

**PRINCE GEORGE'S COUNTY COUNCIL**  
**AGENDA ITEM SUMMARY**

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**Meeting Date:** 11/18/2003

**Reference No.:** CB-58-2003

**Proposer:** Dean

**Draft No.:** 1

**Sponsors:** Dean, Exum, Knotts, Dernoga, Harrington, Peters, Shapiro, Hendershot

**Item Title:** A Subdivision Bill requiring applicants for major subdivisions to send informational mailings to civic associations, municipalities, adjoining property owners, and prior parties of record at least 30 days before filing an application for a preliminary plan of subdivision

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**Drafter:** Jackie Brown, Director  
PZED Committee

**Resource** Nell W. Johnson  
**Personnel:** Legislative Aide

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**LEGISLATIVE HISTORY:**

**Date Presented:** \_\_/\_\_/\_\_

**Executive Action:** 12/3/2003 S

**Committee Referral:** 7/29/2003 PZED

**Effective Date:** 1/5/2004

**Committee Action:** 9/24/2003 FAV

**Date Introduced:** 10/7/2003

**Public Hearing:** 11/18/2003 10:00 A.M.

**Council Action:** 11/18/2003 ENACTED

**Council Votes:** PS:A, MB:A, SHD:A, TD:A, CE:A, DCH:A, TH:A, TK:A, DP:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

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**PLANNING, ZONING & ECON. DEV. COMMITTEE REPORT**

**DATE:** 9/24/2003

Committee Vote: Favorable, 4-0 (In favor: Council Members Harrington, Dean, Knotts and Exum)

Staff summarized the purpose of the bill explaining that it requires applicants for major subdivisions to send informational mailings to civic associations, municipalities, adjoining property owners, and prior parties of record at least 30 days before filing an application for a preliminary plan of subdivision. The Council enacted similar legislation, CB-12-2003, on May 6, to amend the Zoning Ordinance to require the same informational mailing for zoning applications. CB-58 amends the Subdivision Regulations to require this notice for preliminary plans of subdivision.

The County Executive's representative indicated that the Executive is in support of the legislation. The Planning Board also supports the bill.

Bill Castelli, representing the Prince George's Association of Realtors, spoke regarding the Association's concerns about the bill. Mr. Castelli noted a concern that the notice could reach beyond those directly affected by a proposed development and involve those individuals who may not be affected, but those who are generally opposed to new development.

#### **BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

On May 6, 2003, the Council enacted CB-12-2003(DR-3), a Zoning Bill requiring applicants to send informational mailings to civic associations, municipalities, and adjoining property owners at least 30 days before they file applications. This legislation amends the Subdivision Regulations to provide the same requirement for applicants for preliminary plans of subdivision.

#### **CODE INDEX TOPICS:**