

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2014 Legislative Session

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**Reference No.:** CB-88-2014

**Draft No.:** 1

**Committee:** **Planning, Zoning and Economic Development Committee**

**Date:** 10/15/2014

**Action:** FAV

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### REPORT:

Committee Vote: Favorable, 3-0 (In favor: Council Members Turner, Franklin and Olson)

Council staff summarized the purpose of CB-88-2014 and informed the committee of referral comments that were received. This legislation amends Section 27-252 of the Zoning Ordinance concerning building and grading permits to include language allowing land located within Priority Funding Areas which is subject to Detailed Site Plan (DSP) approval to obtain a grading permit by the Department of Permitting, Inspections and Enforcement (DPIE) to begin rough grading on a site prior to DSP approval under certain circumstances. A grading permit may be issued if the DSP application has been accepted by the Planning Board, the land is exempt from the Woodland and Wildlife Habitat Conservation Ordinance, and the permittee provides documentation demonstrating that the property contains no regulated environmental features or the grading permit proposes no disturbances to any environmental features.

Council Member Olson, the bill's sponsor, informed the Committee that CB-88-2014 is smart growth legislation that is intended to facilitate redevelopment and assist projects in grayfield areas of the County.

Nathaniel Tutt, representing the County Executive's Office, indicated that the County Executive supports CB-88-2014. The Planning Board provided written correspondence in support of the legislation. The Office of Law reviewed CB-88-2014 and determined that it is in proper legislative form with no legal impediments to its enactment.

The Committee voted favorable on the legislation as drafted.