



Prince George's County Council

Agenda Item Summary

Meeting Date: 6/21/2016

Effective Date:

Reference No.: CB-014-2016

Chapter Number:

Draft No.: 2

Public Hearing Date:

Proposer(s): County Executive

Sponsor(s):

Item Title: AN ORDINANCE CONCERNING PROHIBITED COMMERCIAL USE OF RESIDENTIAL PROPERTY for the purpose of restricting certain commercial uses in Residential Zone property not otherwise expressly provided for in Section 27-441.

Drafter: Jared McCarthy, Office of Law

Resource Personnel: Major Robert Liberati #1345, Police Department

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
03/29/2016	County Council	presented and referred	PZED
<p>Action Text: This Council Bill was presented by the Chairman, by request of the County Executive, and referred to the Planning, Zoning and Economic Development Committee</p>			
05/04/2016	PZED	Favorably recommended with amendments	County Council
<p>Action Text: A motion was made by Vice Chair Glaros, seconded by Council Member Taveras, that this Council Bill be Favorably recommended with amendments to the County Council. The motion carried by the following vote:</p> <p style="padding-left: 40px;">Aye: 3 Glaros, Taveras and Toles</p> <p style="padding-left: 40px;">Abstain: 2 Harrison and Franklin</p>			
06/21/2016	County Council	recommitted	
<p>Action Text: A motion was made by Council Member Harrison, seconded by Council Member Turner, that this Council Bill be recommitted to the PZED Committee. The motion carried by the following vote:</p> <p style="padding-left: 40px;">Aye: 8 Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner</p>			

Absent: 1 Davis

AFFECTED CODE SECTIONS:

27-441

BACKGROUND INFORMATION/FISCAL IMPACT:

This legislation will prohibit use of residential properties for parties, events, assemblies, or gatherings open to the public in return for the payment of a cover charge or the sale of goods or services. The Police Department and other County Agencies have responded to numerous complaints from residents concerning these events. This misuse of residential property is adversely impacting the surrounding residential neighborhoods with increasing criminal activity (including homicides, robberies, and other violent crimes), litter, noise, and traffic by inhibiting ingress and egress of vehicles (including emergency vehicles) in these residential neighborhoods.

Private residences are increasingly being rented-out or used to promote for-profit events including parties. These events sometimes include hundreds of guests and are promoted on social media throughout the region as pool parties, birthday parties, or other event names. The advertised charge ranges from \$20 to \$100 (or more) per person. Frequently, alcohol is sold and illegal drugs are available. There is often no insurance for patrons and little or no security. Neighborhoods are overrun with traffic, trash, and intoxicated patrons. Many times these events end in violent acts and have resulted in murders, robberies, other crimes and accidental deaths. County Agencies spend hundreds of hours attempting to prevent, investigate, and clean-up trash from these events.

This legislation allows the Police Department or Code Inspector to issue an immediate order to cease and desist the prospectively planned prohibited activity to the owner, lessee, resident or apparent occupier of the property, and posting the front door of the property. If the event has occurred the official levies a fine with an increased fine for multiple offenses.

THIS COUNCIL BILL WAS NOT ENACTED

Document(s): B2016014, CB-14-2016 AIS, CB-014-2016 Report