

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

Meeting Date: 7/30/96

Reference No.: CB-80-1996

Proposer: Estepp, Scott

Draft No.: 1

Sponsors: Estepp, Scott

Item Title: An Ordinance for the purpose of permitting a vehicle or camping trailer storage yard in the C-O zone under certain conditions

Drafter: Mary Lane
PZ&ED Committee Director

Resource Personnel: Peter Lupo
Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: ____/____/____

Executive Action: ____/____/____

Committee Referral:(1) 7/2/96 PZED

Effective Date: 9/16/96

Committee Action:(1) 7/24/96 FAV

Date Introduced: 7/2/96

Pub. Hearing Date: (1) 7/30/96 1:30 P.M.

Council Action: (1) 7/30/96 Enacted

Council Votes: SD:A, DB:A, JE:A, IG:A, AMc:A, WM:AB, RVR:-, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECONOMIC DEV. COMM. REPORT

DATE: 7/24/96

Committee Vote: Favorable, 3-0-1 (In favor: Council Members Wilson, Estepp, and Russell;
Abstained: Council Member Maloney).

This legislation permits a vehicle storage yard in the C-O Zone, provided the property is abutting an existing vehicle storage yard with a valid use and occupancy permit. This use is currently permitted, without restriction, in the C-M zone.

The Planning Board opposes the legislation, noting that it contributes to the dilution of the differences between the commercial zoning categories. The Legislative Officer and the Office of Law find it to be in proper legislative form. The Department of Environmental Resources takes no position on the legislation, but cited several concerns. First, the storage yards do not have to be owned by the same party, therefore if the first storage yard is vacated, the yard in the C-O Zone would no longer be considered a legal use. They also suggested that additional screening may be needed for this use in the C-O Zone. The sponsor stated that this legislation is intended to assist a business that wishes to locate in the Auth Road area, in the C-O Zone, surrounded by auto dealerships in the C-M Zone. The site is less than 2 acres in size, and the impact on the area is minimal.

BACKGROUND INFORMATION/FISCAL IMPACT

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

Vehicle and camping trailer storage yards are permitted by right in the C-M Zone, but are prohibited in the C-O Zone. This legislation will permit this use in the C-O Zone, provided it is abutting an existing vehicle storage yard with a valid use and occupancy permit.

CODE INDEX TOPICS: