

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2016 Legislative Session

Reference No.: CB-81-2016

Draft No.: 2

Committee: PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMITTEE

Date: October 4, 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 Lehman, the bill's sponsor, informed the Committee that the amendments to the Zoning Ordinance proposed in CB-81-2016 are intended to provide flexibility in development of a site in her district where a bank was once located, but is now vacant.

The Planning Board opposed the legislation with explanation and provided a detailed analysis concerning their position. The Chief Zoning Hearing Examiner (ZHE) reviewed CB-81-2016 and offered suggested amendments to delete reference to the Rural Residential (R-R) Zone in the bill's purpose clause and to revise Footnote 113 (C) on page 3, to either state "within a Transit District Development Plan or Development District Plan" or "within the Transit District Standards or Development District Standards". The Office of Law reviewed CB-81-2016 and determined that it is in proper legislative form with no legal impediments to its enactment. Matthew Tedesco, of McNamee Hosea testified in support of the legislation informing the Committee that the proposed provisions will allow the opportunity to revitalize property that was used for commercial purposes for more than 25 years.

The Committee voted favorable including the amendment to the purpose clause suggested by the ZHE and also to strike (C) in Footnote 113 in its entirety.