

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2014 Legislative Session

Reference No.: CB-002-2015
Draft No.: 1
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: 02/04/2015
Action: FAV

REPORT:

Committee Vote: Favorable with Recommended Amendments, 5-0 (In favor: Council Members Harrison, Davis, Glaros, Taveras, and Toles)

Council staff summarized the purpose of the legislation and informed the committee of written referral comments that were received. Council Member Glaros, the bill's sponsor, indicated that she sponsored CB-2-2015 to clarify what is meant by routine maintenance or repairs. Ms. Glaros explained that there may be an assumption of what it entails; however, the proposed definition provides further explanation and clarity that a building permit is not required in these circumstances. Council Member Toles, a bill co-sponsor, also commented that the legislation provides a solution to a similar situation in her district.

The Office of Law reviewed CB-2-2015 and found it to be in proper legislative form with no legal impediments to its enactment, however, the following technical amendments were noted in their January 23, 2015 memorandum to the Council Administrator. For purposes of clarity, on page 2, line 11, strike the words "Simple, small-scale" to read "Activities that do not require..." The Zoning Hearing Examiner also recommended an amendment to strike the following words on page 2, line 12: "and which usually require only minimal skills or training". The Town of Riverdale Park submitted a letter indicating that the Town Council voted at the February 2, 2015 meeting to express strong support for CB-2-2015. The Town's letter explained that this amendment to the County Zoning Ordinance clarifies language used in the Riverdale Park Mixed-Use Town Center (M-U-TC) Development Plan, and thus removes an uncertainty created by an internal legal interpretation that was brought to the attention of the M-U-TC Local Design Review Committee in October.

The Committee voted favorable including the suggested amendments from the Office of Law and the Zoning Hearing Examiner. CB-2-2015 bypassed presentation and was introduced on January 20, 2015. Therefore, the amendments will be provided in the form of an amendment sheet on the date of public hearing.