

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2022 Legislative Session

Bill No. CB-060-2022
 Chapter No. 42
 Proposed and Presented by Council Members Dernoga and Ivey
 Introduced by Council Members Dernoga, Ivey, Streeter, Turner, Franklin, Glaros,
Hawkins, Harrison, and Medlock
 Co-Sponsors _____
 Date of Introduction September 20, 2022

ZONING BILL

1 AN ORDINANCE concerning
 2 Administration—Standard Review Procedures—Development Applications—Notification—
 3 Informational Mailing

4 For the purpose of amending the Zoning Ordinance to provide for electronic informational
 5 mailing registry for any interested County resident; providing for electronic informational
 6 mailings to be provided by the Maryland-National Capital Park and Planning Commission, and
 7 providing compliance requirements for prospective development applicants.

8 BY repealing and reenacting with amendments:

9 Section 27-3402,

10 The Zoning Ordinance of Prince George's County, Maryland,

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2019 Edition; 2021 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 17 District in Prince George's County, Maryland, that Section 27-3402 of the Zoning Ordinance of
 18 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
 19 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

SECTION 27-3400. STANDARD REVIEW PROCEDURES.

Sec. 27-3402. Pre-Application Neighborhood Meeting.

* * * * *

(c) Procedure. If a pre-application neighborhood meeting is conducted, it shall comply with the following requirements:

(1) Meeting Location and Time. The meeting shall be held at or after 6:00 p.m. on a weekday or between 10 a.m. and 4 p.m. on a weekend, at a location that is convenient and generally accessible to neighbors residing in proximity to the land subject to the proposed application, or may be held virtually, as necessary.

(2) Notification

(A) Informational Mailing

(i) The applicant shall mail notice of the meeting at least 30 days before the meeting.

(ii) Notice shall be mailed to:

(aa) The Planning Director;

(bb) All persons to whom mailed notice of a public hearing on the application is required by Section 27-3407, Scheduling of Hearings and Public Notice;

(cc) Any municipality in which the land subject to the application is located, and every municipality located within one mile of the land subject to the application, and any municipal planning department;

(dd) All civic associations registered in accordance with Section 27-3402(d), Civic Association or Resident Registration; and

(ee) All adjacent landowners (including owners whose land lies directly across a street, alley, or stream from the land subject to the application being reviewed).

(iii) As to residents, an applicant complies with this Section by providing the Commission with an electronic version of the informational mailing more than thirty (30) days before the Commission accepts an application. The applicant may also notify any person or entity registered in accordance with Subsection (d)(2)(B) of this Section. The Commission shall be responsible for emailing informational mailings to residents on the email registry.

1 (iv) A civic association entitled to an informational mailing may waive the
2 requirement, and an applicant’s filing of a signed waiver constitutes its compliance with the
3 mailing requirement, for the entity signing.

4 (B) Posted Notification. The applicant shall also post notification of the pre-
5 application neighborhood meeting on the land subject to the application at least 30 days before
6 the date fixed for the meeting.

7 (C) Notification Contents. The mailed and posted notifications shall state the
8 time and place of the meeting, the purpose of the meeting, include a current zoning sketch map
9 clearly identifying the land area associated with the development, summarize the general nature
10 of the development proposal, and the type of development approval or permit sought.
11 Additionally, the notice shall include the application number, contact information for the M-
12 NCPPC to obtain more information about the application after it is filed, an applicant telephone
13 number and email address for persons wishing to meet, an explanation of the procedures and the
14 necessity for becoming a person of record for the proposed application, and a statement that no
15 government agency has reviewed the application. Developer or builder information shall be
16 provided if different than the applicant.

17 * * * * * * * * *

18 (d) Civic Association or Resident Registration

19 (1) Any civic association that maintains a registration with the Planning Director in
20 accordance with this Subsection is entitled to informational mailings and e-mails, for all pre-
21 application neighborhood meetings within the association’s defined geographical area.

22 (2) (A) To register to obtain notice of pre-application neighborhood meetings, a civic
23 association shall provide the following to the Planning Director: its name; the names, street
24 addresses, and e-mail addresses of all its officers; the number of members (individuals or
25 households); the geographical area it represents and is interested in, by a description acceptable
26 to the Planning Director; the name, street address, e-mail address, and daytime telephone number
27 of the individual, the association designee, who is to receive informational mailings in the initial
28 registration period; and the initial registration's effective dates, which may run from date of first
29 registration to December 31 of the following year. To continue to receive notice of applications,
30 an association shall re-register every two years.

31 (B) The Commission shall establish and maintain an email registry so that any

1 County resident may receive the same informational mailings as a civic association. To obtain a
2 registration, a resident shall provide the following information to the Commission: name; street
3 address; email address; daytime telephone number; and up to two (2) adjoining Council Districts
4 about which they want to receive informational mailings. The Commission may delete
5 registrations for which an email address ceases to function.

6 (3) Associations may represent overlapping geographical areas. However, for the
7 purpose of obtaining informational mailings, an association may not represent an area extending
8 beyond two adjoining Council Districts.

9 (4) The Planning Director may decline registration of any association which purports
10 to represent an area of unreasonable description or otherwise does not meet the requirements of
11 this Subsection.

12 (5) A watershed protection group that is registered as a Section 501(c)(3)
13 environmental organization may designate an area consisting of the watershed whose protection
14 is the purpose of the organization if the officers of the organization maintain their primary
15 residence within the watershed.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

Adopted this 25th day of October, 2022.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.