

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2016 Legislative Session

Reference No.: CB-019-2016
Draft No.: 2
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: 05/04/2016
Action: FAV (A)

REPORT:

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Harrison, Franklin, Glaros, Taveras, and Toles)

Council staff summarized the purpose of the legislation and informed the Committee of written referral comments that were received. This legislation is companion to, and was discussed by the Committee, immediately following CB-18-2016. Council Member Franklin, the bill's sponsor, informed the Committee that he sponsored CB-19-2016 to facilitate the use of a property in his district as a shelter for survivors of domestic violence. Mr. Franklin commented that the legislation will expand the County's ability to protect and expand the location of safe places for these survivors.

The Planning Department staff suggested revisions to the legislation:

Amend page 2 to add language as follows to the existing (c) under Section 24-128. Private Roads and Easements instead of creating a new (f). This change still makes it an agency director approval.

The language in the bill would read:

Sec. 24-128. Private roads and easements.

* * * * *

(c) Upon petition of the owner of an existing lot having its sole frontage on, or its only direct vehicular access to, a private right-of-way or easement not provided for by Subsection (b), paragraphs (2) through (11), above, the Director of the Department of Permitting, Inspections, and Enforcement may determine the adequacy of the private right-of-way or easement for the issuance of a building permit for a building or other structure on such lot, subject to the following conditions:

(1) The use of such lot shall be restricted to one-family detached dwellings or agricultural uses, and structures and uses accessory thereto[;] unless the use is for an eleemosynary or philanthropic institution use within a building containing no more than 10,000 square feet of gross floor area situated on a lot or parcel with not more than 1 acre, for use by an organization providing temporary emergency shelter, family, and/or social services for survivors of domestic violence and their families in the R-R (Rural Residential) Zone which is permitted.

The Office of Law reviewed CB-19-2016 and offered the following comment:

The purpose of this Bill is to “provide an exemption to the access requirement in the County Subdivision Regulations for certain Eleemosynary and Philanthropic Organizations in the R-R Zone.” This Bill is a companion to CB-18-2016, which amends the “Zoning Ordinance to exempt certain “Eleemosynary and Philanthropic Organizations in the R-R Zone from certain site plan, site design guidelines, and special exception approval requirements,” as it relates to private roads and easements. To reflect the intent of both Bills, it is recommended that the Bill include language that specifically addresses private roads and easements, similar to Section 24-128(c).

Ms. Glenda Hodges, of Still I Rise, testified in support of the legislation.

The Committee voted favorably including the suggested Planning Department staff revision to add language to the existing (c) under Section 24-128 as well as an additional amendment to change “unless the use is for an eleemosynary or philanthropic institution use within a building” to “unless it is an adaptive reuse of an existing building”. The Committee’s vote also included a revision in Section 2 on page 3 to make the bill effective on the date it becomes law.