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VETOES

1183 is contrary to the policies of the State and the good of the County and we earnestly ask you to exercise your veto authority.

Sincerely,

William B. Amonett
Chairman

Parris N. Glendening
County Executive

April 8, 1986

The Honorable Harry R. Hughes
Governor
State House
Annapolis, Maryland 21404

Dear Governor:

We respectfully request that you veto House Bill 1183, enacted in the 1986 session of the General Assembly. This bill, if signed into law, would have the effect of virtually eliminating cluster development of residential property in Prince George's County.

The Department of State Planning testified in opposition to this bill before the House Committee on Environmental Matters, and the Senate Committee on Economic and Environmental Affairs. The Department argued that this issue has implications that reach far beyond the boundaries of Prince George's County, and should not be considered a local bill.

Cluster development is encouraged by both the Chesapeake Bay Critical Areas plan and the Patuxent River Watershed Plan as a way to significantly protect the environment by avoiding excessive clearing of trees, grading of land, construction of streets and sidewalks, and preservation of ecologically sensitive areas. This bill is contrary to State policies designed to protect and improve the Chesapeake Bay and its tributaries, especially the Patuxent River.

House Bill 1183 would require a developer who wishes to develop single family housing in a cluster development to go through the entire zoning process again. Considering the cost of such a procedure, which takes several months if all goes well, during which time the developer has carrying costs on the property as well as legal expenses for rezoning, the economies of cluster development would not justify following that course. We would expect that most if not all developers will simply develop in the traditional manner rather than bear the cost in time and money of seeking rezoning to a cluster zone.