

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

2002 Legislative Session

Bill No. _____ CB-45-2002
 Chapter No. _____ 36
 Proposed and Presented by _____ Council Member Russell
 Introduced by _____ Council Member Russell
 Co-Sponsors _____
 Date of Introduction _____ May 21, 2002

ZONING BILL

1 AN ORDINANCE concerning

2 Golf Course Conference/Hotel Complex

3 For the purpose of defining a Golf Course Conference/Hotel Complex, permitting this use in the
 4 R-R, R-L and R-S Zones, in accordance with certain requirements and providing procedures for
 5 amendment of approved Basic Plans for this use.

6 BY repealing and reenacting with amendments:

7 Sections 27-107.01(a), 27-197(a), 27-441(b), and 27-515(b),

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, 2001 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 Sections 27-107(a), 27-197(a), 27-441(b), and
 16 27-515(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27
 17 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the
 18 following amendments:

SUBTITLE 27. ZONING.

PART 1. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.01 Definitions

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(101.1) Golf Course Conference/Hotel Complex: A contiguous land assemblage, no less than 200 acres, planned to be developed with a Golf Course together with an array of lodging, conference facilities, commercial, recreational, entertainment, social, cultural and/or similar uses which are interrelated to the Golf Course and accessory facilities.

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 2. ZONING MAP AMENDMENTS

Subdivision 3. Amendment of Approved Basic Plan.

Sec. 27-197. Amendment of approved Basic Plan.

(a) (1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

(2) If an amendment to a Basic Plan involves adding new land to the Basic Plan and there is no increase in the number of dwelling units from that previously approved, any determinations or conditions of the approved Basic Plan regarding adequate public facilities or Moderately Priced Dwelling Units shall not be subject to another review.

(3) If an amendment to a Basic Plan involves adding new land to the Basic Plan and there is no increase in the number of dwelling units from that previously approved, part or all of the previously approved number of dwelling units may be placed on the new land, if the density on the new land is no greater than that shown on the approved Basic Plan, without being limited by the base or maximum densities for the zone.

(4) Until December 31, 2002, the Planning Director may approve administratively, as a minor amendment, an amendment to an approved Basic Plan for property zoned M-A-C which:

(A) Adds abutting property to the land covered by the Basic Plan, but does not increase total land area by more than 5% or five (5) acres, whichever is less;

1 (B) Creates a more logical and orderly configuration of the land area in the
2 approved Basic Plan; and

3 (C) Does not increase the number of dwelling units or the square footage shown
4 on the approved Basic Plan.

5 (5) Until June 30, 2002, the Planning Director may approve administratively, as a
6 minor amendment, an amendment to an approved Basic Plan for property zoned R-L or R-S
7 which:

8 (A) Deletes property from the land covered by the Basic Plan, by condemnation
9 or threat of condemnation, but does not decrease total land area by more than 25% or sixty acres,
10 whichever is greater.

11 (B) Creates a more logical and orderly configuration of the land area in the
12 approved Basic Plan; and

13 (C) Does not increase the number of dwelling units or the square footage shown
14 on the approved Basic Plan.

15 (6) If the Planning Director approves a minor amendment to an approved Basic Plan
16 under Subsection (a)(4) or (a)(5), the owner shall submit, and the Planning Director may
17 approve, amendments to approved Comprehensive Design Plans and Specific Design Plans, to
18 bring them into conformance with the approved Basic Plan amendment. All existing conditions
19 shall apply to the new Basic Plan area, excluding the deleted land area described in Subsection
20 (a)(5).

21 (7) An amendment to a Basic Plan for a Golf Course Conference/Hotel Complex may
22 be approved by the Planning Board in accordance with Sections 27-525, 27-526, 27-527.01 and
23 the site shall be posted with a sign or signs at least fifteen (15) days prior to the hearing. A final
24 action by the Planning Board may be appealed within thirty (30) days after the action is taken by
25 any party of record who is aggrieved by the action to the Circuit Court pursuant to the Maryland
26 Rules of Procedure governing appeals of administrative decisions. A minor revision to the
27 approved Comprehensive Design Plan to bring it into conformance with the approved Basic Plan
28 amendment may be approved concurrently.

29 * * * * *

PART 8. COMPREHENSIVE DESIGN ZONES.**DIVISION 3. USES PERMITTED.****Sec. 27-515. Uses permitted.****(b) TABLE OF USES.**

USE	ZONE								
	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	R-L	V-L	V-M
(1) COMMERCIAL:									
* * * * *	*	*	*	*	*	*	*	*	*
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:									
Courts (indoor) (tennis, handball, racquet-ball, or volleyball):									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency	P	P	X	X	P	X	X	P	P
(B) All others	P	P	X	X	X	X	X	P	P
Golf course	P	P	P	P	P	P	P	SE ²⁴	SE ²⁴
<u>Golf Course Conference/Hotel Complex</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P³³</u>	<u>SE</u>	<u>X</u>	<u>X</u>
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	X	P	X	X	X	X	P	P

* * * * *

33 Subject to an amendment to an approved Basic Plan which, until December 31, 2003, the Planning Board may approve, as a minor amendment in accordance with Section 27-197(a)(7), for property zoned R-S which:

(A) Does not add any additional property to the land covered by the approved Basic Plan;

(B) Creates a more logical and orderly configuration of the land area in proximity to the golf course and clubhouse approved on the Comprehensive Design Plan;

(C) Does not increase the number of dwelling units, and any increase in the square footage shown on the approved Basic Plan shall not lower the level of service of transportation facilities at any stage of development below that anticipated in the approved Preliminary Plan or Traffic Staging Plan; and

(D) Has frontage on and direct vehicular access to an existing roadway of arterial or higher classification and said property is no less than 1,000 acres.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) COMMERCIAL:									
* * * * *	*	*	*	*	*	*	*	*	*
(5) Recreational/Entertainment/Social/Cultural:									
* * * * *	*	*	*	*	*	*	*	*	*
Golf course:									
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	SE	P	SE	SE	SE	SE	SE	SE
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	X	X	X	X
<u>(C) Golf Course Conference/Hotel complex</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>(D)[(C)] All others</u> (CB-47-1995)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Golf course, miniature (indoor or outdoor):									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	X	X	X	X
(B) All others (CB-47-1995)	X	SE	SE	X	SE	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
* * * * *	*	*	*	*	*	*	*	*
(5) Recreational/Entertainment/Social/Cultural:								
* * * * *	*	*	*	*	*	*	*	*
Golf course:								
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	SE	P	SE	SE	X	SE	SE
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X
<u>(C) Golf Course Conference/Hotel Complex</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>(D)[(C)] All others</u> (CB-47-1995)	SE	SE	SE	SE	SE	X	SE	SE
Golf course, miniature (indoor or outdoor):								
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

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

Adopted this 18th day of June, 2002

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: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Acting 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.