

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2016 Legislative Session

Reference No.: CB-71-2016

Draft No.: 2

Committee: PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMITTEE

Date: 10/5/2016

Action: FAV (A)

REPORT:

Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Harrison, Franklin, Glaros, Taveras, and Toles)

Staff provided an overview of the legislation and informed the Committee of written referral comments that were received. Council Vice-Chair Glaros, the bill's sponsor, informed the Committee that the provisions of CB-71-2016 are intended to facilitate the development of a high quality project with a combination of uses, a beauty salon, spa and café, on R-R zoned land along the Greenbelt Road area of her district. The Vice-Chair also noted that there are commercial uses as well as a church in close proximity to the site; however, the land remained in a residential zone with approval of the most recent master plan and sectional map amendment for the area.

The Planning Board opposed CB-71-2016 with explanation and provided a detailed analysis concerning their position. The Chief Zoning Hearing Examiner (ZHE) reviewed the legislation and requested additional clarification of the new proposed language on page 3 and if the intent was to include it in existing footnote 86 to the use table found on page 2.

Matt Tedesco, representing Oasis Greenbelt LLC, testified in support of the legislation.

The Committee voted favorable including amendments as follows: on page 2, next to the "SE" for "Beauty Shop" in the R-R Zone, insert "114" next to "86" to reference the criteria for the use in the new footnote 114 inserted on page 3; in footnote 114, insert a new '(B)' to require that the use be within a building that includes more than five chairs and is not within a single-family residential dwelling. Also, on page 3, in footnote 113, after "within a building being used as a beauty shop", insert "pursuant to FN 114 of this Section".