

During the Prince George's Delegation Bi-County Subcommittee discussion of this bill, it was alleged that the Planning Board, an appointed body, has the final say on subdivision plats. That is not entirely true. The Council may review subdivision plats on its own initiative, and it may review these plats on appeal from any party to the original zoning hearing.

There have been some criticisms of our cluster development ordinance and of the manner in which it has been implemented by the Planning Board. For the most part, this criticism has centered around two issues; the inclusion of a small percentage of townhouses in two of the zones, and the ability of the developer to provide private roads within the development. The latter issue has been resolved by requiring public streets in all cases, and we are in the process of amending our subdivision regulations and zoning ordinance to eliminate townhouses in cluster developments in the single family zones where cluster is permitted. We believe that the appropriate level of government to make land use decisions is the local level, and we are not insensitive to the need to constantly review and evaluate local policies and local ordinances. We do not agree that the General Assembly is an appropriate body to enact local planning and zoning policy for Prince George's County.

In light of all of the above, we earnestly request that you exercise your veto authority and not permit House Bill 1183 to become law. It is directly contrary to State and local environmental policies, State and local affordable housing policies, and the authority and responsibility of local government in land use decisions.

Sincerely,

William B. Amonett  
Chairman, County Council

Parris N. Glendening  
County Executive

House Bill No. 1183

AN ACT concerning

~~Montgomery-and-Prince-George's-Counties~~  
Prince George's County - Planning  
and Zoning - Cluster Zoning  
PG/MC 31-86

FOR the purpose of specifying certain procedures and requirements for cluster zoning in ~~Montgomery--and--Prince---George's~~ counties Prince George's County; providing for the applicability of the Act; and generally relating to planning and zoning in ~~Montgomery-and-Prince-George's-counties~~ Prince George's County.

BY adding to