

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2017 Legislative Session

Reference No.: CB-100-2017

Draft No.: 1

Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT

Date: 10/04/2017

Action: FAV

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

The Committee Director gave an overview of the legislation and informed the Committee of written referral comments received. Council Member Franklin, the bill's sponsor, informed the Committee that CB-100-2017 is intended to facilitate the redevelopment of shopping centers and encourage modern standards as part of the redevelopment. Mr. Franklin explained a Proposed Draft-2 (DR-2) of the legislation, prepared by the Zoning and Legislative Counsel at his request, to include a new letter (F) in Footnote 66 on page 2 which would only allow the sign standards proposed in the legislation for a property "located in the portion of the County outside of the Capital Beltway."

The Planning Board took no position on the legislation and suggested the bill language be placed under Part 12 of the sign regulations under Sections 27-614 (Freestanding Signs) and 27-624 (Gateway Signs). This would permit additional properties to benefit from the regulation.

The Office of Law reviewed CB-100-2017 and offered comments indicating that the bill may be subject to challenge as it is treating properties differently within the C-S-C Zone without a compelling reason to do so.

Robert Antonetti, representing Clinton Investors, LLC, testified in support of the legislation. Mr. Antonetti explained that his client's property is below grade of a major roadway and the proposed sign regulations in the bill allowing increased height and area will improve visibility of the redeveloped shopping center.

After discussion of the amendment in Proposed DR-2 which would limit the bill's applicability to certain areas of the County, the Committee voted favorably on the bill as originally drafted (Draft-1), so that other properties similarly situated may also benefit from the proposed sign regulations.