

Staying Up On Development Issues

1. ***Sign Up For Development Notices.*** Residents can sign up to receive development activity notices which are designed to notify citizens when a development application is submitted for review and consideration by the Prince George's County Planning Department. Users will be notified weekly via email of any new development application based on the development geographic location within a specific zip code. The notification email will include a development case summary as well as a link to a map outlining the location of the proposed development. The email will contain submitted development applications from the prior business week.
<https://notify.pgatlas.com/login>

2. ***Check DPIE Permits.*** Residents can search by address and find out whether a permit has been submitted for that property.
<https://dpiestatus.princegeorgescountymd.gov/Site/Public/Citizens/ActivitySearch.aspx>

3. ***Planning Board Meetings.*** Planning Board meetings typically occur every Thursday. They are public record.
 - Developers present development plans to a board that consists of five people (commissioners).
 - Applicable agencies attend and comment on areas of the proposed plan that involve their agency (i.e., SHA comments on traffic studies, etc.)
 - Residents can testify for or against (you typically have 3:00 to speak).
 - The Planning Board makes recommendations and sends it for final approval to the County Council. Developers typically first submit a Preliminary Plan of Subdivision (PPS), then once that is approved they submit a Detailed Site Plan.
 - The process can take months and sometimes years.

****The Planning Board doesn't necessarily serve as your advocate for what is best for your community. Rather, they make decisions on whether a proposed development meets the zoning requirement of a particular piece of property. Residents have to make sure the Planning Board and County Councilmembers understand their perspective on particular development. *This is why Fort Washington Forward attends meetings that involve development in this area, and send out resident surveys.***

Viewing Planning Board Agenda: <https://pgparks.com/812/Prince-Georges-County>
Testify at a public meeting: <https://pgplanningboard.org/1699/Testify-at-Public-Hearing>
Become a Person or Party of Record: https://www.mncppcapps.org/planning/Person_of_Record/

*****DIFFERENCE BETWEEN TESTIFYING AND BECOMING A PERSON OF RECORD*****
 When you become a ***Party of Record***, you will be sent letters in the mail keeping you updated on a particular case. You are given dates and times of hearings, and Maryland National Capital Park and Planning considers you someone who is very serious about the issue. Hence, they spend the money to mail you the materials to keep you updated. **Additionally, when the case goes to the County Council for final vote, you can go and speak on the record there as well. This is what Fort Washington Forward does.** On the other hand, if you simply testify, it is considered more of a one-time thing, and while your testimony is recorded, you do not receive materials in the mail, and **you cannot speak at the final vote in front of the county council.**



Important Zoning Designations in the Fort Washington Community

Shoppes at Livingston Square (CGO)

The purposes of the Commercial, General and Office (CGO) Zone are:

- (A) To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness;
- (B) To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and
- (C) To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development.

***Most of the Livingston Road commercial corridor consist of small commercial lots (Smoke Shack, etc.)

Former Junkyard Site behind Harley-Davidson (IE)

The purposes of the Industrial, Employment (IE) Zone are::

- (A) To provide for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities;
- (B) To provide lands to serve light industrial uses while prohibiting more intensive forms of industrial development;
- (C) To accommodate limited residential development; and
- (D)To ensure compatibility between industrial development and nearby residential uses.

Proposed Self-Storage Facility on MD-210 (IE)

Site of the Proposed New Hospital (RR)

The purposes of the Residential, Rural (RR) Zone are:

- (A)To provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize their natural terrain;
- (B)To facilitate the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles;
- (C)To encourage the preservation of trees and open spaces; and
- (D)To prevent soil erosion and stream valley flooding.

Area Around CVS Swan Creek (CGO)

The purposes of the Commercial, General and Office (CGO) Zone are:

- (A)To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness;
- (B)To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and
- (C) To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development.

Fort Washington Marina (AG)

The purposes of the Agriculture and Preservation (AG) Zone are:

- (A) To provide for low density and development intensity as indicated on the General Plan or applicable Area Master Plan or Sector Plan; and
- (B) To provide for areas which are to be devoted to uses which preserve the County's ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources.
- (C) The use of the AG Zone is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses.

Land Use Zones: <https://online.encodeplus.com/reg/princegeorgescounty-md/doc-viewer.aspx#secid-624>