



Prince George's County Council

Report of the Standing Committee - Final Sitting as the Committee of the Whole

County Administration
Building
14741 Governor Oden
Bowie Drive
Upper Marlboro,
Maryland
20772-3050

Tuesday, September 11, 2018

Council Hearing Room

CALL TO ORDER

The Committee of the Whole meeting was convened by Chair Glaros at 11:36 a.m. with nine members present.

Present 9 - Dannielle Glaros
Derrick Davis
Mel Franklin
Andrea Harrison
Mary Lehman
Obie Patterson
Deni Taveras
Karen Toles
Todd Turner

Also present:

*Robert J. Williams, Jr. Council Administrator
William M. Hunt, Deputy Council Administrator
Redis C. Floyd, Clerk of the Council
Donna J. Brown, Deputy Clerk of the Council
Nathaniel Tutt, III, County Executive's Office
Lakeecia Allen, Office of Law
Leroy Maddox, Legislative Officer
Karen Zavakos, Legislative Officer
Jacqueline Brown, Director, PZED Committee
Howard Stone, Director, PSFM Committee*

[CB-014-2018](#)

AN ORDINANCE CONCERNING COUNTYWIDE MAP AMENDMENTS for the purpose of establishing procedures to reclassify all real property in the Planning Areas of Prince George's County, Maryland through the comprehensive amendment of the Zoning Map.

Attachment(s): [B2018014](#)
[CB-14-2018 AIS](#)

Karen Zavakos, Legislative Officer, provided an overview of the proposed draft 2A and a new proposed amendment number one to the draft 2A. Under discussion on the motion, Council Member Davis clarified the rationale for changing the timeframe from thirty to sixty days. Council Member Lehman clarified the methods of public notification.

A motion was made by Vice Chair Turner, seconded by Council Member Franklin, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 9 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

A motion was made by Vice Chair Turner, seconded by Council Member Davis, that this Council Bill be Favorably recommended with amendments to the County Council. The motion carried by the following vote:

Aye: 8 - Glaros, Davis, Franklin, Lehman, Patterson, Taveras, Toles and Turner

Nay: 1 - Harrison

[CB-015-2018](#)

(SUBDIVISION BILL) - AN ACT CONCERNING THE SUBDIVISION REGULATIONS OF PRINCE GEORGE'S COUNTY for the purpose of replacing the Subdivision Regulations of Prince George's County, being also and the same Subtitle 24 of the County Code, with new Subdivision Regulations.

Attachment(s):

[B2018015](#)

[SUBTITLE 24 Table of Contents](#)

[DIVISION 24-1 General Provisions](#)

[DIVISION 24-2 Subdivision Administration](#)

[DIVISION 24-3 Subdivision Standards](#)

[DIVISION 24-4 Chesapeake Bay Critical Area Standards](#)

[DIVISION 24-5 Enforcement](#)

[ATTACHMENT B - CB-15-2018 \(DR-2\)](#)

[CB-15-2018 AIS](#)

Karen Zavakos, Legislative Officer, provided an overview of the proposed amendment number two and responded to questions posed by the Council.

A motion was made by Vice Chair Turner, seconded by Council Member Davis, that this Council Bill be amended (2). The motion carried by the following vote:

Aye: 9 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

A motion was made by Vice Chair Turner, seconded by Council Member

Franklin, that this Council Bill be Favorably recommended with amendments to the County Council. The motion carried by the following vote:

Aye: 8 - Glaros, Davis, Franklin, Lehman, Patterson, Taveras, Toles and Turner

Nay: 1 - Harrison

RECESS

The meeting went into recess at 12:07 p.m. and was reconvened at 12:21 p.m.

[CB-074-2018](#)

AN ACT CONCERNING THE ISSUANCE AND SALE OF SPECIAL OBLIGATION BONDS FOR THE KARINGTON DEVELOPMENT DISTRICT AND THE KARINGTON SPECIAL TAXING DISTRICT

for the purpose of providing that special obligation bonds may be issued from time to time under the provisions of this Act, Sections 12-201 through 12-213 of the Economic Development Article of the Annotated Code of Maryland, as amended (the “Tax Increment Act”), Section 10-269 of Prince George’s County Code, as amended, and Sections 21-501 through 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (collectively, the “Special Tax Act”), CR-73-2016 and CR-57-2018, each of the County Council of Prince George’s County, Maryland, in an amount not to exceed the aggregate principal amount of Thirty-Three Million Dollars (\$33,000,000) in order for the County to finance or reimburse, in accordance with the Tax Increment Act and the Special Tax Act (together, the “Acts”), costs related to the construction and installation of certain of the public infrastructure improvements as more particularly described herein; making certain findings and determinations, among others, concerning the public benefit and purpose of such special obligation bonds, including that prior to the issuance of such bonds the criteria set forth in CR-38-2011, including but not limited to the “But-For Test,” the “Trigger Mechanism/Look Back Provision,” LMBE participation and the impact of the County credit/bond rating, have been satisfied; providing for the modification of certain requirements of CR-73-2016 related to Hotel Taxes; providing that the special obligation bonds authorized to be issued hereby shall be payable, from the amounts levied and deposited in the Tax Increment Fund (as defined in the Development District Formation Resolution) and the Special Taxing District Fund (as defined in the Special Taxing District Formation Resolution) and that the special obligation bonds shall not constitute a general obligation debt of the County or a pledge of the County’s full faith and credit or taxing power other than the taxes representing the levy on the Tax Increment (as defined in the Development District Formation Resolution) and the Special Tax (as defined in the Special Taxing District Formation Resolution); authorizing the County Executive of the County to specify, prescribe, determine, provide for and approve certain details, forms, documents or procedures in

connection with such special obligation bonds issued hereunder and any other matters necessary or desirable in connection with the authorization, issuance, sale and payment of such special obligation bonds; authorizing the County Executive to take certain actions, to execute documents and make certain commitments on behalf of the County in connection with the issuance, sale and delivery of such special obligation bonds; authorizing the execution and delivery of such special obligation bonds and such other documents as may be necessary and desirable to effectuate the financing of the infrastructure improvements and the issuance, sale and delivery of such special obligation bonds; and generally providing for, and determining various matters in connection with, the issuance, sale, delivery and payment of such special obligation bonds.

Attachment(s): [B2018074](#)
 [CB-74-2018 AIS](#)
 [CB-74-2018 Report](#)

Howard Stone, Director of the Public Safety and Fiscal Management Committee (PSFM), provided an overview of the legislation. Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance, Economic Development, and Administration, facilitated a PowerPoint presentation on the Karington Development District, delineated provisions of the proposed draft two and responded to questions posed by the Council.

A motion was made by Vice Chair Turner, seconded by Council Member Davis, that this Council Bill be Favorably recommended with amendments. The motion carried by the following vote:

Aye: 9 - Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

[CR-057-2018](#)

A RESOLUTION CONCERNING KARINGTON SPECIAL TAXING

DISTRICT for the purpose of designating an area within Prince George's County, Maryland as a "special taxing district" as that term is used in Section 10-269 of the Prince George's County Code, as amended, and as that term is used in Sections 21-501 through 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (the "Special Taxing District Act" and, collectively with Section 10-269 of the Prince George's County Code, the "Act"), such special taxing district to be located in the County and the City of Bowie, Maryland and to be known as the "Karington Special Taxing District"; providing for and determining various matters in connection with the establishment of a special taxing district; creating a special fund with respect to the Special Taxing District; providing for the levy of a special tax in connection with the Special Taxing District; pledging proceeds of such special tax to be paid over to the special fund as provided in the Act; making certain findings and determinations with respect to the special fund and the use of such fund; providing that special obligation bonds may be issued from time to time pursuant to an ordinance or ordinances enacted in accordance with the Act and secured by the special fund; and generally relating to the Karington Special

Taxing District.

Sponsor(s): Glaros, Turner, Taveras, Franklin and Patterson

Attachment(s): [R2018057](#)
[CR-57-2018 Exhibit B](#)
[CR-57-2018 Exhibit C](#)
[CR-57-2018 AIS](#)
[CR-57-2018 Report](#)

Chair Glaros noted that this item would be held in committee to await additional information.

This Resolution was Held in Committee

RECESS

The meeting went into recess at 12:50 p.m. and was reconvened at 1:15 p.m.

CB-010-2018

AN ORDINANCE CONCERNING SHORT-TERM RENTALS for the purpose of adding and defining the term Short-Term Rentals and its permitted uses in the Zoning Ordinance; and generally regarding Short-Term Rentals.

Attachment(s): [B2018010](#)
[CB-10-2018 AIS](#)

Chair Glaros announced that the discussion of CB-10-2018 and CB-11-2018 would be held in tandem. Lakeecia Allen, Associate County Attorney and Brad Frome, Assistant Deputy Chief Administrative Officer for Public Infrastructure, provided an overview of CB-10 and CB-11 respectively and responded to questions posed by the Council regarding: insurance requirements, staffing impacts, maximum rental days, annual report, definition of owner-occupied, homeowner's association oversight, maximum length of stay, disincentives, inspections and enforcement, fees, effective date, evidence of compliance, parking impacts, maximum number of guests, municipal authority, noise and nuisance provisions. They were assisted by Karen Zavakos, Legislative Officer, Jared McCarthy, County Attorney, Sean Dixon, Deputy County Attorney and Deborah Borden, M-NCPPC Legal Staff.

This Council Bill was Held in Committee

CB-011-2018

AN ACT CONCERNING SHORT-TERM RENTALS for the purpose of establishing permitting and licensing requirements, fees and applicable standards for short-term rentals and generally related to short-term rentals.

Attachment(s): [B2018011](#)
[CB-11-2018 AIS](#)

The discussion of CB-11-2018 and CB-10-2018 were held in tandem. See CB-10-2018 for details.

This Council Bill was Held in Committee

ADJOURN

The Committee of the Whole was adjourned at 3:05 p.m.