

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

Meeting Date: 7/30/96

Reference No.: CB-39-1996

Proposer: Estep

Draft No.: 2

Sponsors: Estep

Item Title: An Ordinance concerning hardware fabrication and manufacturing for the purpose of permitting hardware fabrication and manufacturing of products from materials produced elsewhere in the C-M Zone under certain conditions

Drafter:

Resource Personnel: Peter Lupo
Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 6/4/96

Executive Action: ___/___/___

Committee Referral:(1) 6/4/96 PZED

Effective Date: 9/16/96

Committee Action:(1) 7/1/96 FAV (A)

Date Introduced: 7/9/96

Pub. Hearing Date: (1) 7/30/96 1:30 PM

Council Action: (1) 7/30/96 ENACTED

Council Votes: SD:A, DB:N, JE:A, IG:N, AMc:A, WM:N, RVR:-, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECONOMIC DEV. COM. REPORT

DATE: 7/1/96

Committee Vote: Favorable with amendments, 4-1 (In favor: Council Members Wilson, Estep, MacKinnon and Russell. Opposed: Council Member Maloney).

This legislation will permit hardware fabrication and manufacturing in the C-M Zone, provided the use is an expansion of an existing use on the same property, where part of the property is in the C-M Zone and a portion is in the I-1 Zone. This use is currently permitted in the industrial zones, including

the I-1 Zone. In response to a question from committee members, staff reported that it is not known how much property this legislation will potentially impact, since it is not known how much of the C-M Zoned land in the County is abutting I-1 Zoned land.

The Chamber of Commerce and the Planning Board support this legislation. The sponsor explained that this legislation will allow the Beretta arms plant, one of the area's major employers, to expand to accommodate an increasing number of contracts with the Federal government. He added that this proposal is supported by the surrounding community. George Schneider, the General Manager of Beretta Manufacturing, spoke in support of the legislation, and discussed his company's need to expedite their expansion plans. The Committee discussed the alternative available, which is to file an application for rezoning, and the history of the split zoning on this property, which appears to have been an oversight in the adoption of the most recent Sectional Map Amendment for the area. The legislation was reported out of Committee with a technical amendment.

BACKGROUND INFORMATION/FISCAL IMPACT

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

"Hardware fabrication of products from material produced elsewhere" is a use permitted in the I-1, I-2, I-4 and U-L-I Zones. This legislation permits this use by right in the C-M Zone, provided the property on which the use is located is under single ownership which includes and I-1 and C-M Zones, where the uses on the C-M zoned portion would be an expansion of the currently existing uses on the I-1 zoned portion of the property.

CODE INDEX TOPICS: