

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2020 Legislative Session

Reference No.: CB-041-2020

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 07/14/2020

Action: FAV

REPORT:

Committee Vote: Favorable, 9-0-1 (In favor: Council Members Turner, Anderson-Walker, Davis, Franklin, Glaros, Harrison, Hawkins, Streeter and Taveras. Abstain: Council Member Dernoga)

The Committee of the Whole met on July 14 to consider CB-41-2020. After staff overview, Council Member Harrison, the bill's sponsor, informed the Committee that this legislation to increase the maximum lot coverage allowed in the R-R Zone for cluster development, is intended to provide flexibility in dwelling unit types within a development located in his district specifically to accommodate single-story homes.

The Planning Board submitted a letter dated July 9, 2020 to the Council Chair in opposition to CB-41-2020 which included a discussion of this position as well as Planning Department staff analysis. The Planning Board believes the existing Detailed Site Plan amendment process under Section 27-289 is a more appropriate process to increase lot coverage within a cluster subdivision. The Office of Law reviewed the bill and determined that it is in proper legislative form. The Office of Law believes potential legal impediments exist within this bill as currently drafted indicating that they share the same concerns outlined in the Planning Board's correspondence. The County Executive's Liaison to the County Council informed the Committee that the Executive is opposed to the legislation as drafted.

Thomas Haller, representing Mid-Atlantic Builders, testified in support of the legislation. Mr. Haller explained that the Planning Board recommendation to obtain a Detailed Site Plan is not a feasible option for his client on an individual lot basis since the determination of the unit type is based on the purchaser's selection. At such time as the selection is made, the purchaser would have to wait several months for the site plan approval prior to construction of their dwelling unit. The following individuals testified in opposition: Ms. Deatrice Short, Mr. Michael Reese, Ms. Tamara Davis Brown, and Mr. Greg Smith.

On a motion by Council Member Harrison, and second by Council Member Davis, the Committee of the Whole voted favorable 9-0-1 on CB-41-2020 as drafted.