
A G E N D A I T E M S U M M A R Y

Reference No: CB-62-1991

Draft No: 2

P r i n c e G e o r g e ' s

Meeting Date: 11/5/91

C o u n t y C o u n c i l

Requester: F

Item Title: An Ordinance to define and establish as a use, "Transitional Shelter for the Homeless", and permitting this use in the C-0 Zone

Sponsors F D B P WI

Date Presented 5/29/91 **Executive Action** ___/___/___
Committee Referral (1) 5/29/91 P&Z **Effective Date** 12/31/91 ___
Committee Action (2) 9/23/91 FAV(A)
Date Introduced 10/1/91/
Pub. Hearing Date (1) 11/5/91 1:30 PM

Council Action (1) 11/5/91 Enacted
Council Votes CA: A_, B_: A_, C_: A_, D_: A_, F_: A_, MC: N_,
M_: A_, P_: A_, WI: A_, __: __, __: __, __: __
Pass/Fail P

Remarks _____

Drafter: Ralph E. Grutzmacher **Resource Personnel:**

LEGISLATIVE HISTORY

PLANNING AND ZONING COMMITTEE REPORT DATE: 9/23/91

Committee Vote: Favorable as amended, 4-0 (In favor: Council Members Casula, Castaldi, Fletcher and Bell).

Staff explained that Draft 1 was held in committee in June because of concerns regarding the broad scope of this legislation. The Proposed Draft 2 adds several new requirements to this use. First, the shelter must be freestanding, which alleviates the concern regarding storefront shelters being established. Also, the shelter must be adjacent to the eleemosynary institution that owns and operates it. Finally, the use would only be a permitted use in the C-0 Zone, and permitted by Special Exception in the C-S-C Zone. It would be prohibited in all other zones.

Daniel LaPlaca and Captain Dan Proctor of the Bladensburg Salvation Army spoke in support of the proposed legislation. There was concern

Committee members that the use would be permitted by Special Exception in the C-S-C Zone without any specific criteria. The Committee agreed to remove the Special Exception provision in the C-S-C Zone, making the use prohibited in that Zone, pending the formulation of appropriate criteria.

PLANNING AND ZONING COMMITTEE REPORT

DATE: 6/17/91

Held in Committee.

Staff explained that the new use, "transitional shelter for the homeless" would only be a permitted use in the C-O, C-A, C-S-C, and C-M Zones if it contained eight or fewer units. In all other Commercial Zones, and all facilities containing more than eight units would be permitted by Special Exception. In all other zones, the use would be prohibited.

The sponsor of the legislation requested that language which had been inadvertently omitted in Draft 1 be included. This language would require the shelter to be "adjacent to" the eleemosynary or philanthropic organization that the legislation currently requires own and operate the shelter.

The Planning Department supports the legislation, with the amendment that the use only be permitted in the C-S-C Zone. Daniel LaPlaca, representing the Salvation Army, stated that in order to accommodate the plans of the Salvation Army to construct this type of facility, the use must be permitted in the C-O Zone as well. Committee members were concerned about the scope of this legislation, and requested that staff report back with proposed amendments that will limit the impact of the legislation. Specifically, they suggested the requirement for a Special Exception and limiting the number of zones where the use may exist.

BACKGROUND INFORMATION/FISCAL IMPACT

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

This legislation defines "Transitional Homeless Family Shelters" and would establish the shelters as a permitted use in certain zones.