

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2017 Legislative Session

Reference No.: CB-059-2017
Draft No.: 2
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: 6/21/2017
Action: FAV (A)

Committee Vote: Favorable with amendments, 4-0 (In favor: Council Members Harrison, Franklin, Glaros and Toles. Absent: Council Member Patterson)

Committee staff summarized the purpose of the legislation and informed the committee of written referral comments that were received. This legislation amends the industrial zone use table to permit gas station, vehicle lubrication or tune-up facility, and certain food or beverage stores in the I-4 Zone under certain circumstances as provided in a new footnote to the table.

Council Member Franklin, the bill's sponsor, requested the Committee's support for the legislation that is intended to provide flexibility in the applicable industrial zone by allowing certain amenities for residents. Mr. Franklin explained that the proposed uses are subject to Detailed Site Plan approval as well as the regulations of the Military Installation Overlay Zone for any I-4 zoned property within the overlay.

The Office of Law reviewed CB-59-2017 and determined that it is in proper legislative form with no legal impediments to its enactment. The Planning Board took no position on the legislation and offered technical amendments in a June 16, 2017 letter to the Council Chairman. The technical amendments are as follows: on the agenda item summary page and on page 1, line 4, remove the word "and" behind the word "food" and replace with the word "or"; remove the word "and" behind the word "lubrication" and replace with the word "or"; remove the letters "ies" on the word "facilities" and replace with the letters "ty"; delete the word "and" in front of the word "tune-up" and replace with the word "or". The revised language would read: "food or beverage store, or vehicle lubrication or tune-up facility uses..."

Tom Haller, representing Woodyard Road Assoc., LLC testified in support of the legislation and commented on the purposes of the I-4 Zone as a low intensity zone for compatible uses near Andrews Air Force Base. Mr. Haller commented on the new footnote 64 as appropriate to limit uses in accordance with the existing Overlay Zone near the base.

The Committee voted favorably on the legislation including the technical amendment recommended by the Planning Board.