

INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND
ZONING HEARING EXAMINER OFFICE

October 6, 2021

TO: Jackie Brown, Director
Planning, Housing and Economic Development Committee

FROM: Maurene Epps McNeil
Chief Zoning Hearing Examiner

Re: CB-107-2021

This bill will revise the special exception criteria for approval of a Gas Station and will revise the Table of Uses to require that there be special exception approval for certain Gas Stations currently permitted by right. I would first note that all of the punctuations in Section 27-358 have been changed. This is a not a required change and no intent should be inferred by this change (i. e. there is no need to change punctuation in this manner and the Code routinely ends connecting phrases with a semi-colon, especially where the introductory phrase ends with a colon).

The purpose clause on the first page should either be revised to address the changes to the Commercial Use Table concerning Private Automobile and Other Motor Vehicle Auctions, or that Use Table should be revised to delete changes to that use. There is also a typographical error in the purpose clause ("commercial").

Section 27-358 (a)(12) should be revised to "a plan for remediation of the site...."

Section 27-358 (a)(13) should be revised to delete "(Section 19-120 et. seq.)" and insert "(Subtitle 19, Division 2)".

Section 27-358 (d)(2) should be revised to delete "warranted" and insert "necessary" since the paragraph addresses that particular finding and "warranted" can be interpreted more broadly.

Finally, as noted above, changes to Section 27-461 pertaining to Private Automobile Auctions should either be removed on the purpose clause must be revised.