

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

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**Meeting Date:** 11/23/99

**Reference No.:** CB-72-1999

**Proposer:** Gourdine

**Draft No.:** 2

**Sponsors:** Gourdine

**Item Title:** An Ordinance to require Detailed Site Plan review  
of gas stations

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**Drafter:** Steven M. Gilbert  
Principal Counsel to the  
District Council

**Resource Personnel:** Marilyn Bland  
Legislative Aide

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**LEGISLATIVE HISTORY:**

**Date Presented:** 10/5/99

**Executive Action:** \_\_/\_\_/\_\_

**Committee Referral:** 10/5/99 PZED

**Effective Date:** 1/10/2000

**Committee Action:** 10/13/99 FAV (A)

**Date Introduced:** 10/19/99

**Public Hearing:** 11/23/99 1:30 P.M.

**Council Action:** 11/23/99 ENACTED

**Council Votes:** JE:A, DB:A, IG:A, TH:A, WM:A, RVR:A, AS:A, PS:A, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

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**PLANNING, ZONING & ECON. DEV. COMMITTEE REPORT**

**DATE: 10/13/99**

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Russell, Bailey, Gourdine, Hendershot and Maloney)

This legislation amends the Commercial Use Table as well as the Special Exception criteria concerning Gas Stations in the Zoning Ordinance to require Detailed Site Plan review for this use. Council Member Gourdine, the bill's sponsor, indicated to the Committee that he presented this legislation to provide a process that will allow the County Council to review the aesthetics of "Gas and Go" facilities and ensure compatibility of these proposed uses with the surrounding community.

The Office of Law has determined that the bill is in proper legislative form. The Executive Branch takes no position on this legislation. The Department of Environmental Resources

provided comments indicating that CB-72-1999 will not have any direct impacts to the Department, however, the industry will be negatively impacted by the additional review requirements, hearing times and possible public objections. The Office of Audits and Investigations has determined there should be no negative fiscal impact on the County as a result of enacting CB-72-1999.

The Planning Board supports this legislation with certain amendments. First, the Board recommends that Section 27-358(a)(10) be added to read as follows:

“(10) Details on architectural elements such as elevation depictions of each façade, schedule of exterior finishes, and description of architectural character of proposed buildings shall demonstrate compatibility with existing and proposed surrounding development.”

By adding this additional section to the criteria for Special Exceptions for gas stations, the need for a second public hearing for a Detailed Site Plan (DSP) for those stations already approved by Special Exception is eliminated. In addition, this amendment eliminates the need for all proposed new language on Page 3, lines 10 through 18, since the architecture will be approved simultaneously with the Special Exception.

The second amendment recommended by the Planning Board is on Page 5. The Use Table should be amended to require DSP review for gas stations in the C-M Zone and to retain the requirement for conformance to Section 27-358(a)(1),(2),(4),(5),(6),(7),(8), and (9).

The Committee voted favorably on this legislation including the amendments recommended by the Planning Board as reflected in Draft-2.

**BACKGROUND INFORMATION/FISCAL IMPACT**  
**(Includes reason for proposal, as well as any unique statutory requirements)**

The bill provides for Detailed Site Plan review of gas stations.

**CODE INDEX TOPICS:**