

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2017 Legislative Session

Reference No.: CB-99-2017
Draft No.: 1
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: 10/04/2017
Action: FAV (A)

Committee Vote: Favorable as amended, 3-0 (In favor: Council Members Harrison, Franklin, and Patterson)

The Committee Director summarized the purpose of the legislation, including amendments in a Proposed Draft-2 (DR-2), and informed the Committee of written referral comments that were received. Council Member Turner, the bill's sponsor, informed the Committee that CB-99-2017 addresses a unique situation in his district for a property that is limited in its full development potential based on the current R-R Zone regulations. Mr. Turner explained that Proposed DR-2 includes amendments to Footnote 119 on page 2 to address comments received from the Planning Board.

The Planning Board opposed the legislation and provided the following comments in a September 28, 2017 letter to Council Chairman Davis. "It is not clear if the proposed footnote is for one-family detached dwellings or multiple one-family detached dwellings on the property. Has this property been subdivided? The proposed footnote may prevent this bill from achieving its intended purpose. It is believed that possibly a subdivision has occurred because the footnote states the 'development has frontage on a dedicated, but unimproved, public right-of-way.'"

Robert Antonetti, representing Buildsol, LLC, testified in support of the legislation.

The Committee voted favorable on Proposed DR-2 with the amendments to insert a new (D) and (E) in Footnote 119 as follows:

(D)The property was included on a Preliminary Plan of Subdivision approved on or before January 1, 2007 and is subject to a new Preliminary Plan of Subdivision reflecting the number of lots to be developed; and

(E) The property is within one-half (½) mile of a municipal boundary.