

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

Meeting Date: 11/23/99**Reference No.:** CB-68-1999**Proposer:** Shapiro**Draft No.:** 3**Sponsors:** Shapiro**Item Title:** An Ordinance permitting Vehicle, Mobile Home, or
Camping Trailer Repair and Service Stations in the
C-S-C Zone under certain circumstances

Drafter:**Resource** Karen Ashby
Personnel: Legislative Aide

LEGISLATIVE HISTORY:**Date Presented:** 9/28/99**Executive Action:** __/__/__ __**Committee Referral:** 9/28/99 PZED**Effective Date:** 1/10/2000**Committee Action:** 10/13/99 FAV (A)**Date Introduced:** 10/19/99**Public Hearing:** 11/23/99 1:30 P.M.**Council Action:** 11/23/99 ENACTED**Council Votes:** JE:A, DB:A, IG:A, TH:A, WM:N, RVR:A, AS:A, PS:A, MW:A**Pass/Fail:** P**Remarks:** _____

PLANNING, ZONING & ECON. DEV. COMMITTEE REPORT**DATE:** 10/13/99

Committee Vote: Favorable as amended, 4-1 (In favor: Council Members Russell, Bailey,
Gourdine and Hendershot. Opposed: Council Member Maloney)

Staff summarized the purpose of CB-68-1999 explaining that this legislation expands the circumstances by which Vehicle, Mobile Home, or Camping Trailer Repair and Service Stations are permitted in the C-S-C Zone subject to Special Exception approval. Staff also informed the Committee of referral comments that were received.

The Office of Law has determined that the bill is in proper legislative form. The Office of Audits and Investigations has determined there should be no negative fiscal impact on the County as a

result of enacting CB-68-1999. The Principal Counsel to the District Counsel recommended a slight rewording of the new language included in Footnote 19, page 2 for clarity purposes.

The Planning Board opposes this legislation indicating that a Vehicle, Mobile Home, or Camping Trailer Repair and Service Station is a more intense use than a full-service gas station. In addition, the use could abut residential property and would be exempt from the Landscape Manual and not be required to have adequate buffering if it was re-using an existing structure. The Board also commented that this use is contrary to the purposes of the C-S-C Zone and the bill could have widespread impact on many areas in the County.

At the request of Council Member Russell, Lucille Dickinson, City Manager, City of Mount Rainier, addressed the Committee expressing the City's support for CB-68-1999. Ms. Dickinson explained that this legislation will allow an existing automobile repair station located on Varnum Street within the City limits to apply for a Special Exception to continue operation. The station is located on property which was, for many years, the site of a full-service gas station, but since the time that the last gas company closed its operation and underground tanks were removed, the site has served only as a vehicle repair station.

Lawrence Taub, Krauser and Taub, representing Kay Management, spoke in support of the legislation. Mr. Taub explained to the Committee that the existing repair station provides a service to the community and should not be considered a more intense use than the gas station previously located on the site since that full service station included a vehicle repair component. In order to control the type of vehicle that is repaired at this location and ensure minimal disruption to the existing operation and surrounding community, Mr. Taub offered an amendment to Footnote 10 to limit repair to vehicles with a maximum vehicle weight of 17,000 pounds.

The Committee voted favorably on the legislation including the amendment proposed by Mr. Taub and the rewording of the footnote language recommended by the Principal Counsel.

BACKGROUND INFORMATION/FISCAL IMPACT

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

Vehicle, Mobile Home, or Camping Trailer Repair and Service Stations are permitted by right in the C-M Zone and by Special Exception in the C-S-C Zone under certain circumstances. This legislation expands the circumstances by which this use may be permitted in the C-S-C Zone subject to Special Exception approval.

CODE INDEX TOPICS: