



# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 6/18/2024

**Effective Date:**

**Reference No.:** CB-015-2024

**Chapter Number:**

**Draft No.:** 2

**Public Hearing Date:**

**Proposer(s):** Dernoga

**Sponsor(s):** Dernoga, Ivey, Blegay, Olson and Oriadha

**Item Title:** AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE’S COUNTY-OMNIBUS BILL for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2019 Laws of Prince George's County; revising certain procedures and regulations; and adding clarification language to further effectuate successful implementation of the County’s new, modern, streamlined Zoning Ordinance.

**Drafter:** Karen T. Zvakos, Acting Associate Council Administrator  
Colette R. Gresham, Acting Deputy Council Administrator

**Resource Personnel:** Michelle Garcia, Chief of Staff, Council District One  
Chad Williams, M-NCPPC

### LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
01/30/2024	Clerk of the Council	transmitted	
	<b>Action Text:</b>		
	The Clerk of the Council transmitted LDR-40-2024 to the Planning Director.		
02/01/2024		Support proposed legislative amendment	
	<b>Action Text:</b>		
	The Technical Staff Report recommended to support proposed legislative amendment		
03/01/2024		Support proposed legislative amendment with amendments	
	M-NCPPC Planning Board		
	<b>Action Text:</b>		
	The Planning Board transmitted their recommendation to support the proposed legislative amendment with amendments		
03/05/2024	County Council	presented and referred	PHED

**Action Text:**

This Council Bill was presented by Council Member Dernoga and referred to the Planning, Housing and Economic Development Committee.

03/21/2024 PHED amended (1)

**Action Text:**

A motion was made by Vice Chair Ivey, seconded by Council Member Hawkins, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 3 Ivey, Franklin and Hawkins

Nay: 2 Dernoga and Olson

03/21/2024 PHED amended (2)

**Action Text:**

A motion was made by Council Member Franklin, seconded by Council Member Hawkins, that this Council Bill be amended (2). The motion carried by the following vote:

Aye: 3 Ivey, Franklin and Hawkins

Nay: 2 Dernoga and Olson

04/18/2024 PHED amended (1)

**Action Text:**

A motion was made by Chair Dernoga, seconded by Council Member Olson, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

04/18/2024 PHED amended (2)

**Action Text:**

A motion was made by Chair Dernoga, seconded by Council Member Olson, that this Council Bill be amended (2). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

04/18/2024 PHED amended (3)

**Action Text:**

A motion was made by Council Member Hawkins, seconded by Vice Chair Ivey, that this Council Bill be amended (3). The motion carried by the following vote:

Aye: 3 Ivey, Franklin and Hawkins

Abstain: 2 Dernoga and Olson

04/18/2024 PHED amended (4)

**Action Text:**

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (4). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

04/18/2024 PHED amended (1)

**Action Text:**

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended. The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

04/18/2024 PHED amended (2)

**Action Text:**

A motion was made by Council Member Franklin, seconded by Council Member Hawkins, that this Council Bill be amended. The motion carried by the following vote:

Aye: 3 Ivey, Franklin and Hawkins

Nay: 2 Dernoga and Olson

05/16/2024 PHED amended (1)

**Action Text:**

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

05/16/2024 PHED amended (2)

**Action Text:**

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (2). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

05/16/2024 PHED amended (3)

**Action Text:**

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (3). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

05/16/2024 PHED amended (4)

**Action Text:**

A motion was made by Vice Chair Ivey, seconded by Council Member Hawkins, that this Council Bill be amended (4). The motion carried by the following vote:

Aye: 4 Ivey, Franklin, Hawkins and Olson

Abstain: 1 Dernoga

05/16/2024 PHED Favorably County Council  
recommended with  
amendments

**Action Text:**

A motion was made by Vice Chair Ivey, seconded by Council Member Hawkins, that this Council Bill be Favorably recommended with amendments to the County Council. The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

06/18/2024 County Council amended (1)

**Action Text:**

A motion was made by Council Member Dernoga, seconded by Council Member Olson, that this Council Bill be amended. The motion carried by the following vote:

Aye: 6 Ivey, Dernoga, Blegay, Burroughs, Olson and Oriadha

Nay: 3 Harrison, Hawkins and Watson

Absent: 1 Franklin

Abstain: 1 Fisher

06/18/2024 County Council amended (2)

**Action Text:**

A motion was made by Council Member Dernoga, seconded by Council Member Olson, that this Council Bill be amended. The motion carried by the following vote:

Aye: 6 Ivey, Dernoga, Blegay, Burroughs, Olson and Oriadha

Absent: 3 Harrison, Franklin and Hawkins

Abstain: 2 Fisher and Watson

06/18/2024 County Council introduced

**Action Text:**

This Council Bill was introduced by Council Members Dernoga, Ivey, Blegay, Olson and Oriadha.

06/18/2024 County Council rules suspended

**Action Text:**

A motion was made by Council Member Olson, seconded by Council Member Dernoga, that the rules be suspended for this Council Bill. The motion carried by the following vote:

Aye: 8 Ivey, Dernoga, Blegay, Burroughs, Fisher, Olson, Oriadha and Watson

Absent: 3 Harrison, Franklin and Hawkins

**AFFECTED CODE SECTIONS:**

27-1903 27-1905 27-1401 27-1406 27-1601 27-1602 27-1603 27-1604 27-1605 27-1607  
 27-1701 27-1702 27-1703 27-1704 27-11001 27-2400 27-2500 27-3200 27-3303 27-3304  
 27-3305 27-3306 27-3307 27-3308 27-3402 27-3404 27-3406 27-3407 27-3408 27-3409  
 27-3412 27-3414 27-3415 27-3501 27-3502 27-3503 27-3601 27-3602 27-3604 27-3605  
 27-3611 27-3613 27-3614 27-3615 27-3617 27-3618 27-3619 27-4106 27-4201 27-4202  
 27-4203 27-4204 27-4205 27-4301 27-4302 27-4303 27-4304 27-4402 27-5101 27-5102  
 27-5201 27-5202 27-5203 27-5402 27-6206 27-6302 27-6305 27-6306 27-6307 27-6310  
 27-6404 27-6406 27-6603 27-6610 27-6706 27-6709 27-61102 27-61201 27-61202  
 27-61203 27-61502 27-61504 27-61505 27-61506 27-61603 27-7101 27-7102 27-7103  
 27-7104 27-7105 27-7106 27-7107 27-7201 27-7403 27-8101 27-8202 27-8204 27-8301

**BACKGROUND INFORMATION/FISCAL IMPACT:**

On April 1, 2022, the County's new Zoning Ordinance, Subdivision Regulations, and Landscape Manual took effect. These codes were initially adopted on October 23, 2018, with the approval of CB-13-2018, CB-14-2018, and CB-15-2018. The Zoning Ordinance was subsequently amended with omnibus technical corrections bills via CB-98-2021 and CB-68-2022. A prior version of this first omnibus substantive corrections bill was transmitted to the Council during the 2023 Legislative Year (CB-073-2023), but review was not completed in time for enactment during the 2023 legislative year. This bill incorporates the changes put forth in CB-073-2023, along with additional necessary updates and revisions to the new County Zoning Ordinance, drawing on staff, decision-maker, and stakeholder comments and observations since April 1, 2022. As with the 2023 iteration of the omnibus zoning corrective bill, this legislation is intended to implement clarifying language, corrections, and targeted additions and deletions to ensure the new Zoning Ordinance is functioning as intended when it was adopted and took effect.

**Document(s):** B2024015, CB-015-2024 Report, CB-015-2024 Planning Board Recommendation\_LDR-40-2024, CB-015-2024 Technical\_Staff\_Report\_LDR-40-2024, CB-015-2024 M-NCPPC Additional\_Material #1\_LDR-40-2024, CB-015-2024 M-NCPPC Additional\_Material #2\_LDR-40-2024, 01302024b Clerk Transmittal of draft legislative amendments to the local zoning laws of the County., CB-015-2024 ZHE Memo, CB-015-2024 M-NCPPC PHED Presentation\_FINAL-3-21-24, M-NCPPC Comments on Proposed Amendments to CB-15-2024, M-NCPPC Comments on Land Use Bar Request for Section 27-1707b, M-NCPPC Comments on Proposed AR\_R-PD Amendment\_5\_10\_24, M-NCPPC Comments on Three Additional Proposed Amendments to CB-15-2024 - 5.13.24 Memo, CB-015-2024 Proposed Amendment #1 one-year extension (6-18-2024), CB-015-2024 Proposed Amendment #2 CGO (06-18-2024)