

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2024 Legislative Session

Reference No.:	CR-014-2024
Draft No.:	2
Committee:	PLANNING, HOUSING AND ECONOMIC DEVELOPMENT
Date:	3/21/2024
Action:	FAVORABLE (A)

REPORT:

Committee Vote: Favorable, as amended, 4-0 (In favor: Council Members Dernoga, Ivey, Hawkins, and Olson)

The Planning, Housing and Economic Development (PHED) Committee convened on March 21, 2024, to consider CR-014-2024. The PHED Committee Director summarized the purpose of the legislation and informed the Committee of written comments received on referral. As presented on March 5, 2024, Draft-1 of the resolution establishes The Central Avenue - Blue/Silver Line Corridor Development Review Advisory Council; establishing the term, membership complement, and duties of the Council; further clarifying its core mission and certain operating procedures; and other general provisions.

Deputy Planning Director Mr. Derick Berlage explained the Planning Department staff's comments and recommended amendments, which are listed below.

The Planning Department supports the resolution's goal of ensuring community engagement, as proposals are refined prior to being submitted to the Planning Department as development applications.

The proposed Advisory Council, along with proper sector plan guidance, has the potential to assist in realizing the vision and goals of the Central Avenue - Blue/Silver Line Sector Plan and Sectional Map Amendment (the Plan). We recommend that a working group is established after the Plan is approved in the Spring of 2025. This will better align with the implementation phase as referenced in the resolution.

The Planning Department recommends that the introduction of CR-14-2024 occur during the first quarter of 2025 as the Plan project team begins its work sessions with both the Planning Board and County Council and moves into the approval phase. This will be an opportunity to maintain momentum created by the plan's approval and subsequent release to the public.

We recommend the following technical amendments to provide further clarification.

1. All references to “Central Avenue -Blue/Silver Line Corridor Development Plan” should be replaced with “2025 Approved Central Avenue -Blue/Silver Line Corridor Sector Plan and Sectional Map Amendment”.
2. Remove the word “Westphalia” from line 12 on page 2.
3. The acronym “PGCPP” should be replaced with the proper name of the agency proposed to manage the Advisory Council. If the goal is to have the Advisory Council staffed by the Planning Department, this task would need to be added to the Department’s work program and reflected in the applicable budget documents. This additional task could affect other items in the work program.
4. Line 12 on page 1 should be revised to read “of which are described in the sector plan; and”.

The County Executive's Assistant Deputy Chief Administrator, Mr. Jim Chandler, requested that the language on page 1, lines 20 through 21, be clarified to state whether it is intended to be in addition to, supersede, or replace the 'Pre-Application Neighborhood Meeting' requirement of the new Zoning Ordinance. The resolution sponsor, Council Member Oriadha, explained that the intent of the language is to have the Advisory Council members participate in the Neighborhood Pre-Application meeting, not in addition to the current Zoning Ordinance requirement.

Deputy Planning Director Derick Berlage recommended, and Council Member Dernoga recommend amendments to the resolution.

The revised language reads: WHEREAS, there is a need to hone the mission of the Advisory Council as continuing with the community regarding development in the Blue/Silver Line Sector to ensure adequate coverage and continuing opportunities for community engagement, to include the facilitation of consolidated Blue/Silver Line Sector pre-application development briefings, meetings and to review land development proposals; and

Council Member Hawkins requested two additional members (one from each County Council At-Large office) added to the Advisory Council. After further discussion, the Council Members agreed to have the At-Large Council Members appoint members who live within the Blue Line Corridor.

Council Member Franklin recommended an amendment to the resolution.

The language reads: BE IT FURTHER RESOLVED that this resolution does not create any additional legal requirements for the planning, zoning, and subdivision review processes already prescribed by the County Code.

The PHED Committee accepted the Planning Department staff’s technical amendments and clarified the Advisory Council’s mission to is not to create additional legal requirements for planning, zoning, and subdivision review processes.

After discussion, on a motion by Council Member Olson, seconded by Vice Chair Ivey, the Planning, Housing and Economic Development Committee voted favorably on CR-14-2024 Proposed DR-2 to include all the discussed amendments.