

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2015 Legislative Session

Reference No.: CB-21-2015
Draft No.: 1
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: June 9, 2015
Action: FAV

REPORT:

Committee Vote: Favorable, 4-0 (In favor: Council Members Harrison, Glaros, Davis, and Taveras)

Council staff summarized the purpose of CB-21-2015. Council Vice-Chair Davis, the bill's sponsor, requested the Committee's support of the bill to exempt certain lots within integrated shopping centers from the requirement for a preliminary plan of subdivision.

Arthur Horne, Law Offices of Shipley & Horne, P.A., testified in support of the legislation. Mr. Horne informed the Committee that the new definitions and exemption provisions proposed in CB-21-2015 facilitate situations in which property owners own their lot within integrated shopping centers and recognizes adjustment in lease lines to accommodate change in ownership.

Whitney Chellis, M-NCPPC Subdivision Section Supervisor, addressed the Committee also clarifying that the subdivision requirement exemption in the legislation facilitates financing and diversity of ownership interests. All other requirements of the Zoning Ordinance must be met for the integrated shopping center uses.

During discussion, the Committee wanted to make clear that the reference to "lease lines" on p. 1, line 21 and p.2, lines 18-19 does not obviate the requirement that there be a transfer in ownership before "ownership lot" status may be conferred.

The Committee voted favorable on CB-21-2015 as drafted.