

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session**

Bill No. CB-20-2018

Chapter No. 7

Proposed and Presented by Council Member Patterson

Introduced by Council Members Patterson, Lehman, Davis, Glaros, Turner, Harrison
and Franklin

Date of Introduction June 19, 2018

ZONING BILL

1 AN ORDINANCE concerning

2 Special Exceptions – Procedural Requirements – Class 3 Fill Uses

3 For the purpose of amending the procedural requirements in the Zoning Ordinance for Class 3
4 Fill Special Exceptions and permit renewals.

5 BY repealing and reenacting with amendments:

6 Section 27-405.01,

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

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2015 Edition, 2017 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-405.01 of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 4. SPECIAL EXCEPTIONS.**

19 **DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL**
20 **EXCEPTIONS.**

1 **Sec. 27-405.01. Class 3 fills.**

2 (a) A Class 3 fill may be permitted as a temporary Special Exception, subject to the
3 following:

4 (1) Within one hundred and twenty (120) days after an application for a Class 3
5 fill is accepted by the Planning Board, the Zoning Hearing Examiner shall conduct a public
6 hearing. The Zoning Hearing Examiner's written decision on an application shall be issued
7 within thirty (30) days after the public hearing. Where the District Council makes the final
8 decision, the Council's final order shall be issued within sixty (60) days of the Examiner's
9 decision.

10 (2) Initially, a Special Exception for a new Class 3 fill shall be valid for five (5)
11 years, unless the District Council grants some lesser time period. Extensions of specific periods
12 may be granted not to exceed five (5) years. At least one [hundred and eighty (180) days]
13 calendar year prior to the expiration of a Special Exception for a Class 3 fill, a request for an
14 extension shall be filed with the Zoning Hearing Examiner. The applicant shall also send a copy
15 of the request, in accordance with the informational mailing requirements of Section 27-125.01,
16 to all adjoining property owners and civic associations. The Examiner shall conduct a public
17 hearing in accordance with all requirements and procedures for the initial application. The filing
18 fee for the extension shall be one-half the amount of the fee for a new application.

19 * * * * *

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

Adopted this 24th day of July , 2018.

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: _____
Dannielle M. Glaros
Chair

ATTEST:

Redis C. Floyd
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.