

Prince George's County Council

Agenda Item Summary

Meeting Date: 5/20/2008
Reference No.: CB-009-2008
Draft No.: 2
Proposer(s): Exum
Sponsor(s): Exum, Bland, Turner, Dernoga, Knotts, Dean
Item Title: An Ordinance requiring the Maryland-National Capital Park and Planning Commission to provide certain notice on its website of pending development applications

Drafter: Jackie Brown, PZED Committee Director
Resource Personnel: Kendal C. Gray, Legislative Aide

LEGISLATIVE HISTORY:

Date Presented:	3/18/2008	Executive Action:	
Committee Referral:	3/18/2008 - PZED	Effective Date:	7/7/2008
Committee Action:	4/2/2008 - FAV		
Date Introduced:	4/15/2008		
Public Hearing:	5/20/2008 - 10:00 AM		
Council Action (1)	5/20/2008 - ENACTED		
Council Votes:	MB:A, WC:A, SHD:A, TD:A, CE:A, AH:AB, TK:A, EO:A, IT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-125.04

COMMITTEE REPORTS:

PLANNING, ZONING & ECONOMIC DEVELOPMENT

Date 4/2/2008

Committee Vote: Favorable, 5-0 (In favor: Council Members Exum, Dean, Dernoga, Knotts and Olson)

Staff summarized the purpose of the legislation and informed the committee of written referral comments that were received. The bill requires the Planning Board to provide a County map on their website where interested persons can obtain information similar to that which is provided on public notice signs regarding specific development applications.

Council Member Exum, the bill's sponsor, indicated that she has had concerns since 2003 regarding public notice of development applications. Ms. Exum commented that even though changes have been made to notice requirements; there is still room for improvement to assist the public in obtaining information on proposed development in their communities.

Council Member Bland suggested an additional improvement could be the notation of the Commission's website on the public notice signs to direct interested persons where to obtain additional information on a proposed development. Dr. Fern Piret, Planning Director, informed the committee that the Planning Department is in the

process of reviewing the public notice signs to reduce the amount of information, such as acreage and number of lots, that is provided on the signs so that other specifics of the proposal are more legible. Dr. Piret also commented on a telephone number, (301) 699-CALL, though not operational as yet, is being considered as a contact number to be noted on signs as a contact line for information.

The committee discussed other notice requirements such as the pre-application informational mailing. Mr. Dernoga expressed concern that it has come to his attention that countywide groups have been receiving notification but not local groups who may be more directly impacted by a proposed development. Dale Hutchison, Chief of the Planning Department's Information Management Division, commented that the Zoning Ordinance requires civic associations to maintain registration with the Maryland-National Capital Park and Planning Commission (M-NCPPC). The Ordinance also provides for renewal of the registration with M-NCPPC every year. Mr. Hutchison indicated that if a civic association is unfamiliar with the registration requirement, it could result in the association not receiving an information mailing on a proposed development application in their area.

Council Chairman Dean commented that the intent of the informational mailing requirement was to provide notification to those affected by a proposed development, and that it is appropriate to revisit these provisions to come up with parameters under which people should be engaged.

In response to Council Member Knotts' concern that civic associations do not always know to register, Council Member Exum commented that there is a need to coordinate with the Common Ownership Communities Program in the Office of Community Relations to obtain a complete list of associations. Council Member Olson also requested that M-NCPPC work with the Council to identify and make contact with new organizations in the County to ensure that they are kept informed as well.

The Office of Law and the Legislative Officer reviewed CB-9-2008 and determined that the bill is in proper legislative form with no legal impediments to its adoption.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

Section 27-125.03 of the Zoning Ordinance provides requirements for posting of public notice signs for all public hearings conducted by the Planning Board and Zoning Hearing Examiner. This section provides criteria for placement of the sign(s) on the affected property; however, the County Council often receives communication from constituents who are unable to see the information on the sign(s). This legislation proposes that the Planning Board provide a County map on their website at which interested persons can find information regarding the development application without having to exit their vehicles and potentially putting themselves in harm's way of other vehicles traveling along the same right-of-way.

5/20/2008 - CB-9-2008 was amended on the floor; DR-2 subsequently enacted.

CODE INDEX TOPICS:

INCLUSION FILES:
