

**PRINCE GEORGE'S COUNTY COUNCIL**  
**COMMITTEE REPORT**  
**2016 Legislative Session**

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**Reference No.:** CB-055-2016  
**Draft No.:** 2  
**Committee:** PLANNING, ZONING AND ECONOMIC DEVELOPMENT  
**Date:** 10/04/2016  
**Action:** FAV (A)

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**REPORT:**

Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Harrison, Franklin, Glaros, Taveras, and Toles)

Staff provided an overview of the legislation and informed the Committee of written referral comments that were received. Council Member Turner, the bill's sponsor, informed the Committee that the amendments to the Zoning Ordinance provided in CB-55-2016 are intended to address a problem that has arisen with the redevelopment of the Bowie Marketplace shopping center, more specifically with the redevelopment of the vehicle parts or tire store that was originally located on the portion of the site that was zoned for commercial uses.

The Planning Board took no position on the legislation and provided a detailed analysis concerning their position as follows. The Board has concerns that the term "redeveloped shopping center" is not defined. Without a definition for the term, unintended consequences are always possible. It should also be noted that this use in the C-S-C Zone currently requires the applicant to meet the Special Exception requirements. The Office of Law reviewed CB-55-2016 and determined that it is in proper legislative form with no legal impediments to its enactment. The Bowie City Council submitted a letter dated July 13, 2016 in support of the legislation.

Joe Meinert, representing the City of Bowie, testified in support of CB-55-2016.

The Committee voted favorable including an amendment to the new language proposed in the use table as follows: on the first line of new paragraph (ii), strike "Within a redeveloped shopping center" and on the second line, after "prior to the redevelopment", insert "of a shopping center".