

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2007 Legislative Session

Bill No. CB-43-2007

Chapter No. 34

Proposed and Presented by Council Member Campos

Introduced by Council Member Campos

Co-Sponsors _____

Date of Introduction October 9, 2007

SUBDIVISION BILL

1 AN ACT concerning

2 Jurisdiction

3 For the purpose of allowing the conveyance of an existing community building to nonprofit
4 entities under certain circumstances.

5 BY repealing and reenacting with amendments:

6 **SUBTITLE 24. SUBDIVISIONS.**
7 Section 24-107,
8 The Prince George's County Code
9 (2003 Edition, 2006 Supplement).

10 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
11 Maryland, that Section 24-107 of the Prince George's County Code be and the same is hereby
12 repealed and reenacted with the following amendments:

13 **SUBTITLE 24. SUBDIVISIONS.**

14 **DIVISION 1. GENERAL PROVISIONS.**

15 **Subdivision 2. General Requirements.**

16 **Sec. 24-107. Jurisdiction.**

17 (a) This Subtitle shall apply to all subdivision of land, as defined herein, within the
18 boundaries of that part of the Regional District in Prince George's County, Maryland.

19 (b) No land shall be subdivided within the Regional District in Prince George's County
20 until:

1 (1) The subdivider or his agent shall obtain approval of the preliminary and final plats
2 by the Planning Board (or the Planning Director in the case of minor subdivisions); and

3 (2) The approved final plat is filed in the Land Records of Prince George's County.

4 (c) The following shall be exempt from the requirement of filing a subdivision plat, except
5 for any portion of land within a Chesapeake Bay Critical Area Overlay Zone unless otherwise
6 noted below:

7 * * * * *

8 (13) A conveyance from a church of an existing parsonage for use as a single-family
9 dwelling, and uses accessory thereto, provided both uses comply with the minimum lot area
10 requirements set forth in Subtitle 27.

11 (14) A division of land subject to an existing record plat to enable the conveyance of a
12 lot containing an existing community building provided:

13 (A) The conveyance is to a nonprofit organization using the existing building for
14 its nonprofit purposes;

15 (B) The building to be conveyed is the subject of a special exception for a
16 community building and is located within an existing apartment community in the R-18 Zone;

17 (C) The proposed conveyance includes an adaptive reuse of a historic structure;

18 (D) For purposes of compliance with any requirements of the Subdivision
19 Regulations and the Zoning Ordinance, the lot containing the apartment complex and the lot to
20 be conveyed shall be considered as one development site in the aggregate.

21 (d) Any conveyance of property pursuant to the provisions of Subsection (c) shall not
22 exempt the property from the provisions of the Zoning Ordinance. Upon application by any
23 party contemplating a conveyance pursuant to Subsection (c), the application shall be reviewed
24 by the Planning Board staff for compliance with the provisions of the Zoning Ordinance, and the
25 application may be treated as a request for a minor subdivision for which no preliminary plat
26 shall be required, if the applicant so indicates and pays the required fee.

27 SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect thirty (30)
28 calendar days after it becomes law.

Adopted this 20th day of November, 2007.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Camille A. Exum
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Jack B. Johnson
County Executive

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