

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2019 Legislative Session**

Bill No. CR-27-2019

Proposed and Presented by The Chair (by request—Planning Board)

Introduced by Council Members Turner, Glaros, Davis, Harrison, Taveras, Streeter  
and Hawkins

Date of Introduction June 18, 2019

**RESOLUTION**

1 A RESOLUTION concerning  
2 Preparation of a Countywide Sectional Map Amendment and approval of Goals, Concepts, and  
3 Guidelines; and Public Participation Program

4 For the purpose of initiating an amendment to the Zoning Map for that portion of the Maryland-  
5 Washington Regional District in Prince George’s County, Maryland; and approving Goals,  
6 Concepts, and Guidelines; and a Public Participation Program in order to apply the zoning  
7 classifications set forth in the approved replacement Zoning Ordinance, CB-013-2018, enacted  
8 by the Council on October 23, 2018 and if amended during the Countywide Sectional Map  
9 Amendment (“CMA”) process; and to further develop a comprehensive approach for notification  
10 and information for all County property owners concerning the proposed zoning classification  
11 changes.

12 WHEREAS, on October 23, 2018, the County Council of Prince George’s County,  
13 Maryland, sitting as the District Council, enacted legislation within the 2018 legislative year  
14 known as CB-013-2018, CB-015-2018, and CB-065-2018; more specifically, a replacement  
15 Zoning Ordinance, replacement Subdivision Regulations, and replacement County Landscape  
16 Manual, respectively, set forth at Subtitle 27 and Subtitle 24 of the Prince George’s County  
17 Code; and

18 WHEREAS, in its enactment of CB-013-2018, CB-015-2018, and CB-065-2018, the  
19 Council recognized that the implementation of said replacement Zoning and Subdivision  
20 provisions necessitate approval of a “CMA”, so as to apply the zoning classifications  
21 contemplated in the replacement Zoning Ordinance to all parcels of land situated in that portion

1 of the Maryland-Washington Regional District in Prince George’s County; and

2 WHEREAS, pursuant to the Council’s enactment of CB-014-2018 on October 23, 2018,  
3 Part 19 of the Zoning Ordinance establishes certain procedures for preparation, publication,  
4 consideration, and approval of a comprehensive amendment of the County Zoning Map, as a  
5 non-substantive zoning reclassification of land located within all Planning Areas of the County;  
6 and

7 WHEREAS, the specific purposes of the CMA are set forth at law in Section 27-1900(a) of  
8 the Zoning Ordinance, as follows:

- 9 (1) To apply zoning categories contained in Prince George’s County’s new Zoning  
10 Ordinance to all real property in Prince George’s County;
- 11 (2) To provide for a comprehensive and systematic rezoning procedure that bridges the gap  
12 between the abrogation date of this Zoning Ordinance and the effective date of the new  
13 Zoning Ordinance;
- 14 (3) To limit piecemeal rezoning;
- 15 (4) To notify landowners, municipalities, special governed taxing districts, developers,  
16 civic associations, agencies, and other County stakeholders of the zoning changes  
17 impacting real property;
- 18 (5) To provide the necessary foundation the new Zoning Ordinance requires before it can  
19 become effective;
- 20 (6) To efficiently and effectively rezone all property in the County in all Planning Areas  
21 comprehensively and systematically, in a timely manner, and in accordance with all  
22 applicable State and local laws; and

23 WHEREAS, the approved Fiscal Year 2019 Planning Department Work Program includes  
24 preparation of a CMA for the non-substantive zoning reclassification of land located within all  
25 Planning Areas of the Maryland-Washington Regional District within Prince George’s County,  
26 Maryland; and

27 WHEREAS, Section 27-1901(b) of the Zoning Ordinance requires the County Council of  
28 Prince George’s County, Maryland, sitting as the District Council for that part of the Maryland-  
29 Washington Regional District in Prince George’s County, Maryland, to approve an estimated  
30 CMA schedule; recommended Goals, Concepts, Guidelines; and Public Participation Program;  
31 and a staff decision matrix to guide recommendations during the preparation of a proposed

1 CMA; in the initiation of the CMA; and

2 WHEREAS, the Goals, Concepts, and Guidelines; and Public Participation Program  
3 (Attachment A) build upon the specific purposes of the CMA, specify the parameters guiding the  
4 non-substantive zoning reclassification of land located within all Planning Areas of the  
5 Maryland-Washington Regional District within Prince George’s County, Maryland, and outline  
6 the methodology for ensuring adequate community involvement in the CMA; and

7 WHEREAS, it is the desire of the District Council to expeditiously complete the  
8 preparation and approval of the CMA in order for the new Zoning Ordinance and Subdivision  
9 Regulations to take effect.

10 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
11 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
12 Regional District in Prince George’s County, Maryland, that the Maryland-National Capital Park  
13 and Planning Commission is hereby directed to prepare a Countywide Sectional Map  
14 Amendment for Prince George’s County in accordance with the requirements of Part 19 of the  
15 Zoning Ordinance.

16 BE IT FURTHER RESOLVED that the District Council has considered and hereby  
17 approves the recommended Goals, Concepts, and Guidelines; and Public Participation Program  
18 (Attachment A); and project schedule (Attachment B).

19 BE IT FURTHER RESOLVED that the District Council has considered and hereby  
20 approves the Guide to New Proposed Zones, being also and the same a staff decision matrix to  
21 guide recommendations during the preparation of a proposed CMA as required by Section 27-  
22 1901(b)(3) of the Zoning Ordinance (Attachment C).

1

BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.  
Adopted this 23rd day of July, 2019.

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: \_\_\_\_\_  
Todd M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Acting Clerk of the Council

Note: See Attachments A, B, and C