings

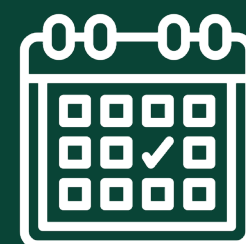
- › Virtual, every other Friday at 9:30 a.m. Meetings are open to the public, but not for public comment. Please contact staff directly with comments/questions. Attend the meeting at pgplan.org/sdrc

Planning Board

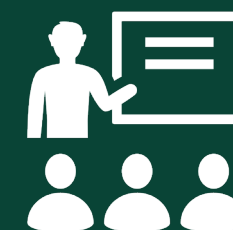
- › Register to speak by noon Tuesday before the weekly Thursday meeting at mncppc.org/883/Watch-Meetings



SIX-WEEK ACADEMY



Six-week program



Live classes online



Final project

The curriculum culminates in a final project that demonstrates your **knowledge** and how planning affects your **community**.



Take the test online at
academy.pgplanning.com/pre-academy-test

Password: **Springacademy2024**

The Neighborhood Planning Academy Pre-Test is an evaluation to understand participants' knowledge before the program. Your responses and comments will help us improve future programs, as well as assess how much knowledge you have acquired by participating in this program. This survey is designed for information purposes only and will not impact your participation in the program.

1. What is the estimated population of Prince George's County, as of the 2020 census?
 - A. 200,000
 - B. 450,000
 - C. 967,000
 - D. 1,200,000
2. How many Council Districts are there in Prince Georges' County?
 - A. Three
 - B. Six
 - C. Seven
 - D. Nine
3. What is the Maryland state legislation that gives M-NCPPC the authority to handle land-use matters in Prince George's County?
 - A. Prince George's County Code Subtitle 27: Zoning Ordinance
 - B. Maryland Regional District Act
 - C. Tax Reform Initiative by Marylanders
 - D. Plan Prince George's 2035
4. Master planning is a public process to:
 - A. Reflect the community's vision for a defined area
 - B. Develop the County's growth policies for that area
 - C. Identify a clear path to achieve the County's economic development, preservation, and other goals
 - D. All of the above
5. The Prince George's County Council serves as the Board of Health and the District Council.
 - A. True
 - B. False
6. How many major elements are there in the development process?
 - A. 5
 - B. 7
 - C. 9
 - D. 12
7. What is the current General Plan for Prince George's County?
 - A. 2002 General Plan
 - B. Planning for Prince George's County
 - C. Plan Prince George's 2035
 - D. Formula 2040
8. How does zoning work?
 - A. The Zoning Ordinance sets the rules, and the Zoning Map shows where rules apply
 - B. The zoning ordinance sets the rules. No map is necessary
 - C. The zoning ordinance shows where rules apply, and the map sets the rules
 - D. The zoning map shows where rules apply. There is no zoning ordinance necessary
9. Which item does the Zoning Ordinance determine?
 - A. Land Use
 - B. Zone Districts
 - C. Density
 - D. All of the above
10. What is residential density?
 - A. The number of parks per acre of land
 - B. The number of dwelling units or persons per acre of land
 - C. The number of schools per acre of land
 - D. The total square foot of a building

11. Which of the following items are NOT tested for during subdivision review for adequate public facilities?

- A. Schools
- B. Police
- C. Office Buildings
- D. Fire/EMS

12. What is Vision Zero?

- A. A strategy to reduce development application in Prince George's County
- B. A strategy to eliminate all traffic fatalities and severe injuries on Prince George's County roads
- C. A goal to increase the number of park sites throughout Prince George's County
- D. A strategy to widen all roadways in Prince George's County

13. The built and natural environment are factors that contribute to one's health, includes safe water and clean air, healthy workplaces, safe houses, communities, and roads.

- A. True
- B. False

14. Which agency is responsible for conducting Health Impact Assessments of select development applications?

- A. Prince George's County Department of Permitting Inspections and Enforcement
- B. Prince George's County Department of Public Works and Transportation
- C. Prince George's County Health Department
- D. Prince George's County Department of the Environment

15. Subdivision is the process of division by plat or deed of a piece of property into two or more lots, plots, sites, tracts, parcels, or other land divisions.

- A. True
- B. False

16. Which agency is responsible for issuing permits and making inspections in Prince George's County?

- A. Prince George's County Department of Permitting Inspection and Enforcement
- B. Prince George's County Department of Public Works and Transportation
- C. Prince George's County Department of the Environment
- D. Prince George's County Office of Central Services

17. Which agency is responsible for maintaining Prince George's County owned roadways?

- A. United States Department of Transportation
- B. Maryland State Highway Administration
- C. Prince George's County Department of Parks and Recreation
- D. Prince George's County Department of Public Works and Transportation

18. How many different zoning categories does our (Prince George's County) ordinance have?

- A. 26
- B. 43
- C. 51
- D. 74

19. What are three things that you would like to learn about Planning and Zoning in Prince George's County?

1. _____
2. _____
3. _____

20. What are three things that you would like to share about your experience or participation in the Planning and Zoning process in Prince George's County?

1. _____
2. _____
3. _____

Course Overview



Pre-Test

The Neighborhood Planning Academy Pre-Test is an evaluation to understand participants' knowledge before the program. Your responses and comments will help us improve future programs, as well as assess how much knowledge you have acquired by participating in this program. This survey is designed for information purposes only and will not impact your participation in the program.

Take the test online at academy.pgplanning.com/pre-academy-test

Password: **Fallacademy2023**



Final exam

The final exam is a way to evaluate the effectiveness of our Academy and teaching techniques.

Take the test online at academy.pgplanning.com/post-academy-test/

Password: **Finalexam2023**



Weekly Evaluations

We will ask at the end of each weekly session for you to send us feedback. Please take the time to do the 5-minute evaluation so we can improve our sessions for future academies.

academy.pgplanning.com/course-evaluation

Password: **feedback2023**



Presentations and Graduation

The class culminates with a final project. Each student will showcase their project during the final session.

This session will complete with a graduation.



Contact information

Please feel free to contact us with questions throughout the academy. Our goal is to assist you in understanding the material.

The best way to reach the Academy team is through email at PGNPA@ppd.mncppc.org.



Resources

As the course continues, we will post resources from this academy onto the website at academy.pgplanning.com.

Curriculum Overview



SESSION 1 Setting the Stage: History, Present and Future of Prince George's County

Participants will be provided with a brief overview of the planning academy and provide an opportunity for the students to introduce themselves and get to know each other. The first session will provide a history of the County and review the structure of today's County government. This session is critical in helping to establish a strong foundation for participants to navigate subsequent lessons.



SESSION 2 Planning 101

This session provides a broad overview of planning and zoning. Students will learn more about the role of a planner, the role of residents in planning, and how planning is implemented in Prince George's County.



SESSION 3 Development Process in Prince George's County

How does a real estate development project go from concept to construction? This session will provide an overview of how projects are planned, reviewed, developed, funded and completed, with an emphasis on the role of residents and planners in the development process.



SESSION 4 Building Healthy, Sustainable and Resilient Communities

What role do planners and residents have in ensuring public health, access to green space, clean air and water, energy security, and other important requirements for a healthy community? What strategies are planners and residents using here and elsewhere preparing for a sustainable future? This workshop will explore the connections between environment, economy, and equity, and will provide examples of new ways that planners are addressing holistic threats like climate change.



SESSION 5 Multimodal Transportation and Street Safety in Prince George's County

This session will focus on the complex challenges of providing safe and efficient ways for Prince George's County residents to get to their various destinations regardless of whether they choose to walk, bike, drive, or take public transportation. Guest speakers will introduce the role of transportation planners and highlight recent efforts to increase safety in Prince George's County.



SESSION 6 Capstone Project Presentations & Graduation

Over the six-week course, participants will work on a capstone project that they present at an in-person meeting. The presentation can be completed in numerous ways (written document, video, photo collage, slideshow, 3D model, etc.) and will focus on a topic of the student's choosing that is related to planning in Prince George's County.

SESSION

Setting the Stage: History, Present, and Future of Prince George's County

1



This session includes a brief overview of the planning academy and provides an opportunity for the students to introduce themselves and get to know each other.

The first session will provide a history of the County and review the structure of today's County government. This session is critical to establish a strong foundation for subsequent lessons.



Maryland General Assembly

The Maryland General Assembly is the legislative body for the state. The Maryland General Assembly created the Maryland-National Capital Park and Planning Commission in 1927.

Maryland State Charter

The Maryland State Charter is the state constitution.

Maryland-National Capital Park and Planning Commission

The Maryland National Capital Park and Planning Commission is a bi-county agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties.

Prince George's County Board of Health

The Prince George's County Board of Health is the County Council when considering local Health Department policies and programs and other health-related issues. The Board of Health meets semi-annually during May and October.

Prince George's County Council

The Prince George's County Council has legislative authority defined as the power to determine the rules and regulations governing Prince George's County. The County Council is made up of nine members elected by citizens of the nine councilmanic districts. Members serve four-year terms and are limited to serving two consecutive four-year terms. Maryland state law enables the County Council to exercise planning and zoning authority. When acting on planning and zoning matters, the County Council serves as the "District Council" and convenes as such in separate sessions. The District Council is also responsible for approving the Prince George's County General Plan, comprehensive plans for subareas of the County, and functional master plans.

Also: Prince George's County District Council

Prince George's County Department of Parks and Recreation

The Prince George's County Department of Parks and Recreation provides recreation programs, facilities, and services for residents and visitors. The Department also operates and maintains more than 27,000 acres of parkland throughout the County, including land developed to provide parks, picnic areas, athletic fields, historic sites, community centers, and recreation facilities. In an effort to maintain the County's natural beauty, a large percentage of the land has been left undeveloped to serve as buffers and to provide natural open spaces.

With cooperation and input from diverse communities throughout Prince George's County, the Department operates a comprehensive park and recreation system that offers programs and facilities designed to meet the needs and interests of patrons of all ages. A skilled and qualified workforce of community recreation specialists, park planners, naturalists, park police, support staff, and many others helps the Department provide quality services to the residents of Prince George's County.

Prince George's County Executive

The County Executive (Executive Branch) of Prince George's County enforces the laws and administers the daily business of government. The County Charter vests that power in the County Executive, who is elected to a four-year term concurrent with the term of the County Council. Most government departments, such as police, fire, libraries, etc., are part of the Executive Branch. These departments are consulted regularly during the planning and zoning process in order to coordinate development with the ability to provide public facilities and services. In addition, the County Executive (in conjunction with the County Council) reviews the public facilities element of all plans prepared by the Planning Board prior to release for public hearing. This is to ensure consistency with existing or proposed state or county public facilities.

Prince George's County Planning Board

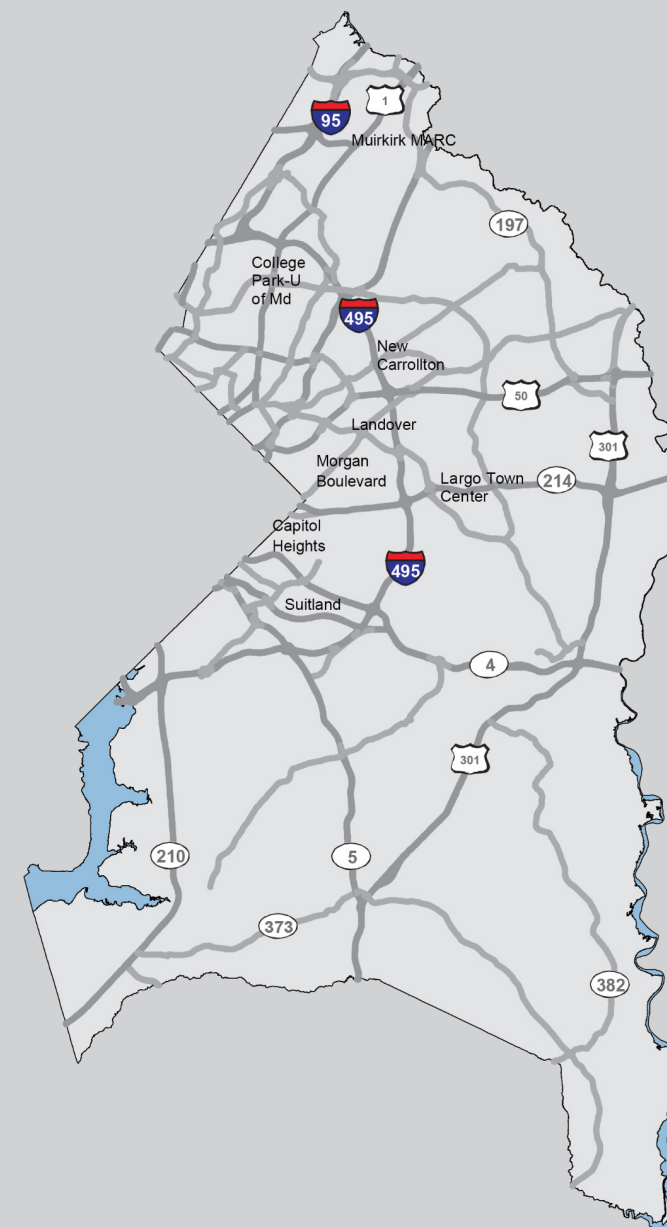
The Prince George's County Planning Board directs the work of the Planning Department and the Department of Parks and Recreation of Prince George's County. The Planning Board and its Planning Department staff make up the planning agency. In addition, the Planning Board and its parks and recreation staff acquire, develop, operate, and maintain the public park system as well as the County's public recreation programs and facilities.

The Prince George's County Planning Board, together with the Montgomery County Planning Board make up The Maryland-National Capital Park and Planning Commission.

A quasi-judicial body, the Planning Board's responsibilities include supervising preparation of land use plans and comprehensive zoning maps, advising the County Council on zoning map amendment and special exception applications, and reviewing and approving site plans. The Board also oversees the Commission's work in the County.

Prince George's County Planning Department

The Prince George's County Planning Department is one of the departments of the Maryland-National Capital Park and Planning Commission. The Prince George's County Planning Department's mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance. The vision of the Prince George's County Planning Department is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

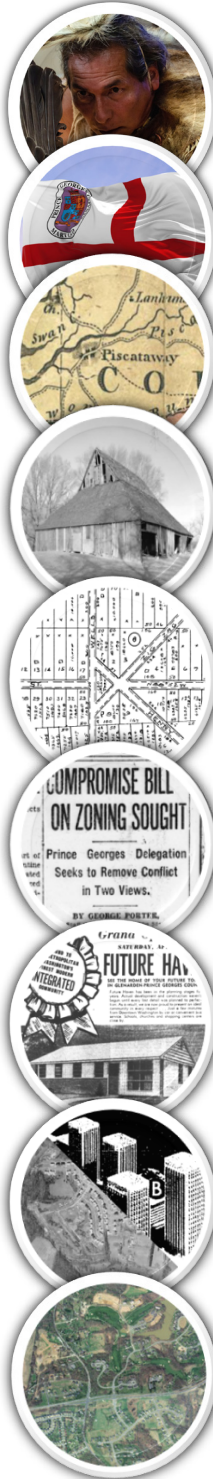


Regional District Act

The Regional District Act is an act of the Maryland General Assembly that formed the Maryland-National Capital Park and Planning Commission. The act sets forth the duties and responsibilities for planning, zoning, and subdivision in Prince George's County (except the City of Laurel). The act (Article 28) delegates these responsibilities to the District Council and the Maryland-National Capital Park and Planning Commission.



History of Prince George's County



Pre-Colonial History: Original inhabitants include the Piscataway, Mattaponi, Chickahominy, Monacan, Nachotank, and Powhatan Indigenous Nations; descendant communities continue to live in Prince George's County

1696: Prince George's County formally established by Council of Maryland from portions of Charles and Calvert Counties. Montgomery County was created in 1748 from part of Prince George's County

18th-19th Centuries: Economic growth driven by tobacco growing and exportation, made possible by large population of enslaved persons; Prince George's County had largest enslaved population in Maryland

1860s-1880s: Civil War and emancipation of the enslaved population lead to collapse of the plantation-based economy and outmigration of many African Americans from Prince George's County; development concentrated along railroad (and later streetcar) lines

1880s-1920s: Development of suburbs adjacent to Washington, D.C., many with racially restrictive deed covenants; areas without such restrictions, including Fairmount Heights and North Brentwood, become thriving African American communities but remain disadvantaged in terms of public services

1920s-1940s: Maryland-National Capital Park and Planning Commission established in 1927 to promote the orderly development of Washington, D.C. suburbs; Prince George's County Commissioners approve first zoning proposals in April 1928; population growth driven by expansion of Federal workforce

1950s-1960s: Suburban growth accelerates in the postwar period, with de facto housing segregation persisting despite the invalidation of racial deed covenants by the Supreme Court in 1948; urban renewal and freeway construction (e.g. Capital Beltway) bring uneven benefits as historic African American communities are disproportionately impacted

1970s-1980s: Metro provides greater connectivity to established communities but is slow to catalyze infill or redevelopment; proliferation of subdivisions in the "developing tier" transforms the landscape and puts pressure on road networks, environmental assets, and historic resources

1990s-Present: County population (again) becomes majority African American by 1990 Census, driven by influx of middle-class and affluent residents from Washington D.C. and other regions; suburbs (particularly northwest) see growth in Hispanic population



Prince George's County Government

Executive Branch

County Executive

- Department of Permitting Inspections and Enforcement (DPIE)
- Department of Public Works and Transportation (DPW&T)
- Department of Environment (DoE)
- Health Department
- Department of Housing and Community Development (DHCD)

Legislative Branch

2 At-Large; 9 District representatives

Sits as Board of Health & District Council

Standing Committees

- Health, Education and Human Services
- Public Safety and Fiscal Management
- Planning, Zoning and Economic Development
- Transportation, Housing and the Environment
- Rules and General Assembly

Circuit Court

Circuit Court Chief Administrative Judge

General jurisdiction trial court

- Civil and criminal matters
- Non-jury trials in equity matters involving family law and other matters

Quasi-Government Agencies

- Washington-Suburban Sanitation Commission
- Prince George's County Economic Development Corporation
- Prince George's County Revenue Authority
- Prince George's County Redevelopment Authority
- The Maryland-National Capital Park and Planning Commission (M-NCPPC)



What is M-NCPPC?

The Maryland-National Capital Park and Planning Commission

A bi-county agency covering Montgomery and Prince George's Counties

- Formed in 1927 via the Regional District Act of the Maryland Charter
- To plan for orderly development, acquire, and maintain park land and open space
- Six national gold medals for excellence for Parks and Recreation

Prince George's County Planning Board

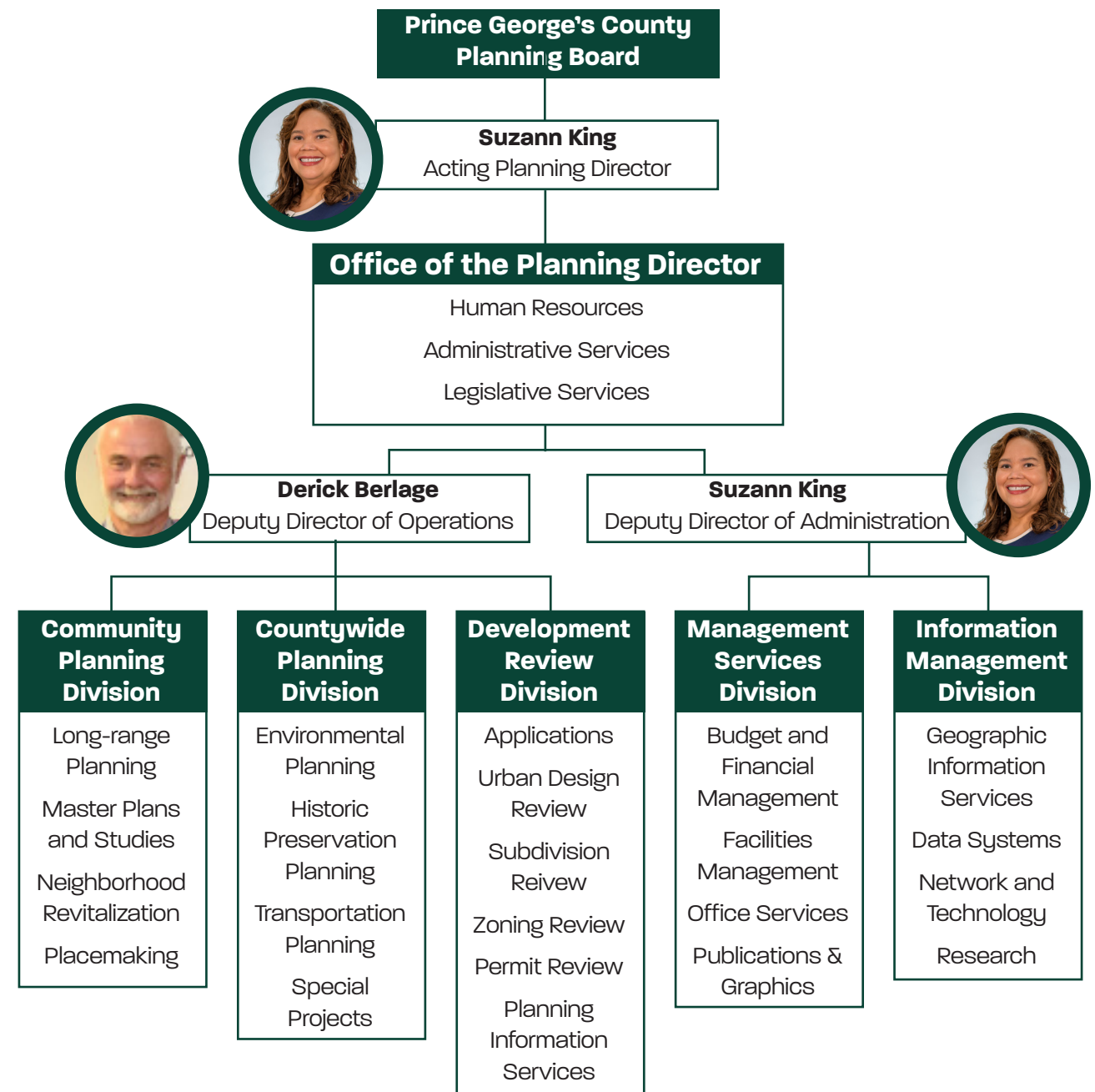
- Five-Member Body
- Advises the County Council on changes to Zoning Ordinance and Subdivision Regulations
- Recommends zoning map amendment and special exception applications
- Reviews and administers site plans
- Administers the Subdivision Regulations
- Supervises the preparation of land use plans and zoning maps

Prince George's County Parks and Recreation

- Operate and maintain more than 27,000 acres of parkland
- More than 165 miles of hiker/biker/equestrian trails
- Maintains Historic sites
- Manages Community Centers
- Outdoor festivals
- Summer camps

Prince George's County Planning Department

The mission of the Prince George's County Planning Department is to promote economic vitality, environmental stability, design excellence, and quality development in Prince George's County.



Setting the Stage: History, Present, and Future of Prince George's County

MY IDEAL COMMUNITY

List five words to describe your ideal community.

- 1. _____ 2. _____
- 3. _____ 4. _____
- 5. _____

WHAT IS NEEDED TO BUILD THIS COMMUNITY

After you've considered your community ideals, consider what might be needed to make this happen.



- 1. _____

- 2. _____

- 3. _____

- 4. _____

- 5. _____

 **TELL US!** We want your feedback each week at academy.pgplanning.com/course-evaluation
Password: **feedback2023** 

introduction to FINAL PROJECT

Due
8 a.m.
Nov. 6

Final Project: Multimedia Essay

To apply what you learn in each class you are asked to complete a final project. This final project will result in a presentation during Session 6.

Project Brief

Describe a planning related issue, challenge, or concern (topic) in your community. Research existing planning policies, strategies, and recommendations related to your selected topic. Consider how, when, and who you might engage to implement a solution to your topic. Consider possible solutions, tradeoffs, and other perspectives. Present an action plan or project.

Sample topics and one of many possible solutions:

- Issue: an area floods all the time, a possible solution: a green infrastructure installation
- Issue: an elderly neighbor needs home repairs to continue to live in their home but has a limited income; a possible solution: funds to assist
- Issue: not safe for kids to bike to school; a possible solution: protected bicycle lanes
- Issue: problems accessing the river trail; a possible solution: more trailheads/work with parks
- Issue: no grocery store within walking or biking distance; a possible solution: healthy corner stores

Presentation Formats

Share the results of your work in one of the following formats:

- A written essay/speech of no longer than 350 words (be prepared to recite your essay/speech)
- A collage of images with a brief speech/description
- An image slideshow with a brief narrative (2-3 minutes in length)
- A video with your own commentary (2-3 minutes in length)
- A 3D model

Any of these can be analog or digital, whichever you prefer.

Submission Details

Please submit your final presentation to PGCNPA@ppd.mncppc.org. If you handwrite an essay, use paper and glue to build a model, or otherwise create a non-electronic presentation, please take a photo of your project and email it in to PGCNPA@ppd.mncppc.org.

Be prepared to share your presentation during the final session.

Project Milestones

The final project is due by 8 a.m. on November 6, 2023.

Milestones

- **After Session 1:** Pick an issue, challenge, or concern (topic) in your community.
- **After Session 2:** Research Plan 2035 and the Master or Sector Plan applicable to your community to identify and consider existing planning policies, strategies, and recommendations related to your selected topic. Do the strategies and recommendations still apply? How would you make the strategies or recommendations actionable?
- **After Session 3:** Consider how, when, and who you might engage to implement a solution to your topic.
- **After Session 4:** Consider possible solutions, tradeoffs, and other perspectives and develop an action plan or project.
- **After Session 5:** Finalize presentation and email project to PGCNPA@ppd.mncppc.org.

Milestone 1

The final project is due by 8 a.m. on November 6, 2023.

- **After Session 1:** Pick an issue, challenge, or concern (topic) in your community.

SESSION 2

Planning 101



This session provides a broad overview of planning and zoning. Students will learn more about the role of a planner, the role of residents in planning, and how planning is implemented in Prince George's County.



Aerial View

Aerial view is a 2-dimensional photographic image of a building, site, neighborhood, or vicinity. Aerial images depict existing and previous conditions of site, which is a helpful tool for planners and citizens. PG Atlas provides a variety of aerial views of Prince George's County, both current and dating back to the 1930's.

www.pgatlas.com

Built Environment

The built environment is all constructed elements including buildings, roads, parks, and other constructed elements that define the physical characteristics of a community

Community Planning

The mission of the Community Planning Division is to plan for livable communities, provide the highest quality community planning services, and to work with stakeholders to facilitate the implementation of approved plans and studies. The Community Planning Division is responsible for conducting a variety of projects that help guide development in the County. The County is divided into seven subregions, which are further divided into 36 planning area. Projects include master and sector plans, sectional map amendments, minor amendments, planning studies, and implementation projects.

Formula 2040

Formula 2040 is the functional master plan for parks, recreation, and open space in Prince George's County. The plan is based upon the concept that parks plus recreation equals experience. The plan establishes a framework for meeting future parks and recreation programmatic and facility needs. The plan's mission is to determine the combination of land, facilities and programs that will provide the right experiences for Prince Georgians in the future.

Functional Master Plan

Functional master plans are plans that comprehensively cover specific topics for the entire County. There are functional master plans for agriculture, transportation, historic resources, green infrastructure planning and preservation, parks and recreation, trails, schools, public safety, and water resources.

Long-Range Planning

The Long-Range Planning Section works closely with communities, property owners, municipalities, businesses, and institutional partners to implement Plan 2035 General Plan-Blueprint for Tomorrow, prepare comprehensive area master or sector plans, and assist in the development of functional master plans. This more traditional planning and zoning work includes the creation or refinement of master plans and comprehensive rezoning for a wide variety of locations, from large rural areas of the county to specific Purple Line Light Rail stations or WMATA Metro stations.

Master Plan

A master plan is a document that guides the way a defined county area should be developed. It includes a compilation of policy statements, goals, standards, maps, and pertinent data relative to the past, present, and future trends of a particular area of the County. Information contained in these plans include population, housing, economics, social patterns, land use and agricultural preservation, water resources, transportation facilities, and public facilities. In Prince George's County, master plans amend the County's General Plan. Master plans provide specific recommendations on the environment, historic preservation, living areas and housing, commercial areas, employment areas, urban design, circulation and transportation (including highways and mass transit), and public facilities. Where appropriate, some plans may cover additional issues such as economic development and neighborhood revitalization.



For planning purposes, the County is divided into seven subregions, which are further divided into 36 planning areas. Each planning area is a fairly cohesive district that is typically bounded by a major highway, political boundary, and/or a natural border such as a stream valley. Master plans may be prepared for an individual planning area, group of planning areas, or entire subregions. Master plans also address the adequacy of public facilities. Land use proposals are analyzed for their impact on schools, police, fire, rescue, libraries, health, parks, and trails. Recommendations are then made to correct any projected deficiencies of these public services and assets. In addition, an analysis of the balance between the proposed land uses and the proposed transportation system is undertaken.

Neighborhood Revitalization

The Neighborhood Revitalization Section provides planning assistance to municipalities, communities, partner agencies, and other stakeholders to implement the recommendations of Plan 2035 General Plan-Blueprint for Tomorrow, and area master and sector plans. This critical implementation work includes focused planning studies, urban design services, interagency coordination, stakeholder facilitation, technical planning assistance, grant assistance, and community and municipal capacity-building.



PLANNING 101

PGAtlas.com

PG Atlas is the core online GIS website for the Prince George's Planning Department. PG Atlas provides access to property information such as zoning, recent development activity, and other relevant information for residents, developers, and planners.

Plan

Simply put, a plan is a vision for a community. There are many different types of plans for Prince George's County. See Master Plan, Function Master Plan, Sector Plan, and Plan Prince George's 2035 (General Plan).

Planning

"Planning provides a vision for the community today — and in the future.

The goal of planning is to maximize the health, safety, and economic well-being of all people living in our communities. This involves thinking about how we can move around our community, how we can attract and retain thriving businesses, where we want to live, and opportunities for recreation. Planning helps create communities of lasting value.

While architects often focus on a single building, a planner's job is to work with residents and elected officials to guide the layout of an entire community or region. Planners take a broad view and look at how the pieces of a community — buildings, roads, and parks — fit together like pieces of a puzzle. Planners then make recommendations on how the community should proceed. One of the greatest challenges for planners is to imagine what can and should happen to a community: how it should grow and change, and what it should offer residents 10, 15, or even 20 years into the future."

-Per American Planning Association:
www.planning.org/aboutplanning/

Plan Prince George's 2035

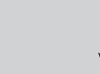
Plan Prince George's 2035 Approved General Plan (Plan 2035) is the primary official public policy document guiding the County's physical development. Plan 2035 establishes where and how the County should grow and evolve over the next 20 years, as well as which parts of the County will not experience substantial change. The plan emphasizes focused and concentrated growth to locations where infrastructure already exists to ensure that new development does not disproportionately use our County's limited resources and harm our natural environment. It organizes the County's 34 centers into two principal categories—Regional Transit Districts and Local Centers. It also organizes the remainder of the County into four growth areas—Employment Areas, Established Communities, Future Waters and Sewer Service Areas, and Rural and Agricultural Areas. The plan directs the majority of new residential and employment growth to the eight Regional Transit Districts; all having extensive transit and transportation infrastructure. The plan contains recommendations for directing medium- to medium-high residential development, along with limited commercial uses to Local Centers, rather than scattering them throughout the Established Communities. www.planpgc2035.org

Plan View

Plan view is a 2-dimensional horizontal view of a 3-dimensional building or site. When depicting a building, a plan view is referred to as a "floor plan." When depicting a site, a plan view is referred to as a "site plan." Plan view is a useful tool to portray proposed development of buildings and sites and allows planners to determine if proposed developments are in conformance with the Zoning Ordinance, Subdivision Regulations, and other regulations.

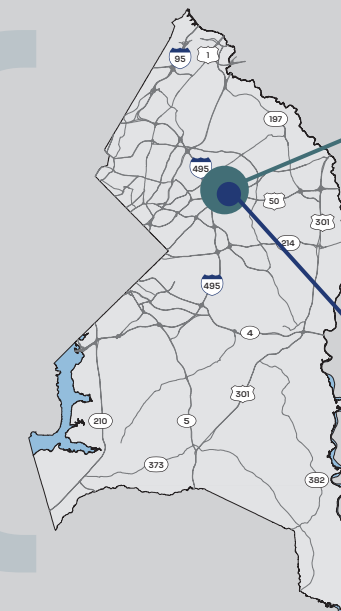
GENERAL PLAN

Plan Prince George's 2035 (Plan 2035) provides long-range guidance for the future growth of the County. It covers the entire County and all 43 defined Planning Areas.



FUNCTIONAL MASTER PLAN

Covers the entire County and addresses specific planning such as school sites, trail areas, and public facilities.



MASTER PLAN

Guides the way one or more of the 36 Planning Areas should be developed. Master Plans amend the General Plan for a specific area within the County.

SECTOR PLAN

Guides the way a portion of a defined Planning Area should be developed.



WHAT IS A SECTIONAL MAP AMENDMENT?

A Sectional Map Amendment amends a portion of the County Zoning Map to implement the recommendations of an adopted plan. An SMA is a separate legal procedure from a plan.

Policy

A policy is "a statement of a public body that forms the basis for enacting legislation or making decisions."

Per Glossary of Land Use and Planning Terms,
Institute for Local Government

Public facilities

A public facility is a road, school, sewage treatment plant, or other facility financed by public revenues and available for use by the public.

Sector Plan

A sector plan is a plan for an area that is smaller than a planning area or that consists of portions of multiple adjacent planning areas. Sector plans are typically undertaken for special situations that requires a plan for a limited geographic area. For example, the construction of the Metrorail system has changed the expected land uses in the vicinity of the Metrorail stations. The Planning Board responded by preparing a number of transit district development plans. These plans established land use and zoning for properties within approximately a one-half mile radius of the stations. A sector plan often involves a specific land use evaluation for a portion of major corridors or economically viable focus areas such as town centers or highway intersections.



What is Planning?

Planning is the public process to account for past and present, envision community possibilities, outline development goals, and create a guide for future.

Planners must find consensus among competing goals and balance immediate and long-term goals.

Values

- Protection of health, safety, and welfare
- Equity and equality
- Conservation of resources
- Stewardship of environment
- Public participation
- Predictability

Why plan?

- Establish a Community Vision
- Identify a blueprint for achieving the vision
- Identify key capital improvements projects and programs
- Align elements with public and County goals
- Coordinate with neighborhoods, residents, municipal, county, state government, agencies, and developers

What does planning do?

Can do:

- Recommend what types of land uses should go where
- Identify where public facilities should be constructed
- Identify what types of streets should be built in which locations

Can't do:

- Mandate or force outcomes
- Stop development
- Supersede County, state, and federal law
- Dictate how a private property shall develop

Planning Process

1. Community Assessment
2. Identification of Issues
3. Visioning
4. Policy Recommendations
5. Policy Adoption
6. Implementation
7. Evaluation

What is zoning?

The law that determines **what** can be built and **where** we can build it. Zoning is the implementation of plan goals through regulations and procedures and the process of regulating the land use and building design within a community.

How does zoning work?

- Zoning Ordinance sets the rules
- Zoning Map shows where the rules apply

What does zoning do?

Can do well:

- Determine the density of a single piece of property or block
- Prevent incompatible uses next to each other
- Permit more people to live in a concentrated area

Can't do well:

- Prevent specific brands of businesses.
- Force specific businesses to move to a community
- Limit the number of cars in a neighborhood.
- Stop ugly architecture.

Key zoning concepts

- **Property rights:** If your proposed use is permitted by the Zoning Ordinance, the government cannot prevent you from developing that use, even if your neighbors don't want it or like it. No zoning rule can prohibit all economic use of a land, or require its preservation as open space (without owner consent and/or just compensation)
- **Rational nexus:** The government can only require a developer to construct public improvements to address or mitigate the impact of their development on the public.
- **Special exception:** A special exception is not an "exception" to the zoning rules. It is a permitted use that requires additional conditions be met.
- **By-Right Development:** These are uses that are permitted without conditions. In most jurisdictions in the United States (but not Prince George's County) these uses are entitled by issuance of a permit by staff.



1933

The Maryland General Assembly creates the first state planning commission in the country.



1938

The commission publishes Five Years of State Planning report, which outlines the vision for the state.



1956

The commission issues Improving State Planning in Maryland report, which emphasizes planning staff influence and coordination.



1959

New legislation creates State Planning Department.



1992

The Economic Growth, Resource Protection, and Planning Act establishes "seven visions" (later eight) for local plans.



2009

Three new laws require smart growth measures; establish statewide land-use goal; and add 12 new planning visions.



Plan 2035 Elements & Goals

Learn more about Plan 2035 at pgplan.org/plan2035



Land Use

Direct future growth toward transit-oriented, mixed-use centers to expand commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources.



Economic Prosperity

Create a diverse, innovative, and regionally competitive economy that generates a range of well-paying jobs and strategically grows the tax base.



Transportation & Mobility

Provide and maintain safe, affordable, accessible, and energy-efficient multimodal transportation network to support the County's desired land use pattern and Plan 2035 goals.



Natural Environment

Preserve, enhance, and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development.



Housing & Neighborhoods

Provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity.



Community Heritage, Culture, and Design

Create walkable places that enable social interaction and reflect community character, and preserve and promote our cultural, historic, and rural resources to celebrate our heritage and encourage new investment.



Healthy Communities

Create safe, connected communities that promote active lifestyles and provide convenient access to healthy foods.



Public Facilities

Enhance the quality of life and economic competitiveness of Prince George's County through the efficient, equitable, and strategic siting of education, public safety, water and sewer, solid waste, and parks and recreation facilities.











HIGHLIGHTS

SESSION 2

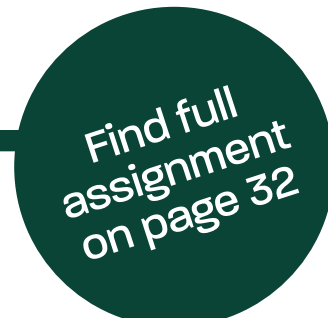
NOTES

FUNCTIONAL MASTER PLANS

Plan	Year	QR Code and link
Public School Sites	1983	 https://www.mncppcapps.org/planning/publications/PDFs/358/Public%20school%20sites%20october%201983.pdf
Anacostia Trails Heritage Area Management Plan	2001	 https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=2&Category_id=1
Public Safety Facilities	2008	 https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=185&Category_id=1
Transportation	2009	 https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=238&Category_id=1
Historic Sites and Districts	2010	 https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=235&category_id=&name=historic%20sites%20and%20districts%20plan&pricemin=&pricemax=&author=&Pubs_year=All&price=&
Water Resources	2010	 https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=241&Category_id=1
Parks, Recreation and Open Space (Formula 2040)	2013	 https://www.mncppc.org/DocumentCenter/View/118/2040-Functional-Master-Plan-PDF?bidId=
Resource Conservation	2017	 https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=329&Category_id=1

COMPREHENSIVE MASTER PLANS

Plan Type	Definition	Active Plans
Master Plan	When approved, covered one of the County's 36 legally-defined Planning Areas	4
	When approved, covered multiple Planning Areas within a Subregion	3
	When approved, covered an entire Subregion	3
Sector Plan	Covers a portion of one or more Planning Areas	23
Transit District Development Plan	Covers an area that, prior to April 1, 2022, was classified in the Transit District Overlay Zone	5



Planning 101

CREATING A COMMUNITY MAP USING PGATLAS.COM

As demonstrated during the class session for this exercise, you will collect information about your neighborhood or a neighborhood of interest using PGAtlas.com. During this exercise you will:

- Locate a property in PGAtlas.com
- Find information about a property (owner, address, tax account, parcel details)
- Determine the current and prior zoning for a property
- Determine the applicable Master or Sector Plan for a property
- Identify multiple points of interest nearby a property
- Identify a development case number to be used in the homework assignment after Session 3.

For your reference the recorded class demonstration is located at youtu.be/Qr_ogDlZSE0.

A more in-depth training is available at pgplan.org/pgatlas

If you have questions email the Neighborhood Planning Academy team at PGCNPA@ppd.mncppc.org.

Property Address: _____

Property Owner Name: _____

Tax Account: _____

Parcel Details: _____

Current Zoning (Effective April 1, 2022): _____

Prior Zoning: _____

Any Zoning Districts or Overlays: _____

Applicable Master Plan: _____

Points of Interest noted: _____

Development Case Number: _____

Milestone 2

The final project is due by 8 a.m. on November 6, 2023.

- **After Session 2:** Research Plan 2035 and the Master or Sector Plan applicable to your community to identify and consider existing planning policies, strategies, and recommendations related to your selected topic. Do the strategies and recommendations still apply? How would you make the strategies or recommendations actionable?

Plan	Policy/Strategy/Recommendation	Does it apply?	How can you make it actionable?

SESSION 3

Development Process in Prince George's County



How does a real estate development project go from concept to construction? This workshop will provide an overview of how projects are planned, reviewed, developed, funded and completed, with an emphasis on the role of residents and planners in the development process.



Board of Zoning Appeals

The Prince George's County Board of Zoning Appeals is a three-member body appointed by the County Council. In addition to hearing administrative appeals, the board is authorized to grant variances from the strict application of certain Zoning Ordinance requirements. (The board is expressly prohibited from granting variances from some ordinance requirements.) The board may grant a variance upon a finding that there is some extraordinary circumstance or condition on the property that would warrant a waiver of a Zoning Ordinance requirement, or that strict application of the requirement would result in peculiar and unusual practical difficulties, or exceptional or undue hardship upon the owner. In addition, the variance must not impair the integrity of the County's plans. The board holds a hearing and decides whether to grant the variance. It is also empowered to hear appeals from persons who have had permits denied or who wish to have extensions of time to correct zoning violations.

Case type/number

Each application for development in Prince George's County has an identifying case number that starts with an abbreviated pre-fix of the case type. Depending on the scope of development proposed and the phase of review, a development project is reviewed as several different case types – the most common case types include Preliminary Plan of Subdivision (PPS), Detailed Site Plan (DET), and Final Plat of Subdivision (FPS). Each development project will have its own case number of each review under each case type. This case number is the best way to identify and research the development project.

DAMS

DAMS (Development Activity Monitory System) is the online website that allows members of the public to check the status of development in the County. It contains applications accepted by the Development Review Division from January 1, 2000 to present and may include some older cases. The source documents are public records and are available in the Prince George's County Planning Department. <https://www.mncppcapps.org/planning/DAMSWEB/>

Enforcement

Enforcement is the process by which the County confirms that newly constructed development projects as well as existing development and businesses comply with the regulations of the County, including Zoning. The Prince George's County Department of Permitting, Inspection, and Enforcement (DPIE) is the county department responsible for enforcement.

Final Plat

The final detailed drawing (to scale) of a tract of land, depicting the proposed division of the tract into lots, blocks, streets, alleys, or other areas within a proposed subdivision.

Historic Preservation Commission

The Prince George's County Historic Preservation Commission (HPC) is a nine-member body responsible for protecting properties listed on the Inventory of Historic Resources in the Prince George's County Historic Sites and Districts Plan. The HPC was created in 1982 following the Planning Board's adoption and the County Council's approval of the Historic Sites and Districts Plan in 1981. The HPC is empowered to evaluate historic resources for designation as historic sites or historic districts; to review and approve plans for exterior alteration, demolition, or new construction; and to prevent demolition by neglect of historic resources.



Party/Person of Record

A person or party of record is entitled to receive technical staff reports, hearing notices, and written decisions on a variety of development review applications and planning projects. More importantly, party/person of record status ensures the ability to initiate and participate in appeals proceedings. If you know the case number of the development project, you can sign up to be a party/person of record here: https://www.mncppcapps.org/planning/Person_of_Record/

Permits

Permits are the formal certification that a construction project complies with the land use and building regulations that allows the developer/homeowner/applicant to begin construction or begin operations of a business. The Prince George's County Department of Permits, Inspections, and Enforcement (DPIE) issues permits for the County, with review by several agencies (including M-NCPPC's Planning Department) for conformance with various regulations (zoning, subdivision, building, fire, health, etc.)

Planning Director/Department staff

The Prince George's County Planning Department is the department of the Maryland-National Capital Park and Planning Commission that administers planning for Prince George's County. The Prince George's County Planning Department's mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance. The vision of the Prince George's County Planning Department is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

The Planning Director leads the Planning Department and has the authority to make the decision on certain development applications, which are processed at an administrative level rather than at a public hearing.



Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)

The Prince George's County Department of Permitting, Inspection, and Enforcement (DPIE) is the county department responsible for coordinating and enforcing standards for construction the County. DPIE processes and issues permits and business licenses, as well as conduct plan review and inspections to ensure enforcement of the scope and conditions of permits. The mission of DPIE is to promote economic development in Prince George's County and protect the safety of County residents, businesses, and visitors through efficient permitting, inspection, and licensing services to ensure compliance with established building, zoning and property standards codes. The vision of DPIE is to consolidate in a single location the various functions associated with the regulation and approval of economic development and redevelopment projects within the County and position the County as a national model for permit processing, plan review, inspection, code enforcement and business licensing.

Site Plans (Detailed Site Plan)

Site plans, specifically Detailed Site Plans, show the exact location and design of all buildings and structures, streets, parking lots, open spaces, landscaping, grading, and other on-site physical features. These site plans are required for provide the level of site information necessary to obtain a permit.

Subdivision

The division by plat or deed of a piece of property into two or more lots, plots, sites, tracts, parcels, or other land divisions in accordance with Subtitle 24 of the Prince George's County Code.

Zoning

The classification of land by types of uses permitted and prohibited in a district and by densities and intensities permitted and prohibited, including regulations regarding building location on lots in accordance with Subtitle 27 of the Prince George's County Code.

Zoning Hearing Examiner

The Prince George's County Office of the Zoning Hearing Examiner (ZHE) conducts public hearings on a variety of zoning matters. These include zoning map amendments; applications for the grant, revocation, or amendment of special exceptions; applications for the validation of permits issued in error; appeals from decisions of the Historic Preservation Commission; and other matters as stipulated in the Zoning Ordinance.

The ZHEs are attorneys with experience in administrative litigation and knowledge of administrative and zoning law practice and procedure. They are empowered to swear witnesses and to issue subpoenas for witnesses and documents. A written decision of the ZHE is filed with the District Council concerning each matter upon which a public hearing has been conducted.

People's Zoning Counsel

The County provides a People's Zoning Counsel, who is a member of the Maryland Bar and experienced in zoning law and procedure. The People's Zoning Counsel is appointed by the County Executive (subject to confirmation by the County Council) to protect the public interest and to ensure the compilation of a complete record in zoning cases. All zoning hearings by the District Council and the Zoning Hearing Examiner are attended by the People's Zoning Counsel, who may summon, examine, and cross-examine witnesses, introduce documentary evidence into the record, file exceptions, and make argument as the law and evidence warrant. These duties are also performed during the review of comprehensive design plans by the Planning Board.





Development Process



1. Master Planning

See Session 2

2. Zoning

Determines:

- Land use
- Zone districts
- Building form
- Floor area ratio
- Density
- Notification to neighbors
- Types of documents need to be reviewed

ZONING MAP

- Shows the geographic location of where each zone is applied
- Legally binding

COUNTYWIDE MAP AMENDMENT

SECTIONAL MAP AMENDMENT

ZONING MAP AMENDMENT PROCESS

1. Pre-application notice
2. Application
3. Referrals
4. Technical Staff Report (TSR)
5. Planning Board
6. Zoning Hearing Examiner (ZHE)
7. District Council (DC)

3. Subdivision

Division, by plat or deed, of a piece of property into two or more lots, plots, sites, or other land division

Addresses the adequacy of public facilities and impacts to serve new development

PURPOSE OF SUBDIVISIONS

- Design of internal streets and utilities of the subdivision and the resulting layout of lots and blocks.
- Relationship of the streets and utilities in the subdivision to those of the larger community.
- Construction of streets, utilities, and other improvements.

SUBDIVISION PROCESS

1. Pre-application notice
2. Application
3. Referrals
4. Subdivision and Development Review Committee
5. Technical Staff Report (TSR)
6. Planning Board

4. Site Plan

Review

Integrates the details of development, such as:

- Architecture
- Landscaping
- Stormwater management
- Woodland conservation
- Parking facilities
- Lighting
- Signs

Includes these types of applications:

- Conceptual Site Plans
- Comprehensive Design Plans
- Detailed Site Plans
- Specific Design Plans

SITE PLAN PROCESS

1. Pre-application notice
2. Application
3. Referrals
4. Technical Staff Report (TSR)
5. Planning Board
6. District Council (DC)

5. Final Plat

- Map of a parcel of land that shows features such as lot lines, streets, stormwater management facilities, easements, topography, and building restriction lines
- Verifies a subdivision as an official, legally valid area
- Includes all data necessary to locate every street, lot, block, and boundary line
- Approved by the Planning Board at regularly scheduled meetings

6. Permits

Department of Permitting, Inspections, and Enforcement (DPIE) issues permits; M-NCPPC is a referral agency only.

Ensures conformance with development regulations, including any conditions imposed during previous approvals

Required for these types of applications:

- Grading
- Building
- Use and Occupancy
- Signs

Historic Area Work Permits (HAWP)

- Projects affecting a historic site
- Properties within a historic district
- Historic Preservation Commission

7. Enforcement

Department of Permitting, Inspections, and Enforcement (DPIE)

Ensuring compliance with requirements of Zoning Ordinance and Subdivision Regulations

Things commonly enforced:

- Setbacks
- Types of building

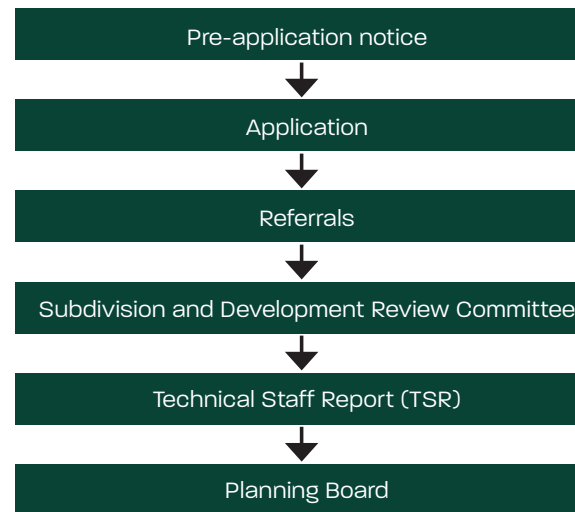


HIGHLIGHTS

SESSION 3

Preliminary Plan of Subdivision

Approximate Processing Time: 70-140 Days

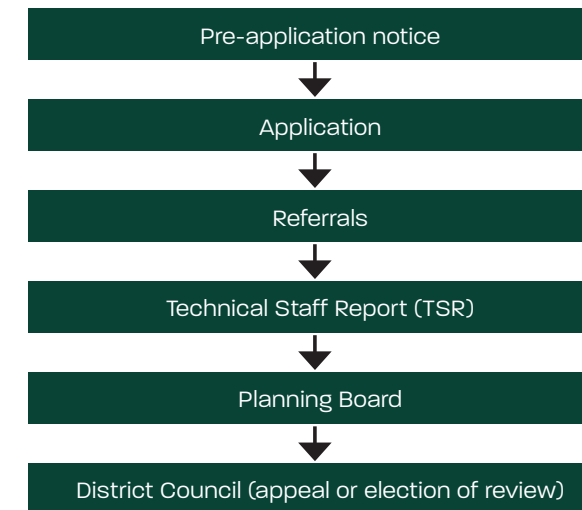


WHO IS INVOLVED IN THE PRELIMINARY PLAN OF SUBDIVISION REVIEW AND APPROVAL?

	Development Process
M-NCPPC	<ul style="list-style-type: none"> Review application Natural Resource Inventory (NRI) Type 1 Tree Conservation TCP1 or Woodland Conservation Letter of Exemption WCO-EX Conceptual Site Plan CSP or Comprehensive Design Plan, if Required Special Exception Site Plan, if Required Traffic Impact Analysis
Prince George's County Department of Permitting, Inspections, & Enforcement (DPIE)	<ul style="list-style-type: none"> Floodplain Approval Existing Conditions Site Development Concept (SWM) Traffic Impact Analysis Referral
Municipality	<ul style="list-style-type: none"> Site Development Concept SWM – ONLY BOWIE Referral Review – PPS, CSP, CDP, and Special Exception Zoning and Subdivision – ONLY LAUREL Floodplain – ONLY LAUREL
Prince George's County Soil Conservation District (PGSCD)	<ul style="list-style-type: none"> Concept Grading, Erosion, and Sediment Control (CSC)
Prince George's County Department of Public Works & Transportation (DPW&T)	<ul style="list-style-type: none"> Traffic Impact Analysis Referral
Maryland State Highway Administration (MD SHA)	<ul style="list-style-type: none"> Traffic Impact Analysis Referral
Prince George's County Health Department	<ul style="list-style-type: none"> Preliminary Septic Approval – Percolation Testing, Preliminary Well Approval, Referral Review Health Impact, Assessment for CSP and CDP, Referral Review for PPS
Prince George's County Department of the Environment (DoE)	<ul style="list-style-type: none"> Water Sewer Category Change 6 or 5 to 4 (if public w/s)
Washington Suburban Sanitary Commission (WSSC)	<ul style="list-style-type: none"> Preliminary Hydraulic Review – Letter of Findings

Site Plan

Approximate Processing Time: 3-4 months



WHO IS INVOLVED IN SITE PLAN REVIEW AND APPROVAL?

	Development Process
M-NCPPC	<ul style="list-style-type: none"> Review application Natural Resource Inventory (NRI) Type 2 Tree Conservation TCP2 or Woodland Conservation Letter of Exemption WCO-EX Building Permit Site Plan (if no DSP or SDP)
Prince George's County Department of Permitting, Inspections, & Enforcement (DPIE)	<ul style="list-style-type: none"> Street Grade Establishment (SGE) Site Development Plan (Referral) Site Development Rough Grading Permit (SDRG) if no entitlement site plan
Municipality	<ul style="list-style-type: none"> Referral Review – DSP, SDP Final Site Plan – ONLY LAUREL
Prince George's County Soil Conservation District (PGSCD)	<ul style="list-style-type: none"> Environmental Site Development, Grading, Erosion, and Sediment Control (SSC) Preliminary Pond Review
Prince George's County Department of Public Works & Transportation (DPW&T)	<ul style="list-style-type: none"> Road Closure (Permanent)
Maryland State Highway Administration (MD SHA)	N/A
Prince George's County Health Department	<ul style="list-style-type: none"> Referral Review Health Impact Assessment for DSP and SDP
Prince George's County Department of the Environment (DoE)	<ul style="list-style-type: none"> Water Sewer Category Change 4 to 3 (if public w/s)
Washington Suburban Sanitary Commission (WSSC)	N/A
Maryland Department of the Environment (MDE) and US Army Corps of Engineers	<ul style="list-style-type: none"> Start Wetland Permitting
Utility Companies E,T, G, CTV	N/A



WHO IS INVOLVED IN FINAL PLATTING AND PERMIT REVIEW AND APPROVAL?

	Development Process
M-NCPPC	<ul style="list-style-type: none"> Final Subdivision Plat Permit Review and Approval
Prince George's County Department of Permitting, Inspections, & Enforcement (DPIE)	<ul style="list-style-type: none"> Building Permit Trade Permits – Fire, Electrical, Mechanical Site Development Fine Grading Permit (Storm drain, paving, roads, SWM, grading, site work, recreation facilities, sidewalk, trail, street tree, streetlights, bridges, etc.) SDFG Floodplain Approval Proposed Conditions Street Construction Permit (public roads- storm drain, paving, SWM, grading, sidewalk, bridge, signal) SCON Special Utility Permit
Municipality	<ul style="list-style-type: none"> Building Permits – see Permit Matrix for Municipalities Grading Permits - see Permit Matrix for Municipalities Roadway Permits - see Permit Matrix for Municipalities
Prince George's County Soil Conservation District (PGSCD)	<ul style="list-style-type: none"> Final Grading, Erosion, and Sediment Control FSC (Rough Grading, Mining and Fill Sites, Total Development Plans, for House Construction) Forest Harvest Dam Safety Pond Plans
Prince George's County Department of Public Works & Transportation (DPW&T)	<ul style="list-style-type: none"> Road Closure (Temporary) Permit Review for Bridge and Traffic Signal
Maryland State Highway Administration (MD SHA)	<ul style="list-style-type: none"> Access Permit (SHA roadwork – entrance, storm drain, paving, SWM grading, sidewalk, bridge, signal) Utility Permit
Prince George's County Health Department	<ul style="list-style-type: none"> Final Subdivision Plat – Referral Review Septic Permit Well Permit
Prince George's County Department of the Environment (DoE)	<ul style="list-style-type: none"> Final Subdivision Plat – Referral Review Floodplain Approval Proposed Conditions – Evaluate need for CLOMR (if FEMA)
Washington Suburban Sanitary Commission (WSSC)	<ul style="list-style-type: none"> System Extension Permit – Public Water and Sewer Onsite Water Sewer Permit – Private Water and Sewer Plumbing Permit
Maryland Department of the Environment (MDE) and US Army Corps of Engineers	<ul style="list-style-type: none"> Wetland and Waterway Construction Permit
Utility Companies E,T, G, CTV	<ul style="list-style-type: none"> Design of Utility Services and Street Lights

WHO IS INVOLVED AFTER PLAT APPROVAL?

	Development Process
M-NCPPC	N/A
Prince George's County Department of Permitting, Inspections, & Enforcement (DPIE)	<ul style="list-style-type: none"> Preconstruction Meetings Inspections As Built Plan Approval and Certifications Final Inspections Use & Occupancy Permits Permit Closure and Bond Release
Municipality	<ul style="list-style-type: none"> Building Inspections – see Permit Matrix for Municipalities Site/ Road Inspections - see Permit Matrix for Municipalities
Prince George's County Soil Conservation District (PGSCD)	<ul style="list-style-type: none"> As Built Plan – Dam Safety Ponds
Prince George's County Department of Public Works & Transportation (DPW&T)	<ul style="list-style-type: none"> Final Inspections
Maryland State Highway Administration (MD SHA)	<ul style="list-style-type: none"> Inspections Final Inspections
Prince George's County Health Department	<ul style="list-style-type: none"> Inspections– Well and Septic
Prince George's County Department of the Environment (DoE)	N/A
Washington Suburban Sanitary Commission (WSSC)	<ul style="list-style-type: none"> Preconstruction Inspections Inspections As Built Plan Approval and Certifications Final Inspection Release for Service
Maryland Department of the Environment (MDE) and US Army Corps of Engineers	N/A
Utility Companies E,T, G, CTV	Installation of Utility Services and Street Lights

Development Process in Prince George's County

CASE REVIEW

Using DAMS (www.mnccppcapps.org/planning/DAMSWEB), choose a development review case (search via case number or address) in your neighborhood/area and determine the following:

HINT: If you don't know of a recent/new development in your neighborhood, use PGAtlas (with Development Activity layer turned on) to identify a development case.

Case number: _____

Case type: _____

Status: _____

Title/name of development: _____

Date accepted: _____

Date at Planning Board: _____

Date of any other Decision-making body (if applicable): _____

Name of Applicant: _____

Name of Reviewer: _____

Zone of property: _____

Acreage of property: _____

Download and view documents relating to case

Number of dwelling units (if applicable): _____

Gross floor area: _____

In your own words, describe the development proposal:

Write a paragraph about your opinion of the proposal (positive, negative, or neutral) and identify specific details of the proposal that support your opinion (for example, if you think the proposal is "too big," call out the square footage, height, number of dwelling units, space/design of the building etc.):

Milestone 3

The final project is due by 8 a.m. on November 6, 2023.

- **After Session 3:** Consider how, when, and who you might engage to implement a solution to your topic.

Who	When	How

SESSION

4

Building Healthy, Sustainable and Resilient Communities



What role do planners and residents have in ensuring public health, access to green space, clean air and water, energy security, and other important requirements for a healthy community? What strategies are planners and residents using here and elsewhere preparing for a sustainable future? This session will explore the connections between environment, economy, and equity, and will provide examples of new ways that planners are addressing holistic threats like climate change.



Affordable housing

Housing (for rent or purchase) that is restricted by the income level of the residents. Generally, households that spend more than 30% of their income on housing expenses are considered cost burdened (i.e. not affordable). Affordable housing may include public housing, subsidized or income-restricted housing, and housing unit that are affordable at market-rate.

Per American Planning Association, KnowledgeBase Collection, Affordable Housing Programs, <https://planning.org/knowledgebase/affordablehousing/>

Aging in Place

Aging in place refers to the concept that a large portion of the population are approaching old age and choosing to stay in their homes rather than move to retirement communities with special services for the elderly. To age in place, certain accommodations must be made to a home regarding access to and within the home, personal and health care services, meals, safety, etc.

Area Median Income

Area median income describes the midpoint of an area's income distribution, where 50% of households earn above the median and 50% earn less than the median. According to the US Census, the area median income for Prince George's County (in 2020 dollars) for the period 2016-2020 is \$86,994.

Per Planopedia (Planetizen) website: <https://www.planetizen.com/definition/area-median-income-ami> and US Census QuickFacts website for Prince George's County, MD <https://www.census.gov/quickfacts/fact/table/princegeorgescountymaryland/RHI125221>

Clean Air Act

The Clean Air Act (1970) is the comprehensive federal law that regulates air emissions from stationary and mobile sources. Among other things, the law authorizes the EPA to establish National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare and to regulate emissions of hazardous air pollutants.

Per Summary of the Clean Air Act, Environmental Protection Agency website, <https://www.epa.gov/laws-regulations/summary-clean-air-act>

Clean Water Act

The Clean Water Act (1972) established the basic structure for regulating discharges of pollutants into the waters of the United State and regulating quality standards for surface waters. Under the Clean Water Act, the Environmental Protection Agency (EPA) implements pollution control programs such as setting wastewater standards for industry. The EPA has also developed national water quality criteria recommendations for pollutants in surface waters.

Per Summary of the Clean Water Act, Environmental Protection Agency website, <https://www.epa.gov/laws-regulations/summary-clean-water-act>

Climate change

"Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from: natural factors, such as changes in the sun's intensity or slow changes in the earth's orbit around the sun; natural processes within the climate system (such as changes in ocean circulation); and human activities that change the atmosphere's composition (such as burning fossil fuels) and the land surface (such as deforestation, reforestation, urbanization or desertification.)"

Per Glossary of Land Use and Planning Terms, Institute for Local Government

Density (residential)

In planning and zoning, density refers to the number of dwelling units or persons per acre of land expressed in units per gross acre. Single-family detached dwellings range from less than 1 to 6 per acre on a single lot. Townhouses range from 6 to 12 units per acre attached in a row. Multifamily units range from 12 to 48 units per acre in one structure.

Ecological

Ecological refers to the environments of living things or the relationship between living things and their environments.

Per Merriam-Webster, <https://www.merriam-webster.com/dictionary/ecological>

Ecosystem

An ecosystem is "the complex system of plant, animal, fungal, and microorganism communities and their associated non-living environment interacting as an ecological unit. Ecosystems have no fixed boundaries. Their parameters depend on the scientific, management, or policy question being examined. Depending upon the purpose of analysis, a single lake, a watershed, or an entire region could be considered an ecosystem."

Per Glossary of Land Use and Planning Terms, Institute for Local Government

Equity

Equity is "the absence of avoidable or remediable differences among groups of people, whether those groups are defined socially, economically, demographically or geographically."

Per World Health Organization: https://www.who.int/health-topics/health-equity#tab=tab_1

Environmental justice

Environmental justice is "the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

Per Glossary of Land Use and Planning Terms, Institute for Local Government

We defer to the Prince George's County Environmental Justice Commission to define Environmental Justice which expands on the EPA's definition to include Bunyan Bryant's definition of environmental racism. Bryant (1995) calls environmental racism a form of environmental injustice. He states: "An environmental injustice occurs when a particular social group-not necessarily a racially ethnic group-is burdened with environmental hazards [...]. It refers to those institutional rules, regulations, and policies of government or corporate decisions that deliberately target certain communities for least desirable land uses, resulting in the disproportionate exposure of toxic and hazardous waste on communities based upon prescribed biological characteristics. Environmental racism is the unequal protection against toxic and hazardous waste exposure and the systematic exclusion of people of color from decisions affecting their communities" (Byrant, 1995, p. 6).

Federal Housing Act 1968

The Fair Housing Act of 1968 is Title VIII of the Civil Rights Act of 1968, which protects people from discrimination when renting or buying a residence, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The Fair Housing Act prohibited redlining (see definition below). The act protects people on the basis of race, color, national origin, religion, sex (including gender identity and sexual orientation), family status, and disability.

Per US Department of Housing and Urban Development website: https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview



Floodplain

A floodplain is a relatively flat or lowland area adjoining a river, stream, or watercourse, which is subject to periodic, partial or complete inundation. The Federal Emergency Management Agency (FEMA) manages and maintains floorplan maps that depict the location of floodplains.

Greenhouse gas

Greenhouse gas is “any gas that absorbs infrared radiation in the atmosphere. Types of greenhouse gases include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), ozone (O₃), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). See Carbon Dioxide.”

Per Glossary of Land Use and Planning Terms, Institute for Local Government

Green space

Green space is an area of land associated with, and located on the same parcel of land as, a building for which it serves to provide light and air, or scenic, recreational, or similar purposes.

Impermeable surface

An impermeable surface is a hard ground surface that does not allow rainwater to seep through in order to be absorbed by the ground below. Examples of impermeable surfaces include concrete and asphalt, which make up much of the built environment transportation infrastructure. The prevalence of impermeable surfaces contributes to flooding and other stormwater issues.

Public health

“Public health is the science of protecting and improving the health of people and their communities. This work is achieved by promoting healthy lifestyles, researching disease and injury prevention, and detecting, preventing and responding to infectious diseases. Overall, public health is concerned with protecting the health of entire populations. These populations can be as small as a local neighborhood, or as big as an entire country or region of the world.”

Per CDC, <https://www.cdc.gov/training/publichealth101/public-health.html#:~:text=Public%20health%20is%20%2E%20%9Cthe%20science,and%20individuals.%E2%80%9D%20%E2%80%94%20CEA%20Winslow>

Public Housing

Public housing refers to housing provided for people with low incomes that is subsidized by public funds. Public housing is coordinated through the US Department of Housing Urban Development (HUD) and local housing authorities.

Per Planopedia (Planetizen) website: <https://www.planetizen.com/definition/public-housing>

Redlining

Redlining is the practice of restricting investment in certain neighborhoods deemed “high-risk” by banks. The term comes from the red color commonly used to denote these so-called “undesirable areas” on maps used by banks to determine loan eligibility. Redlining resulted in and perpetuated housing segregation by encouraging banks to deny mortgages in so-called “hazardous” neighborhoods that were typically occupied by people of color. Redlining, along with racial covenants and other government-sponsored segregation policies, resulted in mid-twentieth century suburban development being occupied primarily by white people.

Per Planopedia (Planetizen) website: <https://www.planetizen.com/definition/redlining>



Scenario planning

“Scenario planning is the process to support decision-making that helps urban and rural planners navigate the uncertainty of the future in the short and long term. It assists them with thinking, in advance, about the many ways the future may unfold and how they can be responsive, resilient, and effective, as the future becomes reality.”

Per American Planning Association, KnowledgeBase Collection, Scenario Planning, <https://planning.org/knowledgebase/scenarioplanning/>

Sustainability vs. resilience

Sustainability is the ability to continue important functions indefinitely without a decline in quality. Resilience is the ability to thrive in the face of change. Together, these two concepts identify today’s key social, economic, and environmental goals: to create systems that enhance, rather than degrade, the world around them, and in turn that can withstand inevitable shocks from environmental and technological changes.

Per Drake University, Environmental Science and Sustainability, <https://www.drake.edu/enss/majorsminors/sandr/#:~:text=What%20is%20sustainability%20and%20resilience%3F&text=Sustainability%20is%20the%20ability%20to,in%20the%20face%20of%20change.>

Topography

Topography is the spatial relationships between connecting or adjacent coverage features (e.g., arcs, nodes, polygons, and points). For example, the topology of an arc includes its from- and to-nodes, and its left and right polygons. Topological relationships are built from simple elements into complex elements: points (simplest elements), arcs (sets of connected points), areas (sets of connected arcs), and routes (sets of sections, which are arcs or portions of arcs). Redundant data (coordinates) are eliminated because an arc may represent a linear feature, part of the boundary of an area feature, or both. Topology is useful in GIS because many spatial modeling operations don’t require coordinates, only topological information. For example, to find an optimal path between two points requires a list of the arcs that connect to each other and the cost to traverse each arc in each direction. Coordinates are only needed for drawing the path after it is calculated.

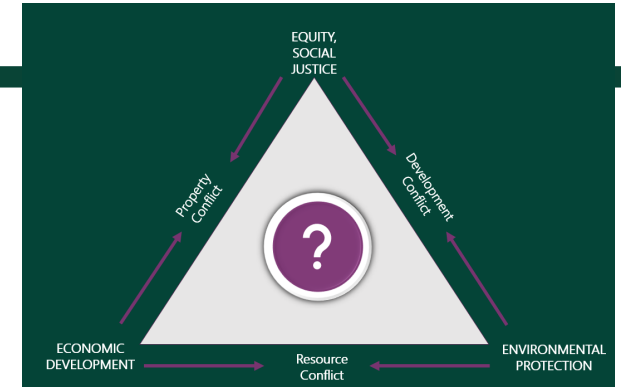
Watershed

A watershed is an area of land with a common drainage point such as a river or bay.



HIGHLIGHTS

SESSION 4



Sustainability

- Avoidance of the depletion of natural resources in order to maintain an ecological balance
- Meeting our own needs without compromising the ability of future generations to meet their own needs
- Balance of the economy, society, and the environment

Environment

- Environment: the surroundings or conditions in which a person, animal, or plant lives or operates
- Natural Environment: ambient and indoor air, surface water and groundwater (including potable water, navigable water and wetlands), the land surface or subsurface strata, natural resources such as flora and fauna
- Built Environment: buildings, roads, infrastructure, etc.

PGAtlas.com

Major landscape features

- Topography
- Tree Canopy
- Rivers, lakes and watersheds
- Floodplains (define 100 year, 500 year floodplains)

Built Environment

- Impermeable coverage (define)
- Roadways

Social Determinants of health

More than 50 percent are built into the community

- Tobacco use
- Diet & Exercise
- Alcohol & Drug Use
- Sexual Activity
- Access to Care
- Quality of Care
- Education
- Employment
- Income
- Family & Social Support
- Community Safety
- Air & Water Quality
- Housing and Transit

Planner's Dilemma

Environmental Protection

- Ecosystem

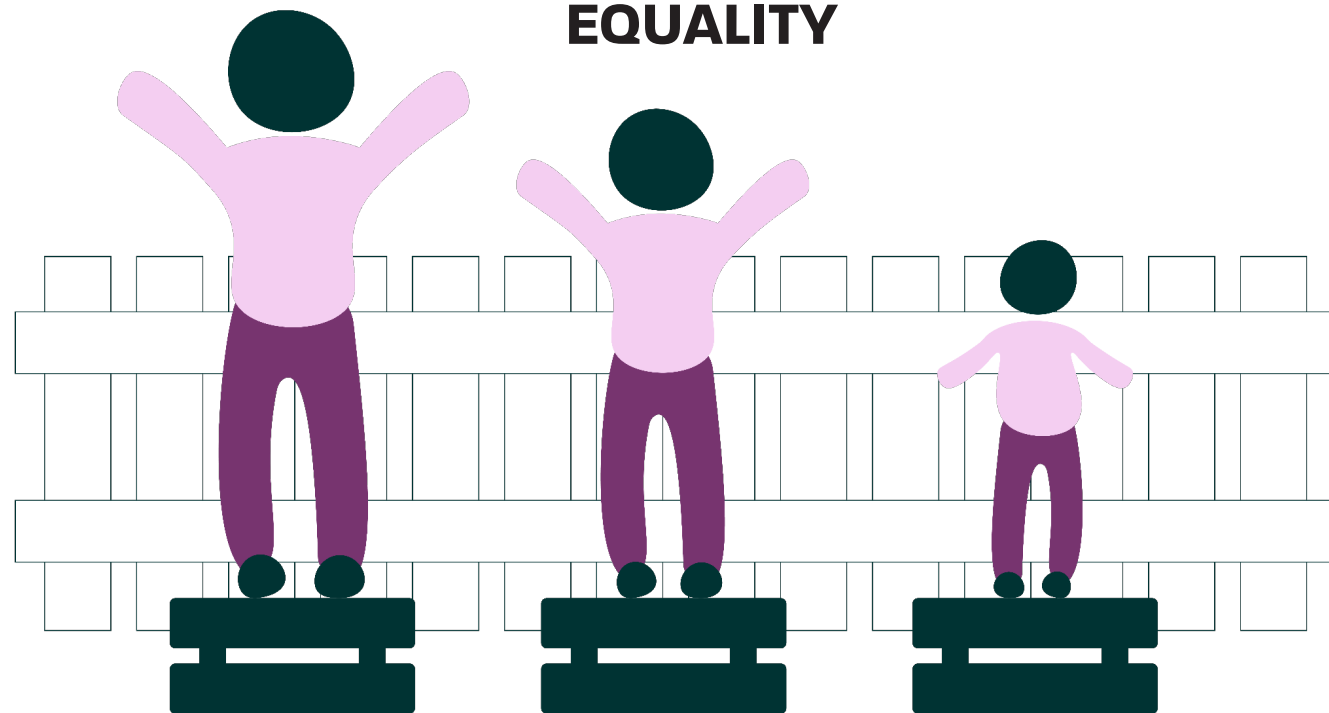
Social Justice

- Equity
- Fair Housing
- Health, such as education, quality of care, family and social support, safety

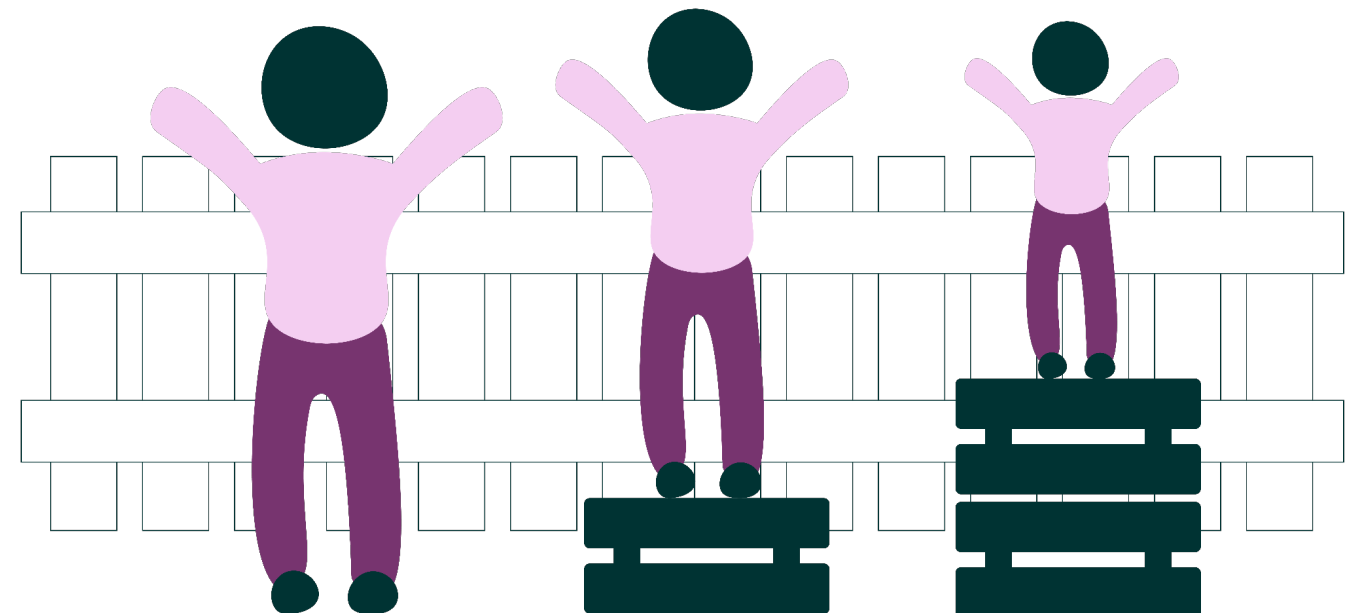
Economic Development

- Growth
- Human capital
- Strong places

EQUALITY



EQUITY



Can I Get There Without A Car?

RESEARCH TRAVEL OPTIONS

Research how you could have traveled to your workplace, doctor's office, or other common location without the use of a car. Good resource to get started looking for transit info: Prince George's County - Transportation Hub Story Map at pgplan.org/TransportationHub.

1. Would this be possible from your neighborhood? _____

2. Approximately how long would it take? _____

WALK, BIKE, TRANSIT SCORE

Find the walk, bike, and transit score for the location you chose at www.walkscore.com.

3. Walk: _____
4. Bike: _____
5. Transit: _____
6. How do the scores accurately (or inaccurately) indicate ease of movement within the neighborhood?

TRY SOMETHING DIFFERENT

Try a new form of transportation (or one you have not used in a while) and be prepared to share your experience with the group.

7. Pros: _____

8. Cons: _____

9. What would you change about the experience? _____

10. How did you take in your surroundings differently? _____

Milestone 4

The final project is due by 8 a.m. on November 6, 2023.

- **After Session 4:** Consider possible solutions, tradeoffs, and other perspectives and develop an action plan or project.

Solution	Tradeoffs	Other Perspectives

SESSION

5

Multimodal Transportation and Street Safety in Prince George's County



This session will focus on the complex challenges of providing safe and efficient ways for Prince George's County residents to get to their various destinations regardless of whether they choose to walk, bike, drive, or take public transportation. Guest speakers will introduce the role of transportation planners and highlight recent efforts to increase safety in Prince George's County.



Accessibility

Accessibility “refers to a measure of the ease of reaching (and interacting with) destinations or activities in or around a city or county.” Places with high accessibility have many different destinations that are either close-by or easy to reach. Essentially, accessibility is how much you can get to in a given amount of time.

Accessibility is giving equitable access to everyone along the continuum of human ability and experience. Accessibility encompasses the broader meanings of compliance and refers to how organizations make space for the characteristics that each person brings.

Accessibility can be used to describe physical design in a community that ensure equitable access or to describe institutional design (policies, practices, procedures) that ensure access to participation in local government.

Per Wikipedia article for “Accessibility (transport),” [https://en.wikipedia.org/wiki/Accessibility_\(transport\)#:~:text=In%20transport%20planning%2C%20accessibility%20refers,\(or%20places\)%20of%20origin.](https://en.wikipedia.org/wiki/Accessibility_(transport)#:~:text=In%20transport%20planning%2C%20accessibility%20refers,(or%20places)%20of%20origin.)

Also per American Alliance of Museums report: <https://www.aam-us.org/wp-content/uploads/2018/04/AAM-DEAI-Definitions-Infographic.pdf>

Active Transportation

Active transportation includes modes of transportation that involve human physical activity, such as walking, running, biking/cycling, roller skating, and other active movement. Public transportation usually supports active transportation because riders also walk and/or bike to transit stops or stations. Public infrastructure and facilities, such as accessible sidewalks and trail, bike lanes and trails, are needed to allow for and encourage active transportation. Active transportation also helps support public health.

Arterial

A roadway for through traffic with partial control of access linking major traffic generators and communities to regional highway facilities (*Glossary of Transportation Terms*)

Bike Lane

A portion of a roadway that has been designated by pavement markings and, if used, signs, for the preferential or exclusive use of bicyclists (*GIS Data Catalog, AASHTO*)

Collector

A roadway with no control of access linking residential communities with the arterial system (*Glossary of Transportation Terms*)

Complete Street

The concept of complete streets places priority on ensuring that all users—pedestrians, bicyclists, transit riders, and drivers—regardless of age and ability, can safely, comfortably, and efficiently travel within and outside their communities. (*Plan 2035 pg. 148*)

Creative Placemaking

“Creative placemaking is a process where community members, artists, arts and culture organizations, community developers, and other stakeholders use arts and cultural strategies to implement community-led change. This approach aims to increase vibrancy, improve economic conditions, and build capacity among residents to take ownership of their communities.”

Per American Planning Association, KnowledgeBase Collection, Creative Placemaking, <https://www.planning.org/knowledgebase/creativeplacemaking/>

Expressway

A divided highway for through traffic with full control of access using grade-separated interchanges and some well-spaced at-grade intersections (*Glossary of Transportation Terms*)



Freeway

A divided highway for through traffic with full control of access using grade-separated interchanges exclusively (*Glossary of Transportation Terms*)

Green Street

A street or road that safely and adequately accommodates and incorporates best management practices of environmental site design for addressing stormwater runoff, including using small-scale stormwater management practices, nonstructural techniques, and better site planning to minimize the impact of road and sidewalk development on water resources (*Plan 2035 pg. 148*)

Hard Surface Trail

A paved asphalt, concrete, gravel or other hard surface trail (*GIS Data Catalog*)

Industrial Road

A road or street mainly used for commercial and/or industrial vehicular traffic.

Level of Service (LOS)

Level of Service is an assessment of how well a road operates from a traveler’s perspective. The Highway Capacity Manual classifies LOS from Level of Service A to F. Level of service standards must balance land use, environmental constraints, and financial resources due to the difficulty of maintaining a LOS A during peak traffic periods. (*Plan 2035 pg. 150*)

Local Transit Center

Smaller-scale, mixed-use centers that are well connected by transit. Many of these areas are integrated with an established street grid and offer local-serving retail and limited office uses. (*Plan 2035 pg. 108*)

Major Collector

Major collector roads include four-lane divided roadways with controlled access to abutting properties and at-grade intersections.



Master Plan of Transportation (MPOT)

A countywide plan of street, road, highway, transit, trail, bike, and pedestrian infrastructure needed to ensure the operational integrity of the County transportation system. This plan complements the policies and strategies in the General Plan, as well as adopted and approved area plans. *(Plan 2035 pg. 290)*

Mobility

Mobility refers to the distance travelled by a mode of transportation relative to the time it takes to travel. Modes of transportation with high mobility have shorter/faster travel time, but lower access to destinations or activities. Transportation with high mobility has low accessibility and vice versa. Essentially, mobility is how far you can go in a given amount of time.

Multimodal Transportation

Multimodal transportation include the many different types of transportation that are used by residents and business to move people and commerce. Modes of transportation include car, bus, walking, bicycling, light rail, heavy rail, Metro, truck, and equestrian trails.

Natural Surface Trail

A dirt or other natural surface or unimproved trail *(GIS Data Catalog)*

Ped/Bike Facilities

Pedestrian and bike facilities are infrastructure that allow for pedestrian and bike mobility. They include bike lanes of all types, multiuse pedestrian pathways, shared use roads, hard surface trails, natural surface trails, equestrian trails, water trails, bicycle-compatible road, and bikeways.

Regional Transit District

High-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County. *(Plan 2035 pg. 106)*

Right of Way

A portion of the public space that is generally used for transportation. Public streets, highways, and strips of property owned by the public for providing utilities are all considered the right-of-way. There are policies related to the use of rights-of-way, as opposed to policies related to the use of private property. Right-of-way policies are intended to allow individuals to utilize public spaces while preserving the public interest. Right-of-way policies may regulate signage; traffic of pedestrians, bicycles, or automobiles; materials used in construction; street furniture; and public art. *(Plan 2035 pg. 291)*

Shared Roadway

A roadway that is open to both bicycle and motor vehicle travel *(GIS Data Catalog, AASHTO)*

Side Path

A shared-use path located immediately adjacent and parallel to a roadway. *(GIS Data Catalog, AASHTO)*

Streetscape

The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces. *(Remix the Block brochure)*

Stroad

(street + road) is a term coined by Strong Towns' Chuck Marohn to describe the poorly designed commercial streets found in conventional suburban environments across America. A wide, fast road with a large number of intersections and driveways attached. The widths and speeds of such roads make them dangerous for pedestrians and cyclists, while their excessive number of intersections and driveways prevent them from being able to move vehicles safely and efficiently.

Transit-Oriented Development (TOD)

Land uses that are sited, designed, and combined to maximize transit, particularly rail, ridership

Water Trail

Canoe or kayak trails *(GIS Data Catalog)*





Transportation

In Prince George's County, there are:

- 4,100 miles of roadway
- 163 miles of bike lanes
- 139 miles of bikeable shoulders
- 38 miles of sharrows
- 31 miles of sidepaths
- Bus
 - 24 TheBus routes
 - more than 1400 bus stops
 - 58 Metrobus routes
 - Move toward electric buses
- Rail Transit
 - 15 Metro stations in our County
 - 11 Purple Line Stations
 - 7 MARC stations
- Bike share
 - 27 stations
 - 400+ docks
 - 42,913 trips started or ended in County between 10/2020-10/2021

Commuting

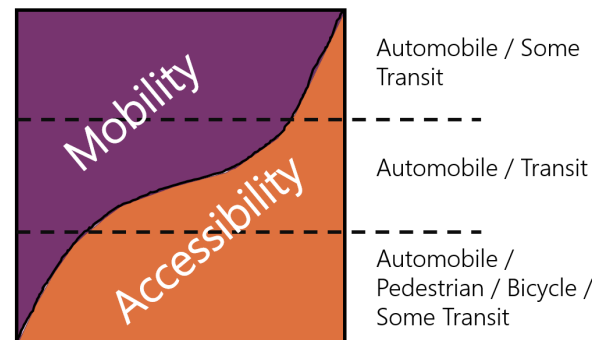
- 10% carpool
- 15% use public transit
- 2% walk

Safe Street Design

- Add Green and Complete Streets:
- Balance the needs of all users, with a priority for people over vehicles.
- Safe accommodation for pedestrians and bicyclists.
- Easier bus boarding.
- Manage stormwater on-site
- Slow vehicles
- Allow on-street parking
- Reduce safety incidents

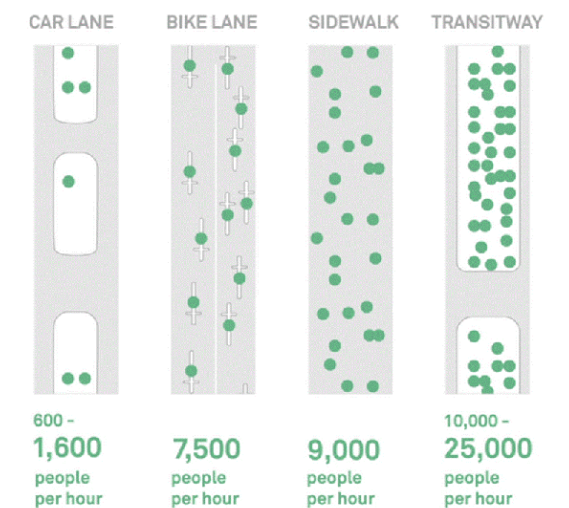
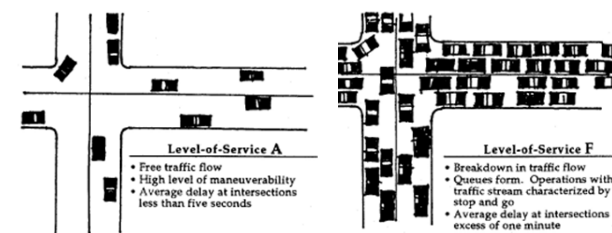
Mobility vs. Accessibility

Mobility is the ability to move and accessibility is the ability to enter/exit.



Level of Service

LOS A is free traffic flow, whereas LOS F is a congested roadway.



Master Plan of Transportation 2035

- Articulates the County's vision for transportation and mobility.
- Establishes the County's policies for the movement of people and goods.
- Recommends new or improved streets, services, and bike/pedestrian facilities.



Take the test online at
academy.pgplanning.com/post-academy-test

Password: **Finalexam2024**

1. What is the estimated population of Prince George's County, as of the 2020 census?
 - A. 200,000
 - B. 450,000
 - C. 967,000
 - D. 1,200,000
2. How many Council Districts are there in Prince Georges' County?
 - A. Three
 - B. Six
 - C. Seven
 - D. Nine
3. What is the Maryland state legislation that gives the M-NCPPC the authority to handle land-use matters in Prince George's County?
 - A. Prince George's County Code Subtitle 27: Zoning Ordinance
 - B. Maryland Regional District Act
 - C. Tax Reform Initiative by Marylanders
 - D. Plan Prince George's 2035
4. Master planning is a public process to:
 - A. Reflect the community's vision for a defined area
 - B. Develop the County's growth policies for that area
 - C. Identify a clear path to achieve the County's economic development, preservation, and other goals
 - D. All of the above
5. The Prince George's County Council serves as the Board of Health and the District Council?
 - A. True
 - B. False

6. How many major elements in the development process are there?
 - A. 5
 - B. 7
 - C. 9
 - D. 12
7. What is the current Master Plan for Prince George's County?
 - A. 2002 General Plan
 - B. Planning for Prince George's County
 - C. Plan Prince George's 2035
 - D. Formula 2040
8. How does Zoning work?
 - A. The Zoning Ordinance sets the rules, and the Zoning Map shows where rules apply
 - B. The zoning ordinance sets the rules. There is no map necessary
 - C. The zoning ordinance shows where rules apply, and the map sets the rules
 - D. The zoning map shows where rules apply. There is no zoning ordinance necessary
9. Which item does the Zoning Ordinance determine?
 - A. Land Use
 - B. Zone Districts
 - C. Density
 - D. All of the above
10. What is residential density?
 - A. The number of parks per acre of land
 - B. The number of dwelling units or persons per acre of land
 - C. The number of schools per acre of land
 - D. The total square foot of a building

11. Which of the following items are NOT tested for during Subdivision review for adequate public facilities?
 - A. Schools
 - B. Police
 - C. Office Buildings
 - D. Fire/EMS

12. What is Vision Zero?
 - A. A strategy to reduce development application in Prince George's County
 - B. A strategy to eliminate all traffic fatalities and severe injuries on Prince George's County roads
 - C. A goal to increase the number of park sites throughout Prince George's County
 - D. A strategy to widen all roadways in Prince George's County

13. The built and natural environment, are factors that contributes to one's health, includes safe water and clean air, healthy workplaces, safe houses, communities, and roads.
 - A. True
 - B. False

14. Which agency is responsible for conducting Health Impact Assessments of select development applications?
 - A. Prince George's County Department of Permitting Inspections and Enforcement
 - B. Prince George's County Department of Public Works and Transportation
 - C. Prince George's County Health Department
 - D. Prince George's County Department of the Environment

15. Subdivision is the process of division by plat or deed of a piece of property into two or more lots, plots, sites, tracts, parcels, or other land divisions.
 - A. True
 - B. False

16. Which agency is responsible for issuing permits and making inspections in Prince George's County?
 - A. Prince George's County Department of Permitting Inspection and Enforcement
 - B. Prince George's County Department of Public Works and Transportation
 - C. Prince George's County Department of the Environment
 - D. Prince George's County Office of Central Services

17. Which agency is responsible for maintain Prince George's County owned roadways?
 - A. United State Department of Transportation
 - B. Maryland State Highway Administration
 - C. Prince George's County Department of Parks and Recreation
 - D. Prince George's County Department of Public Works and Transportation

18. How many different zoning categories does our (Prince George's County) ordinance have?
 - A. 26
 - B. 43
 - C. 51
 - D. 74

19. On a scale of 1-5 (1 being poor, 5 being great). How would you rate your participation in the Neighborhood Planning Academy?

20. What are three things that you learned about Planning and Zoning in Prince George's County?
 1. _____
 2. _____
 3. _____

21. What are three things that you would share with your neighbors or friends about your experience or participation in the Neighborhood Planning Academy?
 1. _____
 2. _____
 3. _____

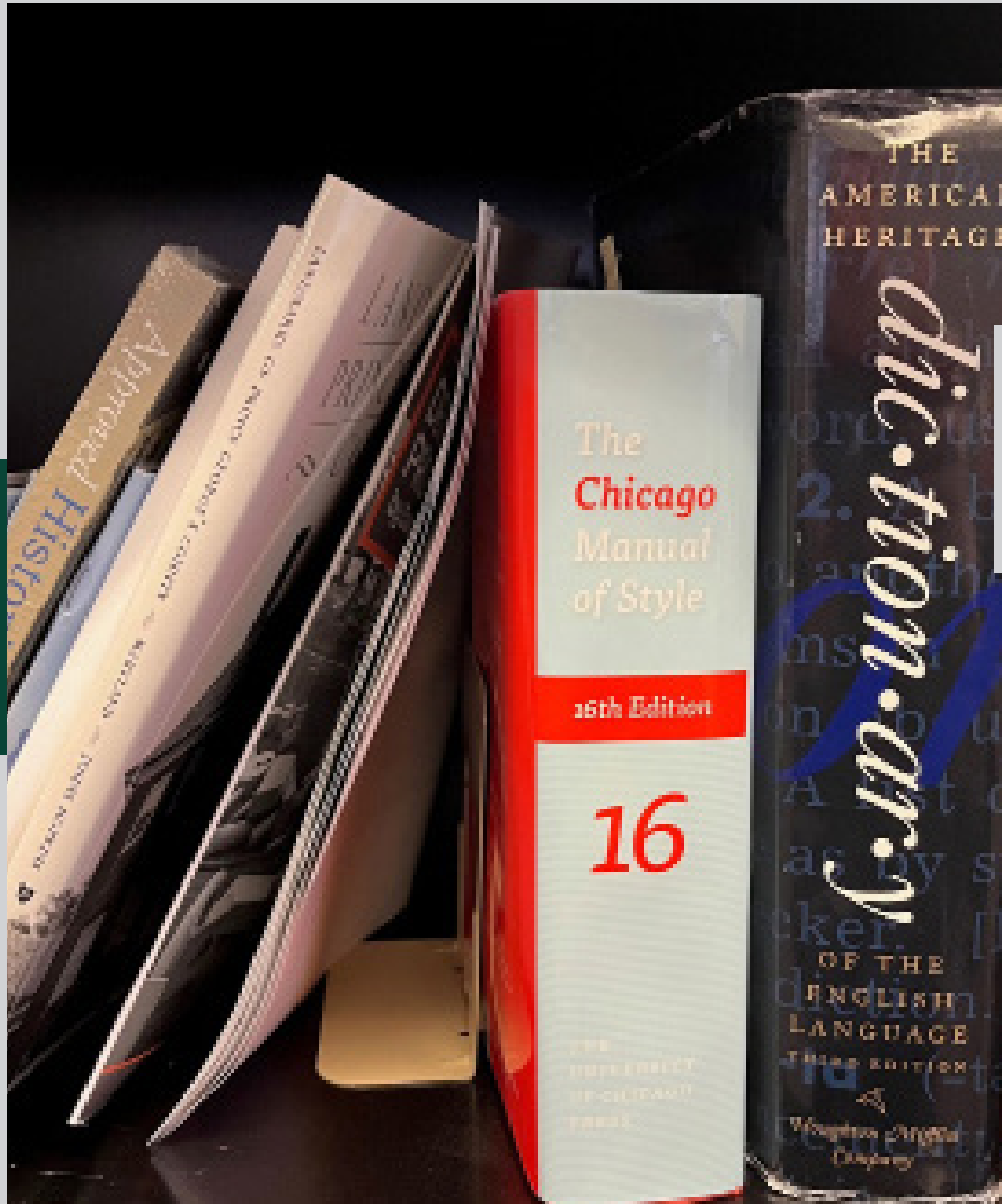
22. Is there any additional feedback that you would like to share with the Planning Department about your participation in the Neighborhood Planning Academy?

SESSION 6

Capstone Project Presentations & Graduation



Over the six-week course, participants will work on a capstone project that they present at an in-person meeting. The presentation can be completed in numerous ways (written document, video, photo collage, slideshow, 3D model, etc.) and will focus on a topic of the student's choosing that is related to planning in Prince George's County.



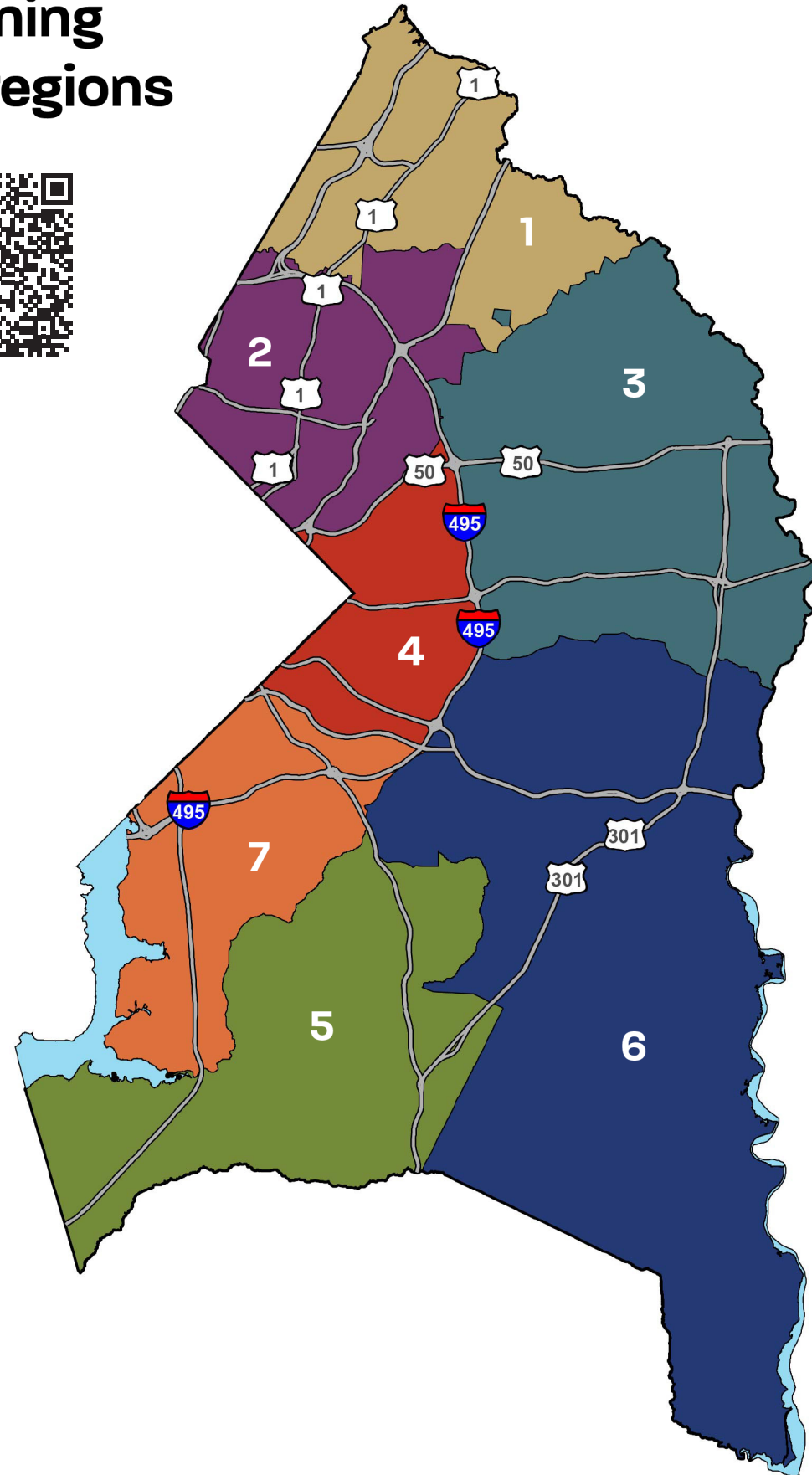
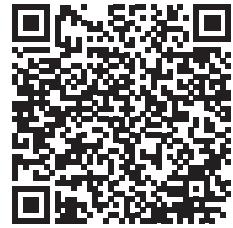
REFERENCE MATERIALS

     @PGPlanningMD

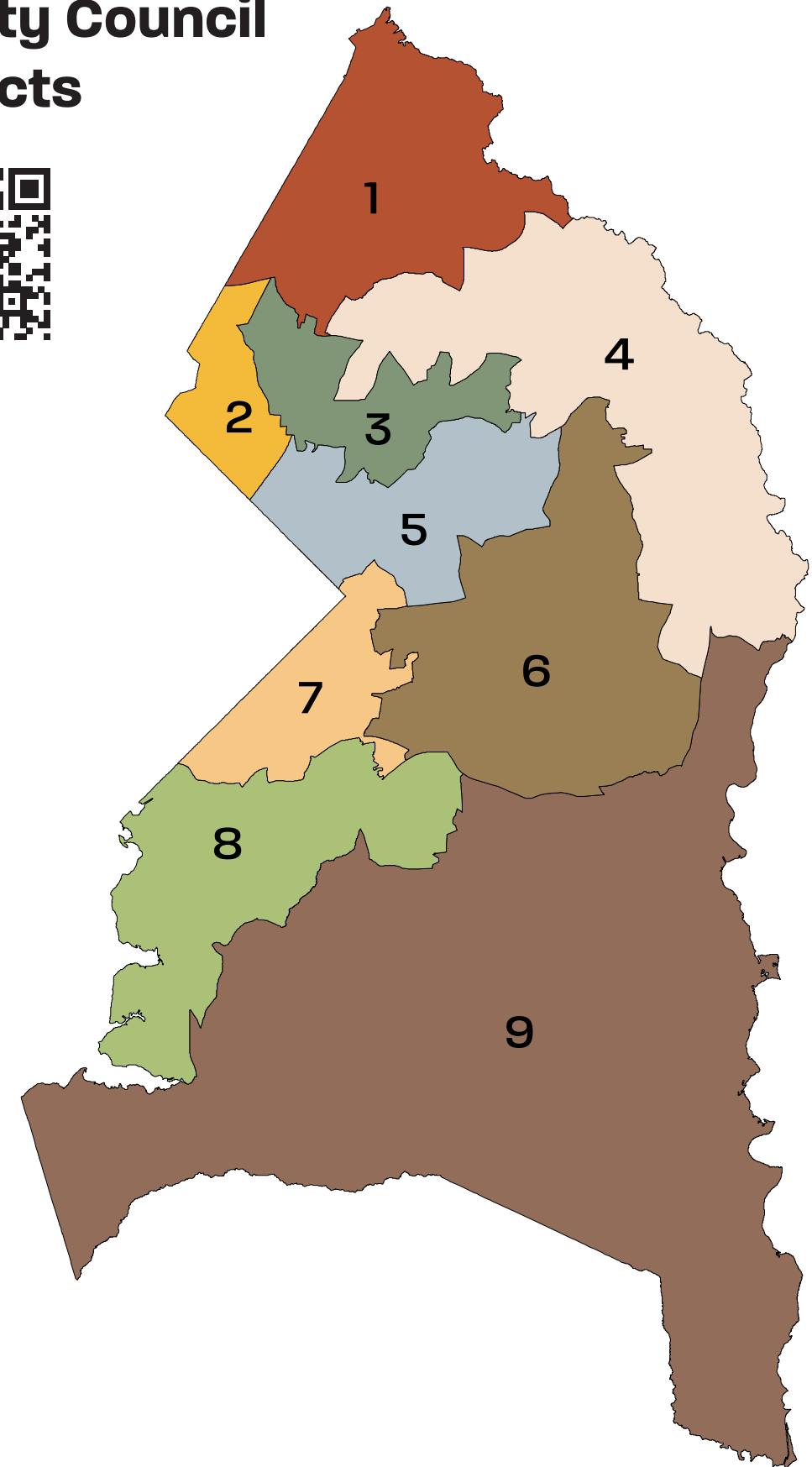


www.pgplanning.org

Planning Subregions



County Council Districts



Plan 2035 Growth Policy Map

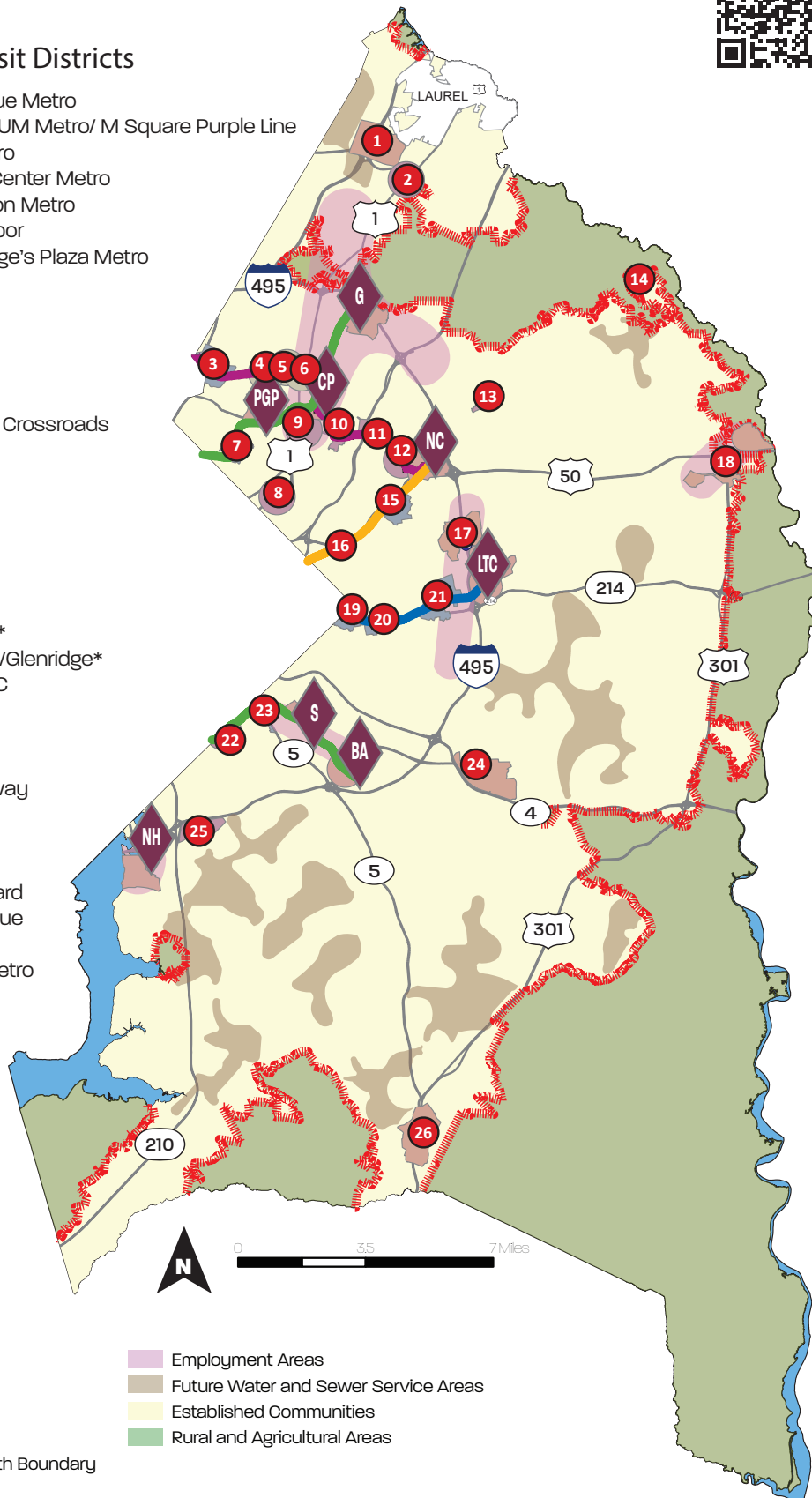


Regional Transit Districts

- BA - Branch Avenue Metro
- CP - College Park/UM Metro/ M Square Purple Line
- G - Greenbelt Metro
- LTC - Largo Town Center Metro
- NC - New Carrollton Metro
- NH - National Harbor
- PGP - Prince George's Plaza Metro
- S - Suitland Metro

Local Centers

1. Konterra
 2. Muirkirk MARC
 3. Takoma/Langley Crossroads
 4. UMD West*
 5. UMD Center*
 6. UMD East *
 7. West Hyattsville
 8. Port Towns
 9. Riverdale MARC
 10. Riverdale Park*
 11. Beacon Heights*
 12. Annapolis Road/Glenridge*
 13. Seabrook MARC
 14. Bowie MARC
 15. Landover Metro
 16. Cheverly Metro
 17. Landover Gateway
 18. Bowie
 19. Capitol Heights
 20. Addison Road
 21. Morgan Boulevard
 22. Southern Avenue Metro
 23. Naylor Road Metro
 24. Westphalia
 25. Oxon Hill
 26. Brandywine
- *Future Purple Line Centers



Acronym Master List

Spell out the full name on first reference and include the acronym in all capital letters in parenthesis immediately following the full name.

Do not capitalize a phrase that is not a proper noun just because it has an acronym. *See also: acronyms*

AADT	annual average daily traffic	D-D-O Zone	Development District Overlay Zone
ADR	average daily rate	DDPT	District Department of Transportation
ADRDC	Accokeek Development Review District	DFIRM	digital flood insurance rate map
ADU	accessory dwelling unit	DHCD	Department of Housing and Community Development
AMI	area median income	DPIE	Department of Permitting, Inspections and Enforcement
APA	aviation policy area	DPW&T	Department of Public Works and Transportation
ATHA	Anacostia Trails Heritage Area	DRD	Development Review Division
BBRP	Business Building Reuse Program	DSP	detailed site plan
BRAC	Base Realignment and Closure	EDC	Economic Development Corporation
BTAG	Bicycle and Trails Advisory Group	EDI	economic development incentive
CASL	Center for Advanced Study of Language	ELA	enterprise license agreements
CAST	Purple Line Corridor Access Study	EPS	environmental planning section
CBCA	Chesapeake Bay Critical Area	ERM	environmental resources management
CDBG	Community Development Block Grant Program	ESD	environmental site design
CDE	community development entity	ESD	environmentally sensitive design
CDP	comprehensive design plan	FAR	floor area ratio
CIP	Capital Improvement Program	FCI	facility condition index
CMRT	Central Maryland Regional Transit	FIP	Façade Improvement Program
COG	Council of Governments	Formula 2040	Department of Parks and Recreation Master Plan
COPT	Corporate Office Properties Trust	FTE	full-time equivalent
CPD	Community Planning Division	GACA	Greater Accokeek Civic Association
CPTED	crime prevention through environmental design	GI Plan	<i>Approved Countywide Green Infrastructure Plan</i>
CSP	conceptual site plan	GIS	geographic information systems
CTP	Consolidated Transportation Program	GSA	General Services Administration
CWPD	Countywide Planning Division		
DoC	Maryland Department of Commerce		

HARPP	Historic Agricultural Resource Preservation Program	MDNR	Maryland Department of Natural Resources	PFA	priority funding area	TDMD	transportation demand management district
HAWP	Historic Area Work Permit	MDOT	Maryland Department of Transportation	PGCMA	Prince George's County Municipal Association	TDOZ	Transit District Overlay Zone
HIF	Housing Initiative Fund			PHT	Potomac Heritage National Scenic Trail	THE	Transportation, Housing and Environment Committee
HPC	Historic Preservation Commission	MDP	Maryland Department of Planning				
HPS	Historic Preservation Section	MEDCO	Maryland Economic Development Corporation	PID	priority investment district	TIF	tax increment financing
HUD	U.S. Department of Housing and Urban Development	MET	Maryland Environmental Trust	Plan 2035	Prince George's Comprehensive Master Plan	TLC	Transportation Land Use Connections Program
IARP	Intelligence Advanced Research Projects Activity	M-I-O-Z	Military Installation Overlay Zone	PPA	priority preservation area	TMA	Transportation Management Authority
ICC	the Intercounty Connector (MD 200)	M-NCPPC	The Maryland-National Capital Park and Planning Commission	PUE	public utility easement	TMDL	total maximum daily load
ILUC	Interim Land Use Control	MOU	memorandum of understanding	PUMA	public use microdata areas	TMS	traffic monitoring system
JLUS	Joint Land Use Study	MPOT 2009	Master Plan of Transportation	PZED	Planning, Zoning and Economic Development	TNI	Transforming Neighborhoods Initiative
LEED	Leadership in Energy and Environmental Design	MRIS	Metropolitan Regional Information System	RCP	Countywide Resource Conservation Functional Master Plan	TOD	transit-oriented development
LID	low-impact design	MTA	Maryland Transit Administration	RDA	Redevelopment Authority	T-O-D Zone	Transit-Oriented Development Zone
LIHTC	Low-Income Housing Tax Credit	M-U-I	Mixed-Use Infill	RFQ	request for qualifications	TPL	the Trust for Public Land
LOE	letter of exemption	M-U-TC	Mixed-Use Town Center	SHA	Maryland State Highway Administration	TPS	Transportation Services Section
LOS	level of service	M-X-C	Mixed-Use Community	SMA	sectional map amendment	ULI	Urban Land Institute
LPA	locally preferred alternative	M-X-T	Mixed-Use Transportation Oriented	SPSS	SPSS is the full name for specific IBM statistics software	WCO	Woodland Conservation Ordinance
LRT	light rail transit	NAICS	North American Industry Classification System	SWOT	Strength, Weaknesses, Opportunity and Threats analysis	WMATA	Washington Metropolitan Area Transit Authority
MALPF	Maryland Agricultural Land Preservation Foundation	NHT	National Historic Trail			WRE	water resources element
MARC	Maryland Area Regional Commuter (<i>acronym OK on first reference</i>)	NPS	National Park Service	TAP	Technical Assistance Panel	WSSC	Washington Suburban Sanitary Commission
MDE	Maryland Department of the Environment	NRI	natural resources inventory	TCC	tree canopy coverage (<i>generic term, not a refernce to the ordinance</i>)	Zoning Rewrite	Zoning Ordinance and Subdivision Regulations Rewrite Project
		NTHP	National Trust for Historic Preservation	TDDP	transit district development plan		
		PES	Partners for Economic Solutions				

Useful Phone Numbers

M-NCPPC

Planning Board Office.....	301-952-3561
Public Affairs	301-952-4314
Planning Director's Office.....	301-952-3594
Development Review.....	301-952-3530
Planning Information Services	301-952-3208
..... and 301-952-3195	
Applications	301-952-3578
Subdivision.....	301-952-3168
Urban Design.....	301-952-3772
Zoning	301-952-4277
Permits.....	301-952-3216
Countywide Planning	301-952-3680
Public Facilities/Special Projects	301-952-3065
Historic Preservation	301-952-3520
Archaeological Review.....	301-952-5595
Transportation Planning.....	301-952-3084
Pedestrian and Bike Facilities	301-952-3084
Environmental Planning	301-952-3650
Research	301-952-3209
Community Planning	301-952-3972
Property Address	301-952-3569
Information Management.....	301-952-3918

Dept. of Parks and Recreation.....301-699-2518

- » Customer Service Help Desk
- » Public Affairs and Marketing.....
- » Park Permits Office.....
- » Sports, Health, and Wellness.....

Prince George's County

Fire Department.....	301-583-2200
Department of Permits, Inspections, and Enforcement (DPIE).....	301-883-5776 or 301-883-5900
Police Department.....	301-772-4420

Department of Public Works and Transportation (DPW&T)..... 301-883-5600

Department of Housing and Community Development

Department of Health and Human Services (Environmental Health Division)

Department of the Environment (DoE) .

Prince George's Soil Conservation District (PGSCD)

Clerk of County Council.....

County Executive's Office.....

Board of Education

Prince George's County Public Schools, Supporting Services.....

Office of Finance (Tax Bill Inquiries)....

Office of Community Relations

Department of Social Services.....

Department of Family Services

Office of the Sheriff

Clerk of the Circuit Court

Land Record

Tax Assessor's Office

Board of Zoning Appeals

Zoning Hearing Examiner.....

State of Maryland

Maryland Department of the Environment

- » Surface Mining Program.....
- » Solid Waste Program
- » Air Quality Permits Program
- » WMA Compliance Program.....

Maryland Department of Planning

Maryland Department of Human Resources



Maryland State Highway Administration

Maryland Transit Administration (Purple Line only):

Maryland Department of Natural Resources

Critical Area Commission

Office of Regional Aviation

Federal

Joint Base Andrews

Public Utilities

WSSC

Verizon.....

Pepco

BG&E

SMECO.....

Comcast.....

AT&T.....

Washington Gas

Other Agencies

National Capital Planning Commission (NCPC).....

Prince George's Community College

Largo Review Committee

Westphalia Sector Development Review Advisory Council:

University of Maryland.....

Western Shore Conservancy.....

Master Plan Process & Timeline (27-3502)

For use with the General Plan, Functional Master Plans, Area Master Plans, and Sector Plans

WHERE DO WE PLAN?

The Planning Department's Master Plan Evaluation Program continuously analyzes geographic areas to prioritize which areas of the County require planning or zoning intervention. The Six-Year Planning Work Program is then formed and reviewed to allocate staff and financial resources for the upcoming fiscal year.

2 MONTHS AUTHORIZATION TO PROCEED

Planning Department submits description, recommended goals, concepts, guidelines, and public participation program to Planning Board and District Council.

18-24 MONTHS STAFF DRAFT PLAN

Planning Department drafts staff draft plan based on:

- **Plan 2035 Recommendations**
- **Existing Conditions Analysis:** The project team gathers information specific to the plan area and identifies opportunities or challenges.
- **Community and Stakeholder Engagement:** The Planning Department uses all forms of media and innovative outreach techniques to educate and elicit feedback from the community, public agencies, and stakeholders, ensuring that non-traditional and underrepresented communities participate.

When complete, the Planning Board authorizes the release of the staff draft plan to the public for free for review and comment and posts on the Planning Department's website.

2-3 MONTHS ADOPTION BY PLANNING BOARD

Planning Board considers testimony from hearing, considers any changes, and will adopt the plan, adopt the plan with amendments or revisions, return the plan to the Planning Department for further analysis, or disapprove the plan. Plan transmitted to District Council.

1-2 MONTHS FINAL ACTION

District Council will approve the adopted plan, approve the plan with amendments or revisions, return the plan to the Planning Board for further analysis, or disapprove the plan.

SCOPING

8-12 MONTHS

The Planning Department works with the community and stakeholders to determine the plan boundaries and analyzes existing area plans to identify issues. If necessary, the Department will hire outside technical experts to assist. A detailed scope of work is formed to clearly identify team member roles and set a schedule.

INITIATION

The Planning Board and District Council approve the plan's schedule, goals, concepts, guidelines, and public participation program. This action authorizes the Planning Department to begin work on the preliminary draft of the plan.

PUBLIC NOTICE

30 DAYS BEFORE HEARING

If a Sectional Map Amendment to rezone properties is included, notice of the hearing must be advertised in newspapers of record and on the County's website a minimum of 30 days before the hearing.

JOINT PUBLIC HEARING

2-3 MONTHS


The Planning Board and County Council hold a Joint Public Hearing to receive testimony regarding the draft plan. Staff considers this testimony to recommend necessary amendments.

OPTIONAL PUBLIC HEARING

1-3 MONTHS

District Council may hold another hearing to consider amendments not based on the original public hearing record. Notification must be sent at least 15 days before the hearing.



A decorative graphic on the left side of the page features a large, bold black question mark in the center, surrounded by several smaller, light gray question marks of varying sizes and orientations, creating a sense of inquiry and curiosity.

Frequently Asked Questions

Q. How is the Prince George's County Planning Board selected?

The Planning Board's full-time chairman and four part-time members are appointed by the County Executive and confirmed by the County Council. They serve overlapping four-year terms.

Q. When does the Planning Board meet?

The Planning Board meets in public sessions every Thursday (except in August).

Q. Why is the County Council sometimes referred to as the District Council?

Under law, the nine-member Prince George's County Council is called the District Council when acting on planning and zoning matters and convenes as such in separate sessions.

Q. If I have a permit denied can I have it appealed?

Yes, the Board of Zoning Appeals is empowered to hear appeals from persons who have had permits denied or wish to have extensions of time to correct zoning violations.

Q. Where can I get more information on planning and zoning in Prince George's County?

Visit our website at www.pgplanning.org or the Planning Information Services counter located in Room L2 of the County Administration Building in Upper Marlboro, Maryland. You can also call 301-952-3208 or 301-952-3195.

Q. How can I contact or identify the community planner for my neighborhood or particular project area?

Visit pgplan.org/plannerarea for an interactive map where you can type in your address and find your planner.

Q. What is a sectional map amendment (SMA)?

An SMA is a comprehensive rezoning amendment for properties within an entire geographic area, such as a subregion, planning area, or part of a planning area. The purpose of an SMA is to revise zoning patterns to conform to recommendations of an area plan or sector plan. SMAs are adopted for most plans with the exception of the general plan and functional master plans.

Q. What are subregion and area plans?

The County is divided into seven subregions that are further divided into 36 planning areas, excluding the City of Laurel, which has its own planning authority. Each planning area is typically bounded by a major highway or natural border such as a stream valley. Subregion plans encompass several planning areas and establish recommendations that guide the more specific land-use recommendations offered in area plans. Area plans typically examine individual parcels and other very specific recommendations regarding use or physical design.

Q. As a County resident, how can I participate in the development review process to ensure the protection of my home and community?

You can sign up to become a person of record at www.mncppcapps.org/planning/Person_of_Record to receive notifications.

Q. I noticed a sign posted at the end of my street advertising a hearing. Can you please tell me what this is all about?

Call the phone number printed on the sign to obtain more information about the pending application. All signs are posted 30 days prior to the hearing. Hearing signs can be for the Planning Board, Planning Director, the Zoning Hearing Examiner, or the Board of Zoning Appeals. Each sign has a case number and phone number.

Q. May I have a business in my home, and do I need a permit for it?

It depends on the type of business. Some home occupations require use and occupancy permits and some do not. Call Planning Information Services at 301-952-3208 or 301-952-3195.

Q. What is a site plan, and why do I need to submit one with my permit application?

The Zoning Ordinance requires that each application for a building or use and occupancy permit be accompanied by a site plan. The site plan is a graphic illustration of the site and all improvements, including buildings, parking facilities, landscaping, etc. The site plan is required to demonstrate compliance with zoning regulations. Without a complete site plan, action on permit applications cannot be taken because compliance with zoning regulations cannot be determined.

Q. How do I find out the zoning classification of my property?

You can submit a request at www.mncppc.org/4750/Planning-Information-Services or contact Planning Information Services at 301-952-3208 or 301-952-3195. In order to obtain the current zoning you will need to provide an accurate legal description of the property. A legal description consists of the lot and block number, subdivision name or the tax map number, grid, and parcel number. This information can be found at <https://sdat.dat.maryland.gov/RealProperty>

Q. I have a large parcel of land. Can it be subdivided into smaller lots?

Individual parcels of land may be subdivided if the new lots meet the requirements of the zone within which they are categorized. Each zone requires a certain minimum lot size, street frontage, and building line (yard/setback). If these requirements (together with those of the Subdivision Regulations) can be satisfied, new lots may be created through the subdivision process.

Q. My lot has no frontage on a public street. Is there any way I can build on it or subdivide it?

Under certain circumstances, subdivision plans may be approved for development served by private streets, or the Department of Public Works and Transportation may authorize permit issuance for one-family detached dwellings on lots served solely by private rights-of-way or easements. In all other instances, the County Executive must recommend and the County Council must approve the issuance of a building permit. The County's Permit Office of the Department of the Environment (301-952-5776) should be contacted for further information on the procedure for seeking such authorization.

Q. How are historic sites and historic districts created?

The Historic Preservation Commission can designate a property listed in the County Inventory of Historic Resources as a historic site or historic district if the property meets specific criteria of architectural or historical significance. The process for designation involves preparing a research report documenting the history and architectural characteristics of the building or district.



Q. How do I find out whether my property is designated as historic?

To find out whether your property is a historic resource, a historic site, or is located within a historic district, you should: consult the Historic Sites and Districts Plan; contact staff at 301-952-3520; or e-mail HistoricPreservation@ppd.mncppc.org. When calling, please provide the exact address of the property in question.

Q. When do I need a historic area work permit (HAWP) for work on my historic property?

An HAWP is required when making substantive changes to the exterior of a historic site or a contributing property in a County historic district. If you have questions, please contact staff at 301-952-3520.

Q. Who can answer questions regarding County history and property research?

The Historic Preservation staff maintains a library of research materials and assists the public in methods of research and sources of documentary materials on County history. For information call the staff at 301-952-3520.

Q. How can I become more involved in County preservation activities?

Attend Historic Preservation Commission meetings; subscribe to the Friends of Preservation Newsletter produced by the Prince George's County Historical and Cultural Trust; or become a member of the Prince George's County Historical Society.

Q. What is the Master Plan of Transportation?

The Master Plan of Transportation is the network of key transportation facilities needed to serve existing and future development. These facilities include roadways that interconnect our neighborhoods, commercial, and employment centers.

Q. What is the existing, or planned, right-of-way for a particular street?

Existing rights-of-way along state highways can be verified by the Maryland State Highway Administration. Along County roadways, existing rights-of-way can be verified by the Department of Public Works and Transportation. Within municipalities, the local municipal office should be contacted.

Q. How do I obtain traffic counts along roadways?

Counts of average daily traffic for state highways in a map format can be obtained from the State Highway Administration (www.roads.maryland.gov). Counts along County roadways are available from the Department of Public Works and Transportation.

Q. How can I find out how many accidents occur along a particular roadway?

The County has database listings of all accidents reported to state and local authorities. Requests for information may be submitted to the Department of Public Works and Transportation, Office of Traffic, at 9400 Peppercorn Place, Largo, Maryland. Call 301-883-5600 for additional information.

Q. Whom can I call about a maintenance problem on a roadway?

Potholes and other maintenance problems along state highways should be reported to the State Highway Administration's District 3, Office of Maintenance. Call 301-513-7339 or e-mail SHA District3@sha.state.md.us. Along County roadways, problems should be reported to the Department of Public Works and Transportation, Office of Maintenance, at 301-499-8520. Within municipalities, the local municipal office should be contacted.

Q. When are the planned transportation facilities in the master plan going to be built?

Master plans determine facility needs at the time that development potential is reached, therefore, there is no target year given for construction of transportation facilities. Some larger facilities may be needed to serve needs beyond those of adjacent property owners. These facilities will be constructed by state or local transportation agencies as priorities suggest they are needed and as money becomes available.

Q. How is the availability of public water and sewer service determined?

Every piece of property is designated in a water and sewer category. This determines where private well and septic systems must be used and where public water and sewer service is or will be available. Depending on certain conditions, these categories may be changed by the County Council as properties begin to develop. To verify water and sewer categories in your area, call the Department of the Environment (DoE) at 301-883-5810.

Q. How can I find out about public facilities serving my community?

Information regarding public facilities can be obtained from the County's web site at www.princegeorgescountymd.gov or by contacting the following departments:

Police Stations: Prince George's County Police Department, Non-Emergency, 301-352-1200

Fire Stations: Prince George's County Fire/EMS Department, 301-583-2200

Public Schools: Prince George's County Public Schools, 301-952-6001

Libraries: Prince George's County Memorial Library System, 301-699-3500

Q. How can I obtain statistics on population, social, and economic characteristics?

Quick, up-to-date statistics can be obtained from the U.S. Census Bureau at www.census.gov. Similar information is also available from the Maryland State Data Center: www.mdp.state.md.us/msdc.

Q. How can I find information about future growth?

The Cooperative Forecast depicts the Planning Department's assessment of the timing and location of population, household, dwelling unit, and employment growth. The forecast and other research are available at www.mncppc.org/5186/Planning-Research.

Q. Do I need a permit to cut down trees in my yard?

Removal of one or two individual trees to protect life or property is allowed without a permit or plan. Photos should be taken of the trees before they are removed to document why they needed to be removed. Removal of trees in an area 5,000 square feet or greater may require a tree conservation plan. Contact the planner on duty in the Environmental Planning Section at 301-952-3650 for information related to the requirements.

Q. My basement has flooded from all this rain. What can I do?

Contact the Department of the Environment at 301-883-5810.

Q. What can I do about nuisance or injured wildlife in or around my home?

Contact the U.S. Department of Agriculture Wildlife Services at 1-800-442-0708. If deer are causing crop damage, the Maryland Department of Natural Resources should be contacted at 301-855-1748.

Q. How do I register my boat or obtain information about hunting and fishing licenses?

You can contact the Maryland Department of Natural Resources at 301-855-1748.

Q. Is there a floodplain on my property?

The official source for floodplain information is the Department of Permitting, Inspections and Enforcement (DPIE), 301-883-5776 or 301-883-5900.



Neighborhood Planning
ACADEMY

academy.pgplanning.com

