

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Bill No. _____ CB-21-2013
 Chapter No. _____ 27
 Council Members Franklin , Davis, Harrison, Patterson, Toles
 Proposed and Presented by _____ and Turner
 Introduced by _____ Council Members Franklin, Davis, Harrison, Patterson, Toles and Turner
 Co-Sponsors _____
 Date of Introduction _____ June 18, 2013

ZONING BILL

1 AN ORDINANCE concerning

2 Area Master Plans, General Plan, Functional Master Plans, and Sector Plans – Transit District

3 Overlay Zones – Sectional Map Amendments - Procedures - Initiation

4 For the purpose of clarifying that the District Council may, by resolution, direct Planning Board
 5 initiation of a new or amended Area Master Plan, General Plan, Functional Master Plan, Sector
 6 Plan, Transit District Overlay Zone, or a Sectional Map Amendment, under certain
 7 circumstances.

8 BY repealing and reenacting with amendments:

9 Sections 27-213.02, 27-224, and 27-641,

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2011 Edition).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 17 District in Prince George's County, Maryland, that Sections 27-213.02, 27-224, and 27-641 of
 18 the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
 19 George's County Code, be and the same are hereby repealed and reenacted with the following
 20 amendments:
 21

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 2. ZONING MAP AMENDMENTS.

Subdivision 5. Transit District Overlay Zone.

Sec. 27-213.02. General Procedures.

(a) The Planning Board may initiate a Transit District Overlay Zoning Map Amendment only with the concurrence (by resolution) of the District Council, or the District Council may direct the Planning Board to initiate a Transit District Overlay Zoning Map Amendment by resolution. Initiation shall be in accordance with the approved planning scheduled work program and budget of the Commission.

(b) After the Map Amendment is initiated by the Planning Board, the Technical Staff shall immediately proceed to prepare a proposed Map Amendment. The proposal shall contain the following:

(1) The proposed boundaries of the Transit District Overlay Zone, shown on the Zoning Map;

(2) A Transit District Development Plan prepared in accordance with Part 10A, Division 1, Subdivision 1;

(3) Any proposed changes in underlying zoning categories, along with written justification for the changes.

(c) During the preparation of the proposed Transit District Overlay Zoning Map Amendment, the Technical Staff shall contact all owners of land, and any municipality lying (wholly or in part) within the anticipated boundaries of the proposed Transit District, and any municipality within one (1) mile of the anticipated District boundary, to invite comments and recommendations concerning their plans and desires for development within the proposed Transit District. The purpose of these mailings, and those required at the time of Planning Board and District Council hearings, is for informational purposes only. The failure of the Planning Board to send, or a property owner or municipality to receive, the notice shall not invalidate the adoption or approval of the Transit District Overlay Zoning Map Amendment.

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DIVISION 4. SECTIONAL MAP AMENDMENT (SMA).

Subdivision 2. Procedures.

Sec. 27-224. Authorization and initiation.

(a) A Sectional Map Amendment shall be initiated by a resolution of the District Council authorizing and directing the Planning Board to prepare a proposed Amendment. Initiation shall be in accordance with the approved planning scheduled work program and budget of the Commission.

(b) The resolution shall designate the area involved. Sectional Map Amendments shall be limited to planning areas (or combinations of planning areas), municipalities, those areas subject to a Master Plan or Sector Plan, or areas subject to an urban renewal plan adopted by the County, or adopted by a municipality and reviewed by the Planning Board.

(c) The resolution and any descriptive data shall be available for public inspection at the office of the Planning Board.

(d) The resolution shall be advertised in the County newspapers of record for at least two (2) successive weeks after its adoption.

PART 13. AREA MASTER PLANS, GENERAL PLAN, FUNCTIONAL MASTER PLANS, SECTOR PLANS, AND PLANNING AREAS.

DIVISION 2. PROCEDURES.

Sec. 27-641. Initiation.

(a) The Commission or Planning Board may initiate a new or amended General Plan, Functional Master Plan, or Area Master Plan (or Sector Plan) with the written concurrence of the District Council. Such new or amended plans shall also be initiated by the Planning Board at the direction of the District Council by resolution. Initiation shall be in accordance with the approved planning schedule and budget of the Commission.

(b) In the case of an amendment, the Council's authorization or resolution, as appropriate, shall specify the area of the plan to be covered.

(c) In the case of an Area Master Plan, the Planning Board shall, with the written concurrence of the District Council, initiate a new plan not later than six (6) years after the adoption of the previous Sectional Map Amendment.

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

Adopted this 24th day of July , 2013.

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: _____
Andrea C. Harrison
Chair

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.