

PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY

Meeting Date: 6/18/2002

Reference No.: CB-55-2002

Proposer: Scott

Draft No.: 2

Sponsors: Scott, Shapiro, Hendershot

Item Title: An Ordinance limiting the size of dry cleaning and laundry stores or plants permitted in the C-A and C-S-C Zones

Drafter: Steven M. Gilbert
Principal Counsel

Resource Betsy Burian
Personnel: Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: __/__/__

Executive Action: __/__/__

Committee Referral: 5/21/2002 C.O.W.

Effective Date: 8/5/2002

Committee Action: __/__/__

Date Introduced: 5/21/2002

Public Hearing: 6/18/2002 10:00 A.M.

Council Action: 6/18/2002 ENACTED

Council Votes: PS:A, DB:A, TD:A, JE:A, TH:A, TK:A, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

6/18/2002: CB-55-2002 amended on the floor; DR-2 enacted

COMMITTEE OF THE WHOLE

DATE: 6/4/2002

Committee Vote: Motion for favorable report failed, Vote : 4-4 (In favor: Scott, Dernoga, Shapiro, Hendershot. Opposed: Bailey, Russell, Knotts, Wilson)

This legislation amends the Commercial Zones Use Table concerning dry cleaning stores or plants and laundry stores or plants. Currently retail dry cleaning establishments are permitted in the C-A and C-S-C zones and laundry establishments are permitted in the same zones as well as the C-M Zone with no size limitation. CB-55 provides that these uses are permitted in the C-A,

C-S-C and C-M Zones provided that the gross floor area is less than 3,000 square feet. If the area exceeds 3,000 square feet or is otherwise unrestricted, the use is only permitted in the C-M Zone.

The bill's sponsor explained that the legislation is intended to prevent a large dry cleaning establishment from locating in a neighborhood shopping center in her district. The sponsor indicated that she believes it is an inappropriate location due to the traffic that will be generated as a result of the size of the proposed establishment and that the legislation is necessary to protect the integrity of the shopping center.

Staff informed the Committee that the content of CB-55 is the same as that of CB-8-2002. The Planning, Zoning and Economic Development Committee discussed CB-8 at its meeting held on March 13, 2002 and the bill was held in Committee due to questions raised concerning potential traffic impacts on the surrounding area and the impact of the use on small dry cleaning establishments. On May 21, 2002, CB-55 was introduced by the bill's sponsors and referred to Committee of the Whole.

Staff also summarized the referral comments that were received concerning CB-8-2002. The County Executive takes no position. The Planning Board takes no position because the principal issues relate to economics, rather than planning or design. The Legislative Officer and the Office of Law found the bill to be in proper legislative form. The Office of Audits and Investigations determined there should not be any negative fiscal impact on the County as a result of enacting CB-8.

BACKGROUND INFORMATION/FISCAL IMPACT

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

The bill amends the use table for the C-A and C-S-C Zones to limit the size of dry cleaning and laundry stores or plants permitted in those zones. The bill's gross floor area limitation, 3,000 square feet, is taken from zoning regulations in Fairfax County, where larger establishments are not permitted in retail areas.

CODE INDEX TOPICS: