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

Reference No: CB-118-1991

Draft No: 1

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

Meeting Date: 11/26/91

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

Requester: C

Item Title: An Ordinance for the purpose of amending
the Special Exception provisions for
Nursing or Care Homes in the C-O Zone

Sponsors C B F P

Date Presented ___/___/___ **Executive Action** ___/___/___ —
Committee Referral (1) 11/5/91 P&Z **Effective Date** 12/31/91
Committee Action (1) 11/12/91 FAV
Date Introduced 11/5/91
Pub. Hearing Date (1) 11/26/91 2:00 PM

Council Action (1) 11/26/91 Enacted
Council Votes CA: A_, B_: A_, C_: A_, D_: A_, F_: A_, MC: A_,
 M_: A_, P_: __, WI: A_, ___: __, ___: __, ___: __
Pass/Fail P

Remarks _____

Drafter: _____
Resource Personnel: Mary Lane, Director
P&Z Committee

LEGISLATIVE HISTORY

PLANNING AND ZONING COMMITTEE REPORT

DATE: 11/12/91

Committee Vote: Favorable, 3-0-2 (In favor: Council Members Bell, Fletcher, and Mills; abstaining: Council Members Castaldi and Del Giudice).

Staff explained that this legislation only amends the lot size requirements for Nursing Homes for over 10 persons in the C-O Zone. In some cases, specifically smaller nursing homes, the proposed requirement is stricter, and therefore the legislation could be creating nonconforming uses. For larger homes, the requirement is less strict.

The Planning Board opposes the legislation, noting that because of the shift in requirements, the bill will allow nursing homes with large residential populations to operate on much less than satisfactory

property area. They are also opposed to the creation of nonconforming uses. John McDonough, representing the Golden Oaks Nursing Home, spoke in support of the bill. He stated that the proposal is identical to the requirement in Montgomery County, and is particularly appropriate in a commercial zone, where the compatibility of lot size is not as important as in the residential zones.

BACKGROUND INFORMATION/FISCAL IMPACT

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

Section 27-364 currently requires that Nursing or Care Homes where more than ten persons are cared for have a total area of 1/2 acre, plus 1,000 square feet for each person cared for above 10. This legislation amends the area requirement for the C-0 Zone to 300 square feet per person, or 2 acres, whichever is greater.