

Errata Sheet for the West Hyattsville-Queens Chapel Sector Plan Sectional Map Amendment (as of October 1, 2024)

Correction No.	Error	Correction	Page #
1	The incorrect Council Resolution is referred to in the second whereas clause.	Correct the text to “WHEREAS, on January 18, 2022, the County Council of Prince George’s County, Maryland, sitting as the District Council, pursuant to Section 27-225.01.05(a)(1) of the Zoning Ordinance in effect on that date, adopted CR-[123]102-2020, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of the West Hyattsville-Queens Chapel Sector Plan;”	1
2	The clause “WHEREAS, pursuant to Sections 27-3407(b) and 27-3502(d)(3) of the Zoning Ordinance, the Planning Board notified all municipalities lying, wholly or in part, within, or within 1 mile of, the boundaries of the land subject to this Sectional Map Amendment of the joint public hearing to receive testimony on this proposed Sectional Map Amendment;” should be clarified to reflect that future Zoning Ordinance amendments may change the relevant plan sections.	Correct the text to “WHEREAS, pursuant to <u>existing</u> Sections 27-3407(b) and 27-3502(d)(3) of the Zoning Ordinance, the Planning Board notified all municipalities lying, wholly or in part, within, or within 1 mile of, the boundaries of the land subject to this Sectional Map Amendment of the joint public hearing to receive testimony on this proposed Sectional Map Amendment;”	2
3	The clause “WHEREAS, pursuant to Section 27-3503(b)(4)(D)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed until final action on this Sectional Map Amendment by the District Council;” refers to a code that is no longer applicable given changes to the Zoning Ordinance per CB-15-2024.	Correct the text to “WHEREAS, pursuant to Section 27-3503(b)(4)(<u>[D]E</u>)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed until final action on this Sectional Map Amendment by the District Council;”	2
4	The clause “WHEREAS, pursuant to Section 27-3503(b)(4)(D)(ii) of the Zoning Ordinance, the Department of Permitting, Inspections and Enforcement shall postpone the processing and	Correct the text to “WHEREAS, pursuant to Section 27-3503(b)(4)(<u>[D]E</u>)(ii) of the Zoning Ordinance, the Department of Permitting, Inspections and Enforcement shall postpone the processing and issuance of building	2

	issuance of building permits within the area of this Sectional Map Amendment until after final action on this Sectional Map Amendment if the lot or parcel of land on which construction is proposed is in a Nonresidential zone, is proposed by the Planning Board for a zone in which the proposed use is not permitted, and is undeveloped;” refers to a code that is no longer applicable given changes to the Zoning Ordinance per CB-15-2024.	permits within the area of this Sectional Map Amendment until after final action on this Sectional Map Amendment if the lot or parcel of land on which construction is proposed is in a Nonresidential zone, is proposed by the Planning Board for a zone in which the proposed use is not permitted, and is undeveloped;”	
5	The clause “WHEREAS, pursuant to Section 27-3503(b)(4)(D)(iii) of the Zoning Ordinance, the processing of Zoning Map Amendment applications within the subject planning area by the District Council shall be postponed until final action on this Sectional Map Amendment;” both refers to the wrong body responsible for processing Zoning Map Amendments and refers to a code that is no longer applicable given changes to the Zoning Ordinance per CB-15-2024.	Correct the text to “WHEREAS, pursuant to Section 27-3503(b)(4)([D]E)(iii) of the Zoning Ordinance, the processing of Zoning Map Amendment applications within the subject planning area by the [District Council] <u>Zoning Hearing Examiner</u> shall be postponed until final action on this Sectional Map Amendment;”	3
6	The clause “WHEREAS, pursuant to Section 27-3502(d)(2) of the Zoning Ordinance, this proposed Sectional Map Amendment was released for public review and comment as authorized by the Planning Board on May 2, 2024, concurrent to the Staff Draft West Hyattsville-Queens Chapel Sector Plan;” omits sections 4 and 5.	Correct the text to “WHEREAS, pursuant to Section 27-3502(d)(2), (4), and (5) of the Zoning Ordinance, this proposed Sectional Map Amendment was released for public review and comment as authorized by the Planning Board on May 2, 2024, concurrent to the Staff Draft West Hyattsville-Queens Chapel Sector Plan;”	3
7	Reference to Section 27-3503(b)(4), wherein the Planning Board must make its recommendation "in accordance with Section 27-3503(b)(5), Sectional Map Amendment Decision Standards” was omitted from the original SMA.	Correct the text to WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Sections 27-3502 and 27-3503 of the Zoning Ordinance; <u>and</u> <u>WHEREAS, the Prince George’s County Planning Board must make its recommendation in accordance with Section 27-3503(b)(5), Sectional Map Amendment Decision Standards;</u>	3

8	The statement “BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George’s County Zoning Ordinance, a copy of this endorsed Sectional Map Amendment and its concurrent adopted sector plan will be transmitted to the County Executive and to each municipality within one mile of the area of the Sectional Map Amendment;” is not sufficiently precise in describing locations of the municipalities that will be transmitted the endorsed Sectional Map Amendment and the adopted sector plan.	Correct the text to “BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George’s County Zoning Ordinance, a copy of this endorsed Sectional Map Amendment and its concurrent adopted sector plan will be transmitted to the County Executive and to each municipality <u>within, or within</u> one mile of, the area of the Sectional Map Amendment;”	4
9	<i>Table 1: Comprehensive Rezoning Changes</i> refers to Zoning Change 21 as LTO-C to LTO-E	Correct <i>Table 1: Comprehensive Rezoning Changes</i> so it correctly reflects Zoning Change 21 as LTO-E to LTO-C.	4
10	In explaining Zoning Change 3, the text states “Though development approved pursuant to the prior Zoning Ordinance is legal and not nonconforming pursuant to Section 27-1703(e) of the Zoning Ordinance, staff recommend reclassifying properties from zones in which their existing use is not permitted to one where it is permitted to avoid any future challenges where a permit or other development application may be required, or where demonstration that their current use is permitted in the Zoning Ordinance is required.” This code reference is no longer accurate given changes to the Zoning Ordinance per CB-15-2024.	Correct the text to “ <u>Though uses approved pursuant to the prior Zoning Ordinance are currently allowed to continue operating</u> [Though development approved pursuant to the prior Zoning Ordinance is legal and not nonconforming pursuant to Section 27-1703(e) of the Zoning Ordinance], staff recommend reclassifying properties from zones in which their existing use is not permitted to one where it is permitted to avoid any future challenges where a permit or other development application may be required, or where demonstration that their current use is permitted in the Zoning Ordinance is required.”	13
11	In explaining Zoning Change 12, the text did not make it clear that the current use for the properties is non-conforming under the existing LTO-C zone.	Correct the text to “The current LTO Zones are inappropriate for these properties; their proximity to the Northwest Branch makes them vulnerable to flooding events, while their history of automotive and other light industrial uses makes ground disturbance for redevelopment environmentally risky. The CS Zone allows property owners opportunities to adaptively reuse buildings on site until such time as the properties	38

		may be acquired for environmental mitigation pursuant to Strategies LU 2.3, NE 1.1, PF 1.9, and PF 1.13 of the Adopted Sector Plan. <u>The current use for these properties is nonconforming under the LTO-C zone.</u> ”	
12	In explaining Zoning Change 13, the text states “The Countywide Map Amendment placed the subject property in the LTO-C Zone. Consolidated storage is prohibited in the LTO-C Zone; however, the existing consolidated storage use is permitted and not nonconforming pursuant to Section 27-1704(d) of the Zoning Ordinance.” This code reference is no longer accurate given changes to the Zoning Ordinance per CB-15-2024.	Correct the text to “The Countywide Map Amendment placed the subject property in the LTO-C Zone. Consolidated storage is prohibited in the LTO-C Zone; however, the existing consolidated storage use is [permitted and not nonconforming pursuant to Section 27-1704(d) of the Zoning Ordinance] <u>currently a legal conforming use.</u> ”	41
13	Zoning Change 48 shows the incorrect area of change in the change number table.	Correct 4.38 acres in the column “Area of Change (Acres)” to 4.39	55
14	In explaining Zoning Change 29, the text states “Though development approved pursuant to the prior Zoning Ordinance is legal and not nonconforming pursuant to Section 27-1703(e) of the Zoning Ordinance, staff recommend reclassifying properties from zones in which their existing use is not permitted to one where it is permitted to avoid any future challenges where a permit or other development application may be required, or where demonstration that their current use is permitted in the Zoning Ordinance is required.” This code reference is no longer accurate given changes to the Zoning Ordinance per CB-15-2024.	Correct the text to “Though [development approved pursuant to] <u>uses permitted by</u> the prior Zoning Ordinance [is legal and not nonconforming pursuant to Section 27-1703(ed) of the Zoning Ordinance] <u>are deemed legal and conforming,</u> staff recommend reclassifying properties from zones in which their existing use is not permitted to one where it is permitted to avoid any future challenges where a permit or other development application may be required, or where demonstration that their current use is permitted in the Zoning Ordinance is required.”	72
15	In explaining Zoning Change 30, staff’s analysis that existing houses are considered permitted and not nonconforming pursuant to Section 27-1704(d) is inconsistent with analysis for similar situations captured in Zoning Changes 13 and 17.	Correct the text to “However, as this reclassification is not to a less-intense zone, the provisions of Section 27-3503(a)(5)(B) are not applicable[, and the existing houses are considered permitted and not nonconforming pursuant to Section 27-1704(d)].	77
16	Zoning Change 31 table shows incorrect ownership for Tax Account 1817659.	Correct ownership for Tax Account 1817659 from “Unknown” to “Private”.	92

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Note: Additional corrections may be added to this errata sheet based on testimony received at the Joint Public Hearing for inclusion in the Planning Board's Resolution of Adoption.

Underline indicates language added.

[Brackets] indicate language deleted.