

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2016 Legislative Session

Reference No.: CB-073-2016
Draft No.: 2
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: 10/04/2016
Action: FAV (A)

REPORT:

Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Harrison, Franklin, Glaros, Taveras, and Toles)

Staff provided an overview of the legislation and informed the Committee of written referral comments that were received. Council Member Turner, the bill's sponsor, informed the Committee that the amendments to the Zoning Ordinance proposed in CB-73-2016 are intended to provide flexibility in development of large mixed use projects.

Zoning and Legislative Counsel summarized amendments in a Proposed Draft-2 (DR-2) prepared in response to written referral comments that were received. In Proposed DR-2, the bill title and purpose clause on page 1, lines 2-5, were revised to strike references to the M-X-T (Mixed Use – Transportation Oriented) Zone and insert "Mixed Use Planned Community" in lieu thereof. Also, on page 6, line 29, strike "standards" and insert "regulations" in lieu thereof.

The Planning Board took no position with explanation on the legislation and provided a detailed analysis concerning their position. The Chief Zoning Hearing Examiner (ZHE) reviewed CB-73-2016 and offered suggested amendments. The ZHE suggestions were incorporated in the Proposed DR-2.

Matthew Tedesco, of McNamee Hosea, and Arthur Horne, Law Offices of Shipley & Horne, P.A. testified in support of the legislation.

The Committee voted favorable including the amendments in Proposed DR-2 as well as additional amendments to change the word "Industrial" to "Institutional" in the purpose clause on page 1, line 4 and also on page 2, line 8.