
NOTICE OF INITIATION AND JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
AND
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

**A Minor Amendment to the 1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt and Vicinity Area and Proposed Sectional Map Amendment
(CR-001-2024)**

PUBLIC HEARING DATE/TIME: Tuesday, March 19, 2024, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building
1st Floor Council Hearing Room
1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: <https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor amendment to the 1989 *Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity* and its concurrent proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE: In-Person Public Hearing – The Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, advance registration to testify is strongly encouraged. Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Wednesday, April 3, 2024**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These

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2/2/2024 & 2/09/2024

policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

On January 16, 2024, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-001-2024, directing The Maryland-National Capital Park and Planning Commission to prepare a minor master plan amendment and concurrent sectional map amendment (SMA) for the Langley Park-College Park-Greenbelt and Vicinity Planning Area. To view the Council Resolution (CR-001-2024) initiating the master plan amendment and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

VIEW PROPOSED PLAN AND SMA: The proposed staff draft of the minor plan amendment (CR-001-2024) of the *1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity (Master Plan)* and its concurrent and proposed sectional map amendment can be viewed online at <https://pgplan.org/LCG>, or a physical copy is available for review on site at no cost at the following locations:

1. College Park City Hall, 7401 Baltimore Ave, College Park, MD 20740
2. College Park Community Center, 5051 Pierce Ave, College Park, MD 20740
3. M-NCPPC Planning Information Services, Largo Headquarters, Lower Level, 1616 McCormick Drive, Largo, MD 20774

The original boundaries of the 1989 *Master Plan* were the Beltsville Agriculture Research Center and the Capital Beltway on the north, Cipriano Road and the Baltimore-Washington Parkway on the east, East-West Highway and Good Luck Road on the south, and the Prince George's and Montgomery County line and the City of Takoma Park on the west. The properties included in this minor plan amendment and SMA are limited to an area north of Berwyn Road, east of 49th Avenue, south of Roanoke Place and Ruatan Street, and west of 5012 Berwyn Road (Tax Account 2287605); and include the commercially zoned properties within the designated boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975, 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736).

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

IMPORTANT NOTICE: Within thirty (30) days after the initiation resolution has been adopted, any person may request that specific zones (except those prohibited in Section 27-3503(a)(4), Prohibited Rezoning Via Sectional Map Amendments) be considered for specific lands during the sectional map amendment process. If you choose to submit a request, it must be done on the rezoning request form available for download from the project website (<https://pgplan.org/LCG>) or available at the Planning Information Services at the Prince George's County Planning Department in Largo, MD. Each request shall be accompanied by a statement describing how the proposed zoning change complies with the General Plan, the applicable Area Master Plan or Sector Plan, or any adopted County staging policy or economic development program. These forms must be emailed or post-marked no later than 11:59 pm on Thursday, February 15, 2024.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, **please read carefully the affidavit requirements explained in this notice.**

ETHICS AFFIDAVIT AND EX PARTE COMMUNICATIONS: The Proposed Sectional Map Amendment involves potential zoning intensification for the properties within the SMA boundaries. If you intend to provide oral testimony at the joint public hearing or submit a written statement on the record regarding the plan or SMA, and your intent is to request or support an intensification of zoning, you must complete and return an affidavit in accordance with the State Public Ethics law for Prince George’s County. The completed affidavit must be received by the Clerk of the Council prior to the close of business on **Tuesday, February 20, 2024**. Additionally, any communication on the matter with a member of the County Council or the County Executive must be disclosed via an *ex parte* disclosure form. The form must be filed within five (5) working days after the communication was made or received.

Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council’s eComment portal, rather than by U.S. mail.

The Prince George’s County Zoning Ordinance states that the “order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

- (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD.”

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on **Tuesday, February 20, 2024**, may delay or prohibit consideration of your testimony by the District Council.

Affidavit and *ex parte* disclosure forms for Prince George’s County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Ex parte disclosure: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

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The Rules of Procedure for the Prince George's County District Council will be utilized during the joint public hearing and can be found at: <https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure>.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the State Ethics Commission, 410-260-7770.

For additional information, contact
the Langley Park-College Park-Greenbelt and Vicinity Planning Team
M-NCPPC, Prince George's County Planning Department, Community Planning Division
1616 McCormick Drive
Largo, MD 20774

LCG@ppd.mncppc.org
301-952-3972

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**BY ORDER OF THE COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
PRINCE GEORGE'S COUNTY, MARYLAND**

Jolene Ivy, Chair

ATTEST:

Donna J. Brown
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

By: Asuntha Chiang-Smith
Executive Director

ATTEST:

Gavin Cohen
Secretary-Treasurer

NOTE:

Please send your certification of publication, in duplicate, covering the legal notice as well as an invoice for payment by email to CommunityPlanning@ppd.mncppc.org and by mail:

**Prince George's County Planning Department, Community Planning Division
The Maryland-National Capital Park and Planning Commission
Community Planning Division
1616 McCormick Drive
Largo, MD 20774**