

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2017 Legislative Session

Reference No.:	CB-079-2017
Draft No.:	2
Committee:	PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date:	9/27/2017
Action:	FAV (A)

Committee Vote: Favorable as amended, 4-0 (In favor: Council Members Harrison, Franklin, Glaros and Patterson)

The Committee Director summarized the purpose of CB-79-2017 and informed the Committee of written referral comments that were received. Council Vice-Chair Glaros, the bill's sponsor, explained that the legislation provides a new definition for recording studio and permits the use in the I-1 Zone which she believes is an appropriate location for this type of use. Council Chair Davis, the bill co-sponsor, also expressed support for continuation of this use in the community.

The Department of Permitting, Inspections, and Enforcement (DPIE) provided written comments noting concerns with possible unintended consequences of the proposed definition of "Performance Arts Rehearsal Studio". DPIE suggested amendments to clarify the definition and remove certain language that may result in other activity that is not intended as part of this use. The Planning Board staff also provided comments to the bill sponsors requesting clarification of the required parking for the use. The Office of Law reviewed CB-79-2017 and noted a technical amendment to remove duplicative language on page 5 in subsection (b). On September 20, 2017, the Town of Riverdale Park submitted electronic mail correspondence to Council Vice-Chair Glaros expressing appreciation for her work to assist the owner of an industrial building within the Town that will assist the arts community. The correspondence further states: "As you are aware, finding the appropriate balance in defining uses and conditions for those uses is an art." The Town requested that the bill sponsor consider their additional comments provided in their correspondence during the Committee's consideration of the legislation.

Michael Rawlings, Group Arts Development Center, testified in support of the legislation.

The Zoning and Legislative Counsel summarized amendments in a Proposed Draft-2 (DR-2) as well as a Proposed DR-2A prepared at the bill sponsor's request to address comments received on the legislation. The Committee voted favorable on CB-79-2017 including amendments as follows: page 2, in the definition of "Performance Arts Rehearsal Studio", after, "including", strike "dramatic, dance, or" and insert new language on the last line requiring the use to conform with applicable noise pollution requirements set forth in Subtitle 19 of the Code; on page 4, amend the parking schedule to include the "Performance Arts Rehearsal Studio" and parking requirements for this use; and page 5, strike duplicative subsection (b) as well as the language in the new proposed subsection (c) that has been clarified within the parking schedule.