

Prince George's County Council

Agenda Item Summary

Meeting Date: 7/15/2014
Reference No.: CR-024-2014
Draft No.: 2
Proposer(s): Franklin
Sponsor(s): Franklin, Davis, Olson, Patterson
Item Title: A Resolution concerning the Transfer of Development Rights Work Group for the purpose of convening the Transfer of Development Rights Work Group to consider and recommend to the County Council a proposal for the voluntary transfer of development rights in Prince George's County.

Drafter: Jackie Brown, PZED Committee Director
Resource Personnel: Brendon Laster, Legislative Aide

LEGISLATIVE HISTORY:

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| Date Presented: | | Executive Action: |
| Committee Referral: | 4/29/2014 - PZED | Effective Date: |
| Committee Action: | 7/2/2014 - FAV(A) | |
| Date Introduced: | 4/29/2014 | |
| Public Hearing: | | |
| Council Action (1) | 7/15/2014 - ADOPTED | |
| Council Votes: | WC:A, DLD:A, MRF:A, AH:-, ML:A, EO:A, OP:A, IT:A, KT:- | |
| Pass/Fail: | P | |
| Remarks: | | |

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

Planning, Zoning and Economic Development

Date 7/2/2014

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

Staff gave an overview of the legislation and informed the committee of written referral comments and correspondence that were received. Council Chair Franklin, the resolution sponsor, informed the committee that CR-24-2014 is a tool to consider establishing a voluntary program with a dual purpose of ensuring equity in the Rural Tier and directing development in areas of the County where it is encouraged. Chair Franklin explained that the resolution provides the opportunity to bring stakeholders together to develop and agree on the voluntary program prior to any Council action on a Transfer of Development Rights program.

Steven Darcey, representing Prince George's Soil Conservation District (SCD), testified in support of CR-24-2014. Mr. Darcey noted the timeframe in the resolution for the Work Group's final recommendation was ambitious and suggested that a regular meeting schedule is necessary once the Work Group commences its work. He also indicated that SCD cannot attest to any fiscal impacts at this time; however, the agency does expect that their involvement may necessitate extra staff time to support this Work Group. Phil Hutton, Chair of the Legislative

Committee for the Prince George's County Farm Bureau, also testified in support of the resolution.

The Office of Law reviewed CR-24-2014 and determined that it is in proper legislative form with no legal impediments to its adoption. The Prince George's County Association of Realtors submitted a letter dated July 1, 2014 to Committee Chair Turner expressing support for the resolution.

Council Chair Franklin suggested amendments to the dates for receipt of the Work Group's final recommendation to the Council as follows: on page 3, line 11, change "October 1, 2014" to "February 1, 2015", and on lines 13 and 16, change "February 1, 2015" to "May 1, 2015"

The committee voted favorable including the amendments offered by Council Chair Franklin.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

The proposed resolution convenes a Transfer of Development Rights Work Group to consider and recommend to the County Council a proposal for the voluntary transfer of development rights in Prince George's County.

When complete, the Work Group's proposal is intended to encourage the preservation of natural resources, protect and increase land equities in Rural Tier communities restricted from development, and facilitate orderly growth and development in the County.

CODE INDEX TOPICS:

INCLUSION FILES:
