

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2016 Legislative Session

Reference No.: CB-78-2016

Draft No.: 2

Committee: PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMITTEE

Date: October 4, 2016

Action: FAV (A)

REPORT:

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

Staff provided an overview of the legislation and informed the Committee of written referral comments that were received. Council Member Harrison, PZED Committee Chair, informed the Committee that the amendments to the Zoning Ordinance proposed in CB-78-2016 are intended to provide flexibility in repurposing development of a site from a church, which was unable to complete the project, to residential.

The Planning Board took no position with explanation on the legislation and provided a detailed analysis concerning their position. The Chief Zoning Hearing Examiner (ZHE) reviewed CB-78-2016 and offered suggested amendments concerning Footnote 64 (E) on page 2 of the bill. The ZHE commented that this portion of the footnote is not clear and requires further review since one would not generally look to the R-T Zone or any other zone in deciding what's permitted in the C-O Zone. Also, the bill will allow a mix of uses on a lot or parcel of less than forty acres. Perhaps a minimum acreage should be provided as well, to ensure sufficient open space, green area, etc. for future inhabitants.

Marva Jo Camp, Esq. representing Capitol Court; and Midgett Parker, representing Brandywine Realty Trust, testified in support of the legislation.

After discussion of the Planning Board analysis and suggested amendments relative to the analysis also noted by Ms. Camp during her testimony, the Committee voted favorable with amendments to

Footnote 64 as follows:

- In “(B)”, after “a roadway with a functional transportation classification of arterial”, strike “a roadway with a functional transportation classification of” and insert “an” prior to “expressway”.
- Strike “G” in its entirety.
- Re-letter “H” to “G”.

- At the end of new “G”, strike “Usage guidelines shall be developed in the Detailed Site Plan review and approval process” and insert “The Detailed Site Plan may include any additional standards or requirements for inclusion at the time by the Prince George’s County Planning Board or District Council” in lieu thereof
- Strike “I” in its entirety.