

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2015 Legislative Session

Reference No.: CB-22-2015

Draft No.: 2

Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT

Date: June 9, 2015

Action: FAV (A)

REPORT:

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

Council staff summarized the purpose of CB-22-2015. This legislation amends the findings for adequacy of public facilities and roads in the Subdivision Regulations (Subtitle 24) to allow participation in the funding of roadway improvements under certain circumstances. Staff presented a Proposed Draft-2 (DR-2), prepared at the bill's sponsor's request, to include a grandfathering provision for certain preliminary plans of subdivision. The additional language for this provision is in Section 2, on page 3, lines 1-6.

Council Chairman Franklin, the bill's sponsor, informed the Committee that he proposed CB-22-2015 to codify and maintain the status of the Brandywine Road Club that was established in the 1990's. The legislation ensures that the original agreement that was in place for review of certain preliminary plans of subdivision to ensure adequacy through road club contributions must be in accordance with the provisions added to Section 24-124(a)(8) by this legislation.

Tom Masog, M-NCPPC Transportation Section Supervisor, was present to respond to Council Members' questions. Mr. Masog informed the Committee that the 1990 "Road Club" plan clearly listed the properties included in the plan, as well as the amount of each contribution. He further explained that these properties, which were mostly zoned industrial at that time, have since been rezoned to mixed use, and are now moving forward in the development process, resulting in the impetus for codifying the provisions for the road club.

The Office of Law reviewed CB-22-2015 and found it to be in proper legislative form with recommended amendments intended to clarify as to terms in the bill, namely to include a definition for the term "road club" or "road club methodology" with Section 24-101 of the Code, as well as suggested technical amendments.

Thomas Haller, representing the developer of Stephen's Crossing, and Matt Tedesco, representing the developer of Villages at Timothy Branch, testified in support of the legislation.

The Committee voted favorable on CB-22-2015 including the grandfather provision in Proposed DR-2 as well as clarifying amendments recommended by the Office of Law. On page 2, line 4, change “as determined under” to “as defined by” before “the ‘Guidelines’”; line 5, strike “in” and insert “for” in lieu thereof; and after “road club”, strike “methodology”.