

Public Hearings - Prince George's County -

1988

MSA - S1830-45

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CHESAPEAKE BAY CRITICAL AREAS COMMISSION

PUBLIC HEARING SPONSORED BY THE
CRITICAL AREAS COMMISSION
DEALING WITH AMENDMENTS BY PRINCE GEORGE'S COUNTY
RELATIVE TO THE DEVELOPMENT KNOWN AS
PORTAMERICA AND WATERSIDE

August 15, 1988, 7:20 p.m.
Upper Marlboro, Prince George's County, Maryland

COMMISSION:

Albert Zahniser, Chairman
James E. Gutman, Member
Robert N. Schoeplein, Member

REPORTED BY: Debbie Becker

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1 amplification. The first map amendment is for a project
2 called "Waterside" on the Potomac River. This is in the
3 Port Washington area of Prince George's County.

4 The map was originally approved by the Critical
5 Area Commission. As you can see, inside the black bold
6 line here, it was 36.9 acres and was designated as Resource
7 Conservation and it is in the process now of being zoned as
8 a Resource, as a Resource Conservation Overlay Zone.

9 The project went through interim findings in
10 the, during the development of Critical Area criteria, and
11 the project was finally designed in such a way that there's
12 a large open space through it, and this area here, this map
13 on the right, you can see it's, it's what the requested
14 amendment is, and we're requesting; there are are 21 lots
15 that are to be changed from Resource Conservation to Lim-
16 ited Development, in a 30 lot subdivision. Actually, only
17 21 acres are being amended, but we (inaudible) on the
18 entire 36.9 (inaudible) and so you can see here we have;
19 green is Resource Conservation; pink is Limited Develop-
20 ment.

21 We're changing 21 acres of Resource
22

1 Conservation into Limited Development. The balance of
2 Resource Conservation (inaudible) being debited against our
3 growth allocation. This is the first (inaudible)

4 The second is for the PortAmerica project. On
5 this map green is Resource Conservation; red is Intense
6 Development; and pink is Limited Development.

7 This line shows the shore line in blue, here.
8 You have a large area that's zoned under the water, and
9 that's not relevant (inaudible)

10 This portion, this site was originally; you can
11 see the Critical Area line here, the bold line on the out-
12 side. This site was originally zoned as Limited Develop-
13 ment, and was approved by the Critical Area Commission as
14 Limited Development.

15 We're requesting that 98 acres be changed from
16 Limited Development to Intense Development, in a mixed use
17 zone. The entire 98 acres will be debited against our
18 growth allocation.

19 This map shows the amendment that we request,
20 so you can see; and I know the colors aren't highly
21 contrasting, but here you can see the red area that is
22 being, that we're requesting (inaudible)

1 The results of this map amendment will utilize
2 134.9 acres of our growth allocation, which is 300; a total
3 of 325 acres, which leaves Prince George's County with
4 190.1 acres for growth allocation in the future. And
5 that's my presentation, Mr. Chairman. If you have any
6 questions, I'd be happy to answer them.

7 CHAIRMAN ZAHNISER: Thank you, very much.
8 There'll be no questions. It doesn't appear to be a large
9 turnout this evening, but at this time we will listen to
10 public statements. Public statements are to be confined
11 only to the proposed amendments to the Prince George's
12 County Critical Area mapping, and the panel will not answer
13 questions concerning the law or this particular change.

14 Are there any; is there anyone here who would
15 like to make a statement on the proposed amentment?

16 MS. MORROW: Mr. Chairman, my name is Faye
17 Morrow. I'm an attorney with Steneckey, Lolly and
18 McDonough (ph.) here in Prince George's County, and we
19 represent the developer of PortAmerica, James T. Lewis
20 Enterprises, and we would like to submit a letter, for the
21 record, this evening and also to welcome you to Prince
22 George's County and to let you know that we do have members

1 of the development team and the project manager here this
2 evening if you have any questions. Thank you.

3 CHAIRMAN ZAHNISER: Thank you very much. Are
4 there any other statements pertaining to the change?
5 Hearing none, we will hold the record open until the 15th
6 of August, so if anyone cares --

7 MR. PAWLUKIEWICZ: You mean the 17th of August,
8 Mr. Chairman? Today's the 15th.

9 CHAIRMAN ZAHNISER: I'm sorry; until the 17th
10 of August, the morning of the 17th of August, for written
11 comments pertaining to this amendment, the project, and if
12 you care to get them in, they need to be sent to the
13 Critical Area Commission office. I do not have the address
14 here.

15 MR. PAWLUKIEWICZ: Tawes Office Building.

16 CHAIRMAN ZAHNISER: Okay. It's the Chesapeake
17 Bay Critical Areas Commission, Department of Natural
18 Resources, #580 Taylor Avenue, Annapolis, Maryland 21401.
19 And I'll have that address up here if there's anyone else
20 that would like to write in.

21 Thank you very much. So, no further public
22 comments, the panel will call this meeting to an end, and

1 concerning the Critical Areas' requirement, the panel
2 meeting has, the public meeting in Prince George's County
3 concerning the amendments has been fulfilled; the obliga-
4 tion has been fulfilled. Meeting's adjourned.

5 (Whereupon, the meeting was adjourned.)
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C E R T I F I C A T E

This is to certify that the foregoing transcript:

IN THE MATTER OF:

CHESAPEAKE BAY CRITICAL AREAS COMMISSION
PUBLIC HEARING SPONSORED BY THE CRITICAL AREAS COMMISSION
DEALING WITH AMENDMENTS BY PRINCE GEORGE'S COUNTY RELATIVE
TO THE DEVELOPMENTS KNOWN AS PORTAMERICA AND WATERSIDE

MEETING DATE: AUGUST 15, 1988, 7:20 p.m.

PLACE: Upper Marlboro, Prince George's County,

represents the full and complete proceedings of the afore-
mentioned matter on said date, as reported and reduced to
typewriting.


DEBBIE BECKER
FREE STATE REPORTING, INC.