

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 7/29/97

Reference No.: CB-73-1997

Proposer: Estepp

Draft No.: 2

Sponsors: Estepp, Del Giudice

Item Title: An Ordinance permitting vehicle sales or rental lot,
including outdoor display of the vehicles in the I-3
Zone under certain circumstances

Drafter: Jackie Brown
PZ&ED Committee Director

Resource Personnel: Evelyn Adams
Aide to Council Member

LEGISLATIVE HISTORY:

Date Presented: 6/3/97

Executive Action: __/__/__ __

Committee Referral:(1) 6/3/97 PZED

Effective Date: 9/15/97

Committee Action:(1) 7/2/97 FAV (A)

Date Introduced: 7/8/97

Pub. Hearing Date: (1) 7/29/97 1:30 P.M.

Council Action: (1) 7/29/97 ENACTED

Council Votes: DB:A, SD:A, JE:A, IG:N, WM:N, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COMMITTEE REPORT

DATE: 7/2/97

Committee Vote: Favorable as amended, 3-0-1 (In favor: Council Members Del Giudice, Russell and Wilson; Abstain: Council Member Maloney).

Staff gave a presentation and there was a general discussion of the permitted uses in the I-3 Zone. The sponsor of the legislation, Council Member Estepp, gave his comments on the legislation, and displayed photographs to the Committee showing the vehicle sales lot and the surrounding commercial property in the vicinity of the vehicle sales lot.

Todd Pounds, Esq., representing Winegardner Chevrolet, spoke in support of CB-73 and gave a history of the legislation. Mr. Pounds also displayed pictures to the Committee showing existing

new development near the proposed vehicle sales lot which has occurred since the last Sectional Map Amendment.

The Planning Board supports CB-73 because protection is afforded by the site plan process and other development regulations, such as the Landscape Manual, which will help assure compatible development with the residential uses in the area and the potential for future employment uses on adjacent I-3 zoned land.

The Office of Audits and Investigations reviewed the legislation and reported that there would be no negative fiscal impact on the County.

The Department of Environmental Resources (DER) submitted comments regarding footnote 37(B) in the legislation. DER suggested that since the use is restricted to contiguous parcels with the same ownership prior to the last Sectional Map Amendment for the property, if a change in ownership occurs, the property would no longer meet the requirements of the legislation. The Committee amended footnote (B) to delete the reference to single ownership of both properties prior to the last Sectional Map Amendment for the properties. The Office of Law finds the legislation to be in proper legislative form.

The Committee agreed with the amendment to footnote 37(B), and also added language to footnote 37(D) which reads "and with the exception of one structure not to exceed 6,000 square feet gross floor area which is architecturally compatible with the surrounding neighborhood." The Committee voted the legislation favorably with the amendments above.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

Vehicle sales or rental lot, including outdoor display of the vehicles, is a permitted use in the I-1, I-2, and I-4 Zones. This legislation allows this use in the I-3 Zone as an expansion of an existing vehicle sales or rental lot on a contiguous adjacent lot under the same ownership as the lot on which the use is already existing. No structure may be erected except for paving.

CODE INDEX TOPICS: