

Case No.: A-10046-C  
Renard Lakes

Applicant: Renard Lakes Holdings, LLC

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

ORDER VOIDING ZONING ORDINANCE NO. 13 – 2018

IT IS ORDERED, that Zoning Ordinance No. 13-2018, to split zone approximately 167.84 acres of land from the R-S (Residential Suburban) Zone to the Light Industrial (I-1) and Limited Intensity Industrial (I-4) Zones, located at the northwest quadrant of the intersection of US 301 (Robert Crain Highway) and Dyson Road, identified as Parcel 25 on Tax Map 135, Grid D-3, Brandywine, Maryland, Councilmanic District 9, is hereby VOIDED, reverting the subject property to its prior R-S (Residential Suburban) Zone classification. PGCC § 27-157(b)(5).

On October 22, 2018, the District Council enacted Zoning Ordinance No. 13-2018. Pursuant to the Ordinance, the property was rezoned subject to five (5) conditions. Zoning Ordinance No. 13-2018, pp. 3-4.

On November 6, 2018, the Clerk of the Council mailed the Applicant the District Council's decision, which informed as follows:

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance 13-2018 granting preliminary conditional zoning approval of A-10046 Renard Lakes, is attached.

In compliance with the provisions of Section 27-157(b) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on January 21, 2019. Clerk's Notice, 11/6/2018 (Emphasis in original).

On January 18, 2019, the Applicant submitted a written rejection of the conditional rezoning of the property. Applicant's Letter, 1/18/2019.

Pursuant to the Land Use Article and the County Code, after a zoning map amendment has been conditionally approved, an applicant has 90 days from the date of approval to accept or reject the land use classification conditionally approved. If the applicant expressly rejects the amendment as conditionally approved within the 90-day period, the zoning classification shall revert to its prior status. Md. Code Ann., Land Use Article, § 22-214 (2012, 2018 Supp.), PGCC § 27-157.

In accordance with law, Zoning Ordinance No. 13-2018 is hereby VOIDED. The subject property, approximately 167.84 acres, is reverted to its prior R-S (Residential Suburban) Zone classification.

ORDERED this 15<sup>th</sup> day of April, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Harrison  
Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin and Glaros,

Vote: 9-0

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:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council