



Prince George's County Council

Report of the Standing Committee - Final Sitting as the Committee of the Whole

County Administration
Building
14741 Governor Oden
Bowie Drive
Upper Marlboro,
Maryland
20772-3050

Chair Dannielle M. Glaros
Council Member Derrick Leon Davis
Council Member Mel Franklin
Council Member Andrea C. Harrison
Council Member Mary A. Lehman
Council Member Obie Patterson
Council Member Deni L. Taveras
Council Member Karen R. Toles
Vice Chair Todd M. Turner

Robert J. Williams, Jr., Council Administrator

Monday, June 4, 2018

1:00 PM

Committee Room 2027

REVIEW OF STAFF AND APPLICABLE AGENCY COMMENTS ON CB-15-2018 (REVISED SUBDIVISION REGULATIONS)

CALL TO ORDER

The Committee of the Whole was convened by Chair Glaros at 1:19 p.m. with five members present. Council Members Harrison and Toles arrived at 1:49 p.m. Council Member Davis was absent due to a family commitment. Council Member Lehman was absent due to illness.

Present 7 - Dannielle Glaros
Mel Franklin
Andrea Harrison
Obie Patterson
Deni Taveras
Karen Toles
Todd Turner

Absent 2 - Derrick Davis
Mary Lehman

Also present:

Robert J. Williams, Jr. Council Administrator

William M. Hunt, Deputy Council Administrator

Redis C. Floyd, Clerk of the Council

Donna J. Brown, Deputy Clerk of the Council

[CB-015-2018](#)

AN ACT CONCERNING THE SUBDIVISION REGULATIONS OF PRINCE GEORGE'S COUNTY for the purpose of replacing the Subdivision Regulations of Prince George's County, being also and the same Subtitle 24 of the County Code, with new Subdivision Regulations.

Attachment(s): [B2018015](#)
[CB-15-2018 AIS](#)
[SUBTITLE 24 Table of Contents](#)
[DIVISION 24-1 General Provisions](#)
[DIVISION 24-2 Subdivision Administration](#)
[DIVISION 24-3 Subdivision Standards](#)
[DIVISION 24-4 Chesapeake Bay Critical Area Standards](#)
[DIVISION 24-5 Enforcement](#)
[DIVISION 24-6 Interpretation & Definitions](#)

Panelists:

Jacqueline Brown, Director, PZED Committee

Joyce Nichols, Zoning Hearing Examiner

Karen Zavakos, Zoning and Legislative Counsel

Derick Berlage, Chief, Countywide Planning Division

Chad Williams, Master Planner, Countywide Planning Division

Brad W. Frome, Assistant Deputy Chief Administrative Officer for Public Infrastructure

Jared McCathy, County Attorney

Nathaniel Tutt, III, Council Liaison

Jacqueline Brown, provided introductory remarks. Derek Berlage and Chad Williams, provided a walk-through of Attachment "A" of the CB-15-2018 and responded to questions posed by the Council and panelists regarding: definition of development, conversion of uses, applicability to existing subdivisions or only those approved after adoption of the new regulations, amendment of prior approvals, consolidation of lots, conveyance of land, expansions, exemptions, who determines findings with regard to state and federal regulations, grandfathering, validity periods, building restriction

lines, variances from intensity, procedures, fees, pre-application meeting, potential timeframes, registration of civic associations, major and minor subdivisions, ownership lots, variations, rationale for distinction, proper threshold, traffic impact study submittal, expedited processes for transit oriented development, zero lot line development, interpretations, County newspaper(s) of record, plat of computation, approval deadlines, applicability of State Land Use Article, zoning ordinance standards (i.e. architecture, lots, grading, etc.), standards versus guidelines, view-shed, access to easements, determination of "maximum extent possible/practicable," lighting techniques language, applicability to public roads and private roads, comparison to road and circulation standards, connectivity, comportment with 10-year Water and Sewer Plan, Adequate Public Facilities review/approval, certificate of adequacy approval procedures/proposed regulations, pedestrian/bikeway adequacy standards, related automatic re-zonings, and school adequacy test and impact fee/surcharge. Chair Glaros summarized items for review at a subsequent meeting.

This Council Bill was Held in Committee

ADJOURN

The Committee of the Whole meeting concluded at 4:17 p.m.