

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2020 Legislative Session

---

---

**Reference No.:** CB-22-2020

**Draft No.:** 2

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 06/02/2020

**Action:** FAV (A)

---

---

### REPORT:

Committee Vote: Favorable as amended, 9-2 (In favor: Council Members Turner, Davis, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras. Oppose: Council Members Anderson-Walker and Dernoga)

The Committee of the Whole met on June 2 to consider CB-22-2020. After staff overview, Council Chair Turner, the bill's sponsor, informed the Committee that this legislation is proposed to facilitate the development of property in his district with employment, commercial, and office uses as the original zoning in the area was intended and what is now the existing character of the area.

The Planning Board submitted a letter dated May 28, 2020 to the Council Chair indicating opposition to CB-22-2020 with explanation as detailed in the letter. Rana Hightower, of the Planning Director's Office, informed the Committee that the Planning Board believes the ongoing master plan and sectional map amendment for Bowie and Vicinity is the appropriate mechanism to achieve the intent of the legislation.

The Zoning and Legislative Counsel provided an overview of a Proposed Draft-2 (DR-2) prepared at the bill sponsor's request with amendments as follows: on page 1, expand the purpose clause to insert "permitted by right in the E-I-A (Employment and Institutional Area) Zone to be permitted" before "in the R-S (Residential Suburban) Zone; on page 3, lines 9 and 10, strike "uses authorized" and insert "land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized", line 17, after "permitted", insert "in the E-I-A Zone on land in the R-S Zone"; on page 5, lines 25-27, strike "uses authorized" and insert "qualifying properties in the R-S Zone to develop with uses in the E-I-A Zone"; after "Section 27-515(b), strike "footnote 38, to be developed on qualifying properties" and insert "of this code"; on page 7, in footnote 38, in "(a)" strike "a continuous land assemblage" and insert "an assemblage of adjacent land", and in "(d)", strike "Specific" and insert "Additional"; in "(d)(i)", strike "Streets shall be designed to route related truck traffic through an adjacent employment park" and insert "street connectivity shall be through an adjacent employment park".

The Office of Law reviewed Proposed Draft-2 and determined that it is in proper legislative form. The June 2, 2020 Office of Law legislative comment indicates that the Office of Law

believes potential legal impediments exist within the bill as currently drafted.

On a motion by Council Member Davis, and second by Council Member Harrison, the Committee of the Whole voted 9-2 on CB-22-2020 as amended in Proposed DR-2.