

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

**Meeting Date:** 7/27/99

**Reference No.:** CB-34-1999

**Proposer:** Hendershot

**Draft No.:** 2

**Sponsors:** Hendershot

**Item Title:** An Ordinance concerning catering establishments for the purpose of permitting catering establishments in the C-S-C and C-M Zones under certain circumstances

**Drafter:** Jackie Brown  
PZ&ED Committee Director

**Resource Personnel:** Carol White  
Legislative Aide

**LEGISLATIVE HISTORY:**

**Date Presented:** 5/25/99

**Executive Action:** \_\_/\_\_/\_\_ \_\_

**Committee Referral:** 5/25/99 PZED

**Effective Date:** 9/13/99

**Committee Action:** 6/16/99 FAV (A)

**Date Introduced:** 6/22/99

**Pub. Hearing Date:** 7/27/99 1:30 P.M.

**Council Action:** 7/27/99 ENACTED

**Council Votes:** JE:-, DB:A, IG:A, TH:-, WM:A, RVR:A, AS:A, PS:A, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

**PLANNING, ZONING & ECONOMIC DEV COM. REPORT**

**DATE:** 6/16/99

Committee Vote: Favorable as amended, 4-0 (In favor: Council Members Maloney, Bailey, Gourdine and Hendershot).

Staff gave an overview of the legislation and informed the Committee of agency comments that were received. Council Member Hendershot, the bill's sponsor, indicated that he proposed this legislation because it seems appropriate to allow a catering establishment for food preparation/accessory office only in the C-S-C Zone given the fact that other uses such as pizza delivery services and sit-down restaurants are currently allowed in this zone. Mr. Hendershot commented that such uses have more of an impact on the surrounding community than the proposed catering establishment use.

The County Executive takes no position on the legislation. The Office of Audits and Investigations has determined there should be no negative fiscal impact on the County as a result of enacting CB-

34-1999. The Office of Law and the Legislative Officer determined that the bill is in proper legal form.

The Planning Board supports the legislation with amendments as follows:

- 1) A footnote should be added to the new P that limits the size of the use to 5,000 square feet. This will assure that a large-scale, industrial-like food production operation does not locate in the C-S-C Zone which would be an inappropriate use.
- 2) The use should also be permitted in the C-M Zone without a limitation on its size. This type of use is appropriate in the C-M Zone and permitting it in the zone is consistent with other existing similar uses that are permitted.
- 3) The word "accessory" should be deleted from the new (iii) and replaced with the word "administrative". There is no reason to limit the office space to less than half of the gross floor area, as in the case of an "accessory" use, when office uses are permitted by right in the C-S-C Zone.

Lawrence Taub, Krauser and Taub, and Bob Zinsmeister, representing the Chamber of Commerce, spoke in support of the legislation.

Council Member Hendershot made a motion for a favorable report on the bill including the amendments recommended by the Planning Board. The amendments are incorporated in Draft-2 of the bill.

## **BACKGROUND INFORMATION/FISCAL IMPACT**

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

Catering establishments are permitted in the C-S-C Zone as an accessory use to an allowed use and as a primary use if banquet facilities and a restaurant are included. All others require Special Exception approval. This legislation will permit catering establishments by right in the C-S-C Zone for food preparation and accessory office only, with no banquet facilities allowed.

## **CODE INDEX TOPICS:**