

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

Meeting Date: 4/28/98

Reference No.: CB-39-1998

Proposer: Planning Board

Draft No.: 1

Sponsors: Russell, Del Giudice

Item Title: An Ordinance clarifying that riding stables are a permitted use in the R-S Zone

Drafter: Dale Hutchison
M-NCPPC

Resource Personnel: Dale Hutchison
M-NCPPC

LEGISLATIVE HISTORY:

Date Presented: 3/17/98

Executive Action: __/__/__

Committee Referral: 3/17/98 PZED

Effective Date: 7/27/98

Committee Action: 4/15/98 FAV

Date Introduced: 4/28/98

Pub. Hearing Date: 6/9/98 1:30 P.M.

Council Action: 6/9/98 ENACTED

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

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COMMITTEE

DATE: 4/15/98

Committee Vote: Favorable; 5-0 (In favor: Council Members Bailey, Del Giudice, Estepp, Gourdine and Maloney)

This legislation was proposed by the Planning Board. Faroll Hamer, M-NCPPC, informed the Committee that the purpose of the bill is to correct previously adopted legislation, CB-10-1992, which amended certain provisions of the Village Zones and other Comprehensive Design Zones, including the R-S Zone. CB-10-1992 amended the use tables to include "riding stables" as a permitted use in certain zones, but prohibited the use in the R-S Zone.

The approved Villages of Belmont (R-S Zone) Basic Plan required a commercial riding stable as a use, specifically an amenity, within the development. This plan was approved prior to the enactment of CB-10-1992. A more recent Comprehensive Design Plan for the same development site includes the use, however, the plan cannot be approved because a riding stable is not allowed in the R-S Zone, as a result of CB-10-1992. CB-39-1998 corrects this situation by allowing this use in the R-S Zone.

The Executive Branch takes no position on the legislation. The Legislative Officer and the Office of Law find the bill to be in proper legislative form. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of enacting CB-39-1998.

BACKGROUND INFORMATION/FISCAL IMPACT

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

In adopting the Villages Zones, a distinction was created between a private riding stable and a similar establishment for commercial purposes. In creating this distinction, CB-10-1992 inadvertently failed to recognize previously approved site plans for commercial riding stables in the R-S Zone. This bill clarifies that a riding stable for commercial purposes is an appropriate use in the R-S Zone.

CODE INDEX TOPICS: