

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2023 Legislative Session

Reference No.: CR-081-2023

Draft No.: 2

Committee: PLANNING, HOUSING AND ECONOMIC DEVELOPMENT

Date: 10/16/2023

Action: FAV(A)

REPORT:

Committee Vote: Favorable, 4-1 (In favor: Council Members Ivey, Blegay, Dernoga, and Olson.
Absent: Oriadha)

The Planning, Housing and Economic Development (PHED) Committee convened on October 16, 2023, to consider CR-081-2023. The Acting PHED Committee Director summarized the purpose of the legislation and informed the Committee of written comments received on referral. This resolution establishes a Citizens Advisory Board, in accordance with Section 506 of the County Charter, to examine ongoing and forecasted development in the County and assess whether it advances or diverges from the land use and development vision for the County within the 2014 General Plan, *Plan Prince George's 2035*.

The Acting Committee Director also provided an overview and crosswalk of changes within a Proposed DR-2 that was prepared at the request of Vice Chair Blegay, the sponsor of the legislation. The changes revise and add several explanatory clauses, and it expands the envisioned complement and scope of work for the membership of the board.

On Page 3, Proposed DR-2 proposes the deletion of one "Whereas" clause, and the addition of several "Whereas" clauses, as follows:

~~WHEREAS, it is appropriate to create an advisory committee as described in the Implementation part, "Measuring Success" within the 2014 General Plan; and~~

WHEREAS, the Land Use Policies of *Plan Prince George's 2035* call for the annual review of the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies; for identifying the key capital improvement projects for each of the centers that are necessary to promote and facilitate economic and residential development within the center; and for identifying and coordinating the capital improvement projects with county agencies and key stakeholders; and

WHEREAS, the Land Use Policies of *Plan Prince George's 2035* recommend creating a working group to address the magnitude of the residential pipeline in Established Communities

and Rural and Agricultural Areas; and

WHEREAS, the Climate Action Plan recommends that a Capital Improvement Plan (CIP) Review Team be created to annually review the CIP program to ensure consistency with both CAP (climate impact and resilience criteria) and the Plan 2035 vision, goals, and policies; and

WHEREAS, the Climate Action Plan recommends that the County Council and M-NCPPC must identify and adopt policies and ordinances that phase new residential development to coincide with the provision of public facilities and services; and

WHEREAS, should the County Council implement limitations on building permits issued in areas where public facilities do not meet the adopted Level of Service Standards, the Council must initiate a planning process that identifies financing, efficiencies, or similar mechanisms to remedy or avoid the public facility inadequacy in the area; and”

On Page 4, Proposed DR-2 revises the membership complement of the Task Force, as follows:

BE IT FURTHER RESOLVED that the membership of the Plan Prince George’s 2035 Implementation and Infrastructure Task Force shall consist of ~~eleven (11)~~ THIRTEEN (13) members, selected by the Chair of the County Council, to include the following:

1. Two (2) members of the County Council;
2. Two (2) staff members within the Prince George’s County Planning Department of the Maryland-National Capital Park and Planning Commission, designated by the Chair of the Prince George’s County Planning Board;
3. Four (4) community members appointed by the Chair of the County Council;
4. One (1) representative from the Prince George’s County Chamber of Commerce;
5. One (1) representative from the County Department of Environment; ~~and~~
6. ONE (1) REPRESENTATIVE FROM THE COUNTY OFFICE OF MANAGEMENT AND BUDGET;
7. ONE (1) REPRESENTATIVE FROM THE MARYLAND BUILDING INDUSTRY ASSOCIATION; AND
8. One (1) representative from an organization specializing in smart growth.

By letter dated September 28, 2023, the Planning Board submitted written comments in support of the Resolution as drafted. During discussion of the Proposed DR-2, Rana Hightower, the Intergovernmental Coordinator, M-NCPPC, suggested a further refinement to the manner of selection for the Planning Board representative to the board. The Vice Chair agreed to this revision and the language on Page 4, in Line –15, were revised as follows:

“Two (2) members designated by the Chair of the Prince George’s County Planning Board;”

Council Member Ivey, the PHED Committee Chair next turned to the Speakers List to hear comments from the public on the legislation. Ten (10) speakers, comprised of citizens affiliated with civic and homeowners associations, environmental groups, and smart growth advocates, all testified in strong support of the Resolution.

Thereafter, Council Member Watson, a non-voting participant at the PHED Committee, discussed the benefits of having a representative from the County Health Department, Redevelopment Authority, and Employ Prince George’s as participant members of the board. Those suggestions were incorporated in the Draft 2 of the Resolution. The revised membership complement of the Task Force is sixteen (16) members, as follows:

“BE IT FURTHER RESOLVED that the membership of the Plan Prince George’s 2035 Implementation and Infrastructure Task Force shall consist of sixteen (16) members, selected by the Chair of the County Council, to include the following:

1. Two (2) members of the County Council;
2. Two (2) members designated by the Chair of the Prince George’s County Planning Board;
3. Four (4) community members appointed by the Chair of the County Council;
4. One (1) representative from the Prince George’s County Chamber of Commerce;
5. One (1) representative from the County Department of Environment;
6. One (1) representative from the County Office of Management and Budget;
7. One (1) representative from the County Health Department;
8. One (1) representative from the County Redevelopment Authority;
9. One (1) representative from Employ Prince George’s; and
10. One (1) representative from the Maryland Building Industry Association; and
11. One (1) representative from an organization specializing in smart growth.”

Following discussion, the Committee voted favorable (4-1) on Proposed DR-2 of legislation, with the foregoing further amendments.