

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**SITTING AS THE DISTRICT COUNCIL****2004 Legislative Session**Bill No. CB-26-2004Chapter No. 11Proposed and Presented by Council Member ExumIntroduced by Council Members Exum, Knotts, Harrington, Dean, Peters,
Dernoga and Shapiro

Co-Sponsors _____

Date of Introduction April 27, 2004**ZONING BILL**

1 AN ORDINANCE concerning

2 Zoning of County-Owned Property

3 For the purpose of providing that land conveyed to non-government persons for certain
4 revitalization projects undertaken in conjunction with the County, the Housing Authority, the
5 Revenue Authority, and the Redevelopment Authority be rezoned in certain circumstances.

6 BY adding:

7 Section 27-113.02,

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

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (1999 Edition, 2002 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-113.02 of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby added:18 **SUBTITLE 27. ZONING.**19 **PART 2. GENERAL.**

DIVISION 3. ZONES AND ZONING MAPS.

Sec. 27-113.02. Land conveyed by the Prince George's County Housing Authority, the Revenue Authority of Prince George's County, or the Redevelopment Authority of Prince George's County.

(a) No less than six months prior to the development or redevelopment of any land that is owned by the Prince George's County Housing Authority, the Revenue Authority of Prince George's County, or the Redevelopment Authority of Prince George's County, the zoning of the land shall be reviewed by the District Council. The District Council may find that either the existing zoning is appropriate and no zoning change is necessary or the existing zoning is inappropriate. If the District Council finds that the zoning is inappropriate, the District Council shall promptly schedule a review in accordance with subsection (b).

(b) The review shall be conducted at a public hearing advertised in accordance with Section 27-125.04. The Technical Staff shall prepare an impact study that sets forth the effects of the proposed development or redevelopment on the general neighborhood. In determining the proper zoning for the subject property the District Council shall consider:

(1) The relationship of the proposed development or redevelopment to the General Plan, Master Plan, Functional Master Plan, or other plan or policy document approved by the Council; and

(2) The impact of the proposed development or redevelopment on the area affected.

(c) Once the District Council has made a decision in its review of the property, that decision shall be final and may not be reviewed again under the procedures described in subsections (a) and (b).

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

Adopted this 27th day of May, 2004.

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: _____
Tony Knotts
Chairman

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.