

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

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

**Reference No.:** CB-60-2003

**Proposer:** Dean

**Draft No.:** 1

**Sponsors:** Dean, Shapiro, Exum

**Item Title:** An Act permitting the Planning Board to approve private rights-of-way in the M-X-C Zone

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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:** 9/9/2003                      **Executive Action:** 12/3/2003      S

**Committee Referral:** 9/9/2003      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:-

**Pass/Fail:** P

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

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

**DATE: 9/24/2003**

Committee Vote: Favorable, 5-0 (In favor: Council Members Harrington, Dernoga, Dean, Knotts and Exum)

Staff gave an overview of the legislation explaining that the Subdivision Regulations currently permits the Planning Board to approve subdivisions containing private roads in specific zones under a number of circumstances. CB-60 allows the Planning Board to approve subdivisions with private roads to serve single-family detached or single-family attached dwellings in the Mixed Use Community (M-X-C) Zone.

Ed Gibbs, representing the Rouse Company, spoke in support of the bill and explained that the provisions of the bill are intended to facilitate the development of a small section of the Fairwood development where his client plans to develop lots in an estate setting.

Council Member Dernoga raised a concern about the standards proposed for the construction of the roads due to a project in his district where the residents have experienced problems with reduced standards for the private roads in their development. Mr. Dernoga suggested the bill be held until the next committee meeting in order to seek comment from the Department of Public Works and Transportation about the standards that will be required for development of the private roads in the Fairwood community. Council Member Dean, the bill's sponsor, assured the committee that he would be working with the developer to ensure that the roads are designed in accordance with appropriate standards and to his satisfaction.

The Planning Board supports CB-60-2003.

**BACKGROUND INFORMATION/FISCAL IMPACT**

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

The Planning Board is currently permitted to approve subdivisions containing private roads in specific zones, under a number of circumstances. This legislation allows the Planning Board to approve subdivisions with private roads to serve single-family detached or single-family attached dwellings in the Mixed Use Community (M-X-C) Zone.

**CODE INDEX TOPICS:**