

TRANSFER OF DEVELOPMENT RIGHTS (TDR) WORKGROUP

Soil Conservation District Office

Upper Marlboro, MD

Meeting 10: 4/8/2016

9:00 a.m.

Member Attendees:

Yates Clagett Jr. (Chairman), Regina Speed-Bost, Steven Darcey, Gale Lammers, Ken Dunn, Boyd Campbell (by telephone for a portion of the meeting)

Staff Attendees:

Jackie Brown, Kathleen Canning, Barbara Stone, Derick Berlage, Fatimah Hasan

Other Attendees:

Jeanine Nutter, Soil Conservation District

In order according to the agenda:

1. Welcome and Administration

The Chairman welcomed members and staff.

2. Review and Approval of February 12 meeting minutes

The minutes were approved.

3. TDRs – Draft Outline

The Work Group discussed a draft outline for the final report. The outline included the following: “Goals”, “The ‘Must Have’ Tools”, “Criteria for a Robust TDR Program in Prince George’s County”, “Conclusions” as well as an appendix to the report.

The Work Group agreed that the final report should be focused on a TDR program with a goal of continuing successful land preservation programs. Regina Speed-Bost commented on the program providing additional supportive items as a tool in the larger agricultural land preservation toolbox. In discussing recommendations for the final report, the following comments were offered. Boyd Campbell suggested that the program enhance receiving areas and those areas should be prepared to receive TDRs. The program should benefit the entire County and consideration should be given to the impact in receiving areas. Ken Dunn commented on the need to loosen regulations in these areas.

The Work Group discussed creating a market for TDRs, supply and demand, giving the same opportunity for TDRs to all segments of the County with economics to dictate the program success. *A vote to limit TDR sending areas to Tiers II, III and IV passed 3-2.*

Derick Berlage inquired if the Work Group's intent is to specify the incentives to be provided with the proposed voluntary program. Chairman Clagett suggested that the overall concept of the program is intended to allow a developer to meet maximum density in a project with relaxed regulations. Ken Dunn agreed that for the program to be successful, the project should have increased value and more than increased density. Mr. Dunn will provide explanation of increased density concept along with an example, as well as additional incentives (with regulatory oversight) to include in the recommendations.

4. Next Steps/Other Business

- Proposed timeline to complete report in May, review and discuss at next Work Group meeting and brief County Council in the fall.

5. Meeting Adjourned at 10:25 a.m.

NEXT MEETING: To Be Determined