

INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND
ZONING HEARING EXAMINER OFFICE

TO: Rana Hightower, Director
Planning, Housing, and Economic Development Committee

FROM: Maurene Epps McNeil
Chief Zoning Hearing Examiner

DATE: September 17, 2024

RE: CB-062-2024 (Proposed Draft 2)

I have reviewed the above referenced legislation and would offer the following comments.

As noted in the Purpose Clause, CB-62-2024 (proposed Draft 2) will limit the operation of certain convenience stores depending on their location. However, page 2 of the bill deletes reference to "location" and instead references convenience stores "conducted" on property. The current Zoning Ordinance and its prior iterations refer to the location of uses. I would urge that the bill use similar language to avoid any confusion as to the District Council's intent in applying a different term at this time.

On page 2, the new (i) should be followed by (aa), (bb), etc., and "such convenience store uses" in what is currently (i)(a) should be "use."

On page 2, the new "ii" underlines existing language found in Section 27-5102(e)(9)(D) in a few places and adds a long phrase that would fit better elsewhere in the sentence. The bill's language should be revised as follows:

A Convenience store use that sells tobacco products may not be located within three miles, measured from the property line[,] as shown on the applicable permit site plan or detailed site plan, of a building in which another convenience store, tobacco shop, electronic cigarette shop, or a retail tobacco business legally operates [as shown on the applicable permit or site plan].

Thank you for the opportunity to comment on the revised bill.