

# Prince George's County Council

## Agenda Item Summary

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**Meeting Date:** 7/23/2008  
**Reference No.:** CB-014-2008  
**Draft No.:** 2  
**Proposer(s):** Olson  
**Sponsor(s):** Olson  
**Item Title:** An Ordinance permitting sign shops in the C-S-C Zone under certain circumstances.

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**Drafter:** Jackie Brown, PZED Committee Director  
**Resource Personnel:** Dannielle Glaros, Legislative Aide

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>	4/22/2008	<b>Executive Action:</b>	
<b>Committee Referral:</b>	4/22/2008 - PZED	<b>Effective Date:</b>	9/8/2008
<b>Committee Action:</b>	5/7/2008 - HELD 5/27/2008 - FAV(A)		
<b>Date Introduced:</b>	6/10/2008		
<b>Public Hearing:</b>	7/23/2008 - 10:00 AM		
<b>Council Action (1)</b>	7/23/2008 - ENACTED		
<b>Council Votes:</b>	MB:A, WC:A, SHD:A, TD:A, CE:A, AH:A, TK:-, EO:A, IT:A		
<b>Pass/Fail:</b>	P		
<b>Remarks:</b>			

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### AFFECTED CODE SECTIONS:

27-461

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### COMMITTEE REPORTS:

#### PLANNING, ZONING & ECONOMIC DEVELOPMENT

**Date 5/27/2008**

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Exum, Dean, Dernoga, Knotts, and Olson)

Staff presented a Proposed Draft-2 (DR-2) with modifications to footnote 54 as recommended by the Planning Board and with additional limitations on the use as instructed by the committee during the May 7th meeting.

In addition to the clarification recommended by the Planning Board, footnote 54 was also amended as follows:

- New (B) to read: "Outdoor storage and outdoor fabrication of signs are prohibited"
- Add (D) to read: "The use employs digital, graphic design, or other technological equipment to produce the signage."

The committee voted favorably on Proposed DR-2 with no further amendments.

#### PLANNING, ZONING & ECONOMIC DEVELOPMENT

**Date 5/7/2008**

Held in committee.

Staff summarized the purpose of the legislation and written referral comments that were received. This legislation amends the commercial zone use table to permit sign shops in the Commercial Shopping Center (C-S-C) Zone under the following circumstances: if the use does not exceed 3,000 square feet in area, outdoor storage is prohibited unless there is an approved Detailed Site Plan and the use is screened from surrounding properties, and the occupant of the premises is not allowed to park more than two commercial vehicles each of which does not exceed a manufacturer's gross weight of 8,500 pounds.

Council Member Olson, the bill's sponsor, informed the committee that this legislation is intended to allow technology type sign shops in the C-S-C Zone which do not involve heavy manufacturing of signs as currently permitted in the industrial zones. Mr. Olson expressed his intent to limit the use in this zone to ensure that these sign shops remain technology oriented.

The Planning Board supports CB-14-2008 with suggested amendments to define the term "sign shop" and to clarify footnote 54 to remove the words "in area" behind the words "3,000 square feet" and replace with the words "of gross floor area."

The Office of Law reviewed the bill and found it to be in proper legislative form with no legal impediments to its enactment.

Lawrence Taub, of O'Malley, Miles, Nylan & Gilmore, spoke in support of the legislation indicating that existing provisions in the Zoning Ordinance concerning sign shops are outdated and revisions are necessary to address new types of technology businesses. Tony Kramer, Fast Signs proprietor, was present to respond to questions regarding his sign business.

The committee held the legislation and directed staff to prepare additional language which more narrowly defines or limits this use in the C-S-C Zone.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

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

A sign shop is permitted in the Commercial Miscellaneous (C-M) Zone and under certain circumstances in the Commercial Waterfront (C-W) Zone. This legislation amends the Commercial Zone Use Table to permit this use in the Commercial Shopping Center (C-S-C) Zone with certain limitations. The limitations provided in the legislation are consistent with the type of sign business that is intended for a C-S-C zone which is more limited in size, product type, and fabrication than a sign making shop permitted in the Industrial Zones.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

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