

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2022 Legislative Session

Bill No. _____ CB-093-2022 _____

Chapter No. _____

Proposed and Presented by _____ Council Member Glaros _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Zoning—Administration—Legislative Amendments—Procedures

3 For the purpose of amending the County Zoning Ordinance to include an additional preliminary
4 hearing process for all proposed zoning legislation within a certain time after presentation, and
5 providing a minimum time period after conclusion of the preliminary legislative hearing for
6 review by a County standing committee.

7 BY repealing and reenacting with amendments:

8 Section 27-3501,

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

10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code

13 (2019 Edition; 2021 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
16 District in Prince George's County, Maryland, that Section 27-3501 of the Zoning Ordinance of
17 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
18 be and the same is hereby repealed and reenacted with the following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 27-3. ADMINISTRATION.**

**SECTION 27-3500 LEGISLATIVE AMENDMENTS, MASTER PLANS, AND
SECTIONAL MAP AMENDMENT REVIEW PROCEDURES AND DECISION
STANDARDS**

Sec. 27-3501. Legislative Amendment

(b) Form of Zoning Bills

All legislative amendments shall be introduced as bills. All zoning bills shall be identified as such in the heading of the bill. The enacting clause shall identify the District Council as the "County Council of Prince George's County, Maryland, sitting as the District Council."

(c) Rules of Procedure

Where not otherwise provided by law, the Rules of Procedure for the Prince George's County Council shall be applicable when the District Council acts on Zoning Ordinance legislative amendments to the local zoning laws. Zoning Ordinance legislative amendments shall not be governed by provisions of the Rules of Procedure establishing effective dates for other bills. An amendment of a proposed legislative amendment to the local zoning laws does not have to be re-advertised, and no additional public hearing has to be held, provided the amendment falls within the action possible by the District Council under the original advertisement of the subject matter of the zoning bill.

(d) Preliminary Informational Hearing on Zoning Legislation

After a legislative amendment to the local zoning laws is presented by the Council, and before a committee work session before a standing committee of the County Council, the Council shall conduct a preliminary informational hearing on the proposed zoning legislation. The date and time for conducting the preliminary informational hearing shall be scheduled by the Clerk of the County Council and posted on the County Council website. The preliminary informational hearing shall be conducted no less than fourteen (14) days after the presentation of the zoning bill and not less than seven (7) days prior to placement on an agenda for consideration by the respective standing committee of the County Council.

(e) Notice of Public Hearing

Before the County Council of Prince George's County, sitting as the District Council for that portion of the Maryland-Washington Regional District within Prince George's County, may adopt a legislative amendment to the local zoning laws for the County, the Council shall conduct a duly advertised public hearing on the proposed law or amendment. The Council shall provide

1 public notice of the time and place of the public hearing in at least one (1) newspaper of general
 2 circulation in the Regional District within Prince George's County, i.e., within the designated
 3 newspapers of record for the County, at least fourteen (14) calendar days prior to the scheduled
 4 public hearing on a proposed Zoning bill.

5 [(e)] (f) Referral to Planning Board

6 Proposed legislative amendments to the local zoning laws of the County shall be transmitted to
 7 the Planning Board by the Clerk of the Council and, thereafter, respective notice of the date,
 8 time, and location of the preliminary informational public hearing scheduled as to the proposed
 9 Zoning bill. [Within five (5) days of the date of referral, the Planning Board shall submit
 10 comments and a recommendation as to the proposed zoning legislation to the Clerk of the
 11 Council. The respective standing committee of the County Council shall not schedule a public
 12 work session on the proposed legislative amendment to the local zoning laws prior to the
 13 conclusion of the five-day referral period.] If the Planning Board is not in session within the
 14 prescribed referral timeframe, then the Planning Director may submit a recommendation on the
 15 proposed zoning legislation on behalf of Planning Board. The failure by the Planning Board to
 16 submit comments on a pending legislative amendment to the local zoning laws shall constitute a
 17 Planning Board recommendation of approval. Comments received on referral as to proposed
 18 zoning legislation shall be posted online for public access by the respective standing committee
 19 of the Council.

20 [(f)] (g) Adoption

21 The adoption of a legislative amendment to the local zoning laws of Prince George's County
 22 shall be by majority of the full Council. Upon adoption, a copy of the adopted bill shall be
 23 transmitted to the Planning Board by the Clerk of the Council. The effective date of a legislative
 24 amendment to the local zoning laws may be the date of the enactment or a later date established
 25 in the legislation.

26 [(g)] (h) Reconsideration

27 After the effective date of the bill, the District Council shall only reconsider a Zoning Ordinance
 28 amendment by introducing a new zoning bill.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this _____ day of _____, 2022.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
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.