

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

---

**Meeting Date:** 7/22/2003

**Reference No.:** CB-43-2003

**Proposer:** Harrington, Dernoga

**Draft No.:** 1

**Sponsors:** Harrington, Dernoga, Shapiro, Dean, Peters

**Item Title:** An Emergency Act limiting the number of building permits that may be issued in the Rural Tier and providing for certain exceptions

---

**Drafter:** Ralph E. Grutzmacher  
Legislative Officer

**Resource** Jackie W. Brown  
**Personnel:** Committee Director, PZED

---

**LEGISLATIVE HISTORY:**

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

**Executive Action:** \_\_/\_\_/\_\_

**Committee Referral:** 6/17/2003 PZED

**Effective Date:** \_\_/\_\_/\_\_

**Committee Action: 1** 7/1/2003 HELD

**Committee Action: 2** 7/21/2003 No Action

**Date Introduced:** 6/17/2003

**Public Hearing:** 7/22/2003 10:00 A.M.

**Council Action: 1** 7/22/2003 RECOMMIT

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

**Pass/Fail:** P

**Council Action:** \_\_/\_\_/\_\_

**Council Votes:** PS:\_\_, MB:\_\_, SHD:\_\_, TD:\_\_, CE:\_\_, DCH:\_\_; TH:\_\_, TK:\_\_, DP:\_\_

**Pass/Fail:** \_\_

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

---

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

**7/21/03**

No action taken.

Council Member Harrington commented on the stakeholders meeting that was held on July 15 concerning this legislation. Based on the discussion during that meeting, Mr. Harrington suggested taking CB-43 off of its "fast track" and revisiting the bill in the fall, after a comprehensive review of a countywide land use policy with respect to residential building permit

issuance. The review will include participation by the Council, County Executive's office, M-NCPPC Planning Department, and stakeholders. Mr. Harrington expressed his desire to have this review completed by early October. In consideration of the comprehensive review that is being initiated, Mr. Harrington recommended that the committee take no action and that the recommendation to the Council would also be to take no action subsequent to the public hearing scheduled for July 22, 2003.

Council Member Dernoga suggested that based on comments at the stakeholders meeting, it is important that the comprehensive review include countywide representation and participation, not just representation from the Rural Tier.

Aisha Braveboy, representing the County Executive's office, indicated that the Executive Branch would work diligently with the Council and Planning Department staff to come up with a comprehensive plan. Ronald Russell, also representing the County Executive's office, informed the committee that he would be working with the Executive's staff to develop the strategy for the comprehensive review and plans to meet with all Council Members to ascertain their concerns before briefing the Administration.

In responding to Council Member Harrington's question concerning the October deadline for a report on the comprehensive review, Fern Piret indicated that they would work toward that goal; however, November may be a better target date for completion.

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

7/1/03

Held in committee.

Staff summarized the purpose of the bill and referral comments that were received. It was also noted that the legislation was already introduced with a public hearing scheduled for July 22, 2003.

The Office of Law and the Legislative Officer determined that the bill is legally sufficient. The Office of Audits and Investigations determined there may be negative fiscal impact on the County as a result of enacting CB-43 related to limiting building permits in the Rural Tier. Any loss of revenue from a limit on these permits cannot be quantified at this time. The Planning Board took no position on the bill. Aisha Braveboy, representing the County Executive's office, indicated that the County Executive recommended that the committee hold the legislation.

Fern Piret, Planning Director, was present to discuss recent residential building permit activity in the Rural Tier. Dr. Piret indicated that based on 2000-2001 completions, the activity was slightly under 1% of the total number of building permits per year, and in the following year, there were an increased number of completions, however, the amount could not be quantified. She also commented that if the trend continues, it appears that activity in the Rural Tier could increase to 4-5% or higher.

The following individuals spoke in support of CB-43: Doreen Hill, Carmen Anderson, Joanne Flynn, Fred Tutman, and Charles Reilly. The following individuals spoke in opposition to the

bill: Anne Harter, representing the Greater Prince George's Business Roundtable; Hamer Campbell and Bob Kaufman, both representing the MNCBIA; Bill Knight, Michael Ruehr of Charleston Homes; John Lally, Henry C. Turner and Winifred E. Turner of Turner & Associates; Dorothy Troutman, Thomas Haller, and Bill Shipp.

Council Member Harrington suggested that the committee hold the legislation until such time as a stakeholders meeting could be held to discuss possible amendments to the legislation to address the numerous comments that had been made both in support and in opposition. An additional committee meeting to discuss the outcome of the stakeholders meeting was scheduled for July 21 at 10:00 a.m.

**BACKGROUND INFORMATION/FISCAL IMPACT**

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

**CODE INDEX TOPICS:**