

# Prince George's County Council

## Agenda Item Summary

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**Meeting Date:** 6/22/2010  
**Reference No.:** CB-022-2010  
**Draft No.:** 2  
**Proposer(s):** Exum  
**Sponsor(s):** Exum, Knotts, Bland, Dernoga, Dean, Olson  
**Item Title:** An Ordinance amending the requirements for pawnshops.

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**Drafter:** Jackie Brown, PZED Committee Director  
**Resource Personnel:** Kendal Gray, Legislative Aide

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>	4/20/2010	<b>Executive Action:</b>	
<b>Committee Referral:</b>	4/20/2010 - PZED	<b>Effective Date:</b>	8/6/2010
<b>Committee Action:</b>	5/5/2010 - FAV(A)		
<b>Date Introduced:</b>	5/18/2010		
<b>Public Hearing:</b>	6/22/2010 - 10:00 AM		
<b>Council Action (1)</b>	6/22/2010 - ENACTED		
<b>Council Votes:</b>	MB:A, WC:-, SHD:A, TD:A, CE:A, AH:A, TK:A, EO:A, IT:A		
<b>Pass/Fail:</b>	P		
<b>Remarks:</b>			

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### AFFECTED CODE SECTIONS:

27-394.01, 27-461, 27-568

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### COMMITTEE REPORTS:

#### PZED Committee Report

**Date 5/5/2010**

Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Dean, Bland, Dernoga, Olson, and Knotts)

Staff summarized the purpose of the legislation and informed the committee of referral comments that were received. CB-22-2010 amends the regulations for pawnshops by removing the provision which allowed a certified nonconforming pawnshop which does not meet the locational requirements under Section 27-394.01 (Additional Requirements for Specific Special Exceptions) to relocate without obtaining a special exception if the requirements of the proposed location are satisfied and the nonconforming use at the former location is discontinued.

Council Member Exum, the bill's sponsor, requested the committee's support of CB-22-2010 indicating that she sponsored this legislation in an effort to address continued issues with the pawnshop industry. Ms. Exum commented that this legislation is intended to close the loophole which has allowed these businesses to move freely and locate throughout the County especially in her district which has become a repository for pawnshops. This legislation is also a tool for continued revitalization efforts in the established communities and ensures that the County is more vigilant of the locations of pawnshops.

The Planning Board supports CB-22-2010 with suggested amendments as provided in their letter to the Council Chairman dated May 3, 2010. The suggested amendments are as follows. Part 11 (Off-Street Parking and Loading) of the Zoning Ordinance should be amended under (5) Commercial Trade (Generally Retail)/Services to include a separate line for "Pawnshop" parking and "Pawnshop parking with motor vehicles pledged as collateral." There should be one parking space per one hundred fifty (150) square feet of the first three thousand (3,000) square feet of gross floor area (GFA). An additional parking space for each two hundred (200) square feet of GFA above the first three thousand (3,000) square feet is also required. Pawnshops with motor vehicles pledged as collateral require one additional parking space for each motor vehicle pledged.

A technical amendment was also suggested on page 3, line 29, to revise the title "Adopted Historic Site and District Plan" and replace with the correct title "Adopted Historic Sites and Districts Plan."

The Office of Law reviewed CB-22-2010 and found it to be in proper legislative form with no legal impediments to its enactment.

The committee voted favorable on the legislation including the amendments recommended by the Planning Board.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

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

In October 1997, the County Council enacted legislation (CB-28-1997) permitting pawnshops in the C-S-C and C-M Zones by Special Exception and prohibiting the use in all other Commercial and Industrial Zones. The legislation allowed certification of nonconforming pawnshops and the ability for a certified nonconforming pawnshop to continue in its location in accordance with certain requirements.

Additionally, CB-28-1997 allowed a certified nonconforming pawnshop to relocate without the requirement of obtaining a Special Exception if the proposed location satisfied the locational requirements of Section 27-394.01. This legislation removes the provision allowing a pawnshop to relocate without obtaining approval of a Special Exception

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

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