

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.: CB-104-2021

Draft No.: 2

Committee: COMMITTEE OF THE WHOLE

Date: 10/7/2021

Action: FAV(A)

REPORT:

Committee Vote: Favorable as amended, 10-0 (In favor: Council Members Hawkins, Anderson Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner)

The County Council convened as the Committee of the Whole on October 7, 2021, to consider CB-104-2021, an Ordinance to establish regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to designated portions of the City of Greenbelt. The Committee Director provided a staff overview of the legislation. Council Member Glaros, the bill's sponsor, explained that the bill was part of a package of bills related to the implementation of the new County Zoning Ordinance and in accordance with CB-90-2021, An Ordinance concerning Neighborhood Conservation Overlay Zone for the purpose of revising certain requirements pertaining to the designation of and potential development standards applicable to the Neighborhood Conservation Overlay (NCO) Zone within the new Zoning Ordinance enacted by the Council on October 23, 2018.

The Council's Legislative Officer summarized changes in a Proposed Draft-2 (DR-2) as follows:

(iii) General Provisions

(aa) The boundaries of the Greenbelt NCO Zone are identified on the Official Zoning Map.

(bb) Pursuant to Section 27-4403(a)(4)(C), in the case of conflicts with any standards of the Zoning Ordinance, the Greenbelt NCO Zone development standards shall control.

(cc) As stated by Section 27-4403(a)(4)(B), no permit for any new construction or expansion of an existing structure resulting in an increase in the gross square footage of the building of 15 percent or more may be issued until the Planning Director determines that the proposal complies with all development standards (as may be applicable to the proposed development) established in this Subsection.

(dd) Property in the RSF-65 Zone shall only be subject to the maximum density for residential blocks standard and are exempt from all other standards of the Greenbelt NCO Zone.

(ee) Alterations or modifications made to ~~previously constructed dwelling unit additions that existed as~~ after the effective date of the Zoning Ordinance to ~~dwelling units~~ that do not further expand the gross square footage shall be exempt from these development standards except that any such alteration or modification shall maintain the roof line of the existing structure.

(I) Additions or expansions to existing single-family detached, townhouse, two-family, or three-family residential dwelling units shall not exceed a cumulative sum of 60 percent of the gross floor area of the original dwelling unit ~~as constructed as it existed when construction was initially complete.~~ No alteration, expansion, enlargement, or extension shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing dwelling unit.

(V) Garages may only be used for vehicle parking or general storage (not residential or any other uses). ~~When present, original~~ Original garage doors should be repaired rather than replaced. If replacement is necessary, new garage doors shall be compatible in appearance and function with original garage doors to the maximum extent practicable. Garage additions shall not be permitted, nor shall garage doors or garage openings be sealed shut or blocked by walls or similar structures.

~~SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect forty five (45) calendar days after its adoption.~~

~~SECTION 4. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.~~

SECTION 5. BE IT FURTHER ENACTED that this Act shall take effect on the date of approval of the Countywide Sectional Map Amendment (“CMA”) by the District Council.

Terri Hruby, Director City of Greenbelt’s Planning and Community Development Department, testified in support of the legislation. Correspondence in support was also received in the record from the City of Greenbelt, Molly Lester, Stefan Brodd, President, Greenbelt Homes, Incorporated, and Lore Rosenthal of Greenbelt Climate Action Network

The Committee voted 10-0 for a favorable recommendation as to CB-104-2021 with the amendments in Proposed DR-2.