

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

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**Meeting Date:** 11/14/2000

**Reference No.:** CB-90-2000

**Proposer:** Russell

**Draft No.:** 1

**Sponsors:** Russell

**Item Title:** An Ordinance permitting Vehicle, Mobile Home, or  
Camping Trailer Repair and Service Stations in the  
C-S-C Zone under certain circumstances

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**Drafter:** Jackie Brown  
PZED Committee Director

**Resource** Nell Johnson  
**Personnel:** Legislative Aide

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**LEGISLATIVE HISTORY:**

**Date Presented:** 9/26/2000

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

**Committee Referral:** 9/26/2000 PZED

**Effective Date:** 1/2/2001

**Committee Action:** 10/11/2000 FAV

**Date Introduced:** 10/17/2000

**Public Hearing:** 11/14/2000 1:45 P.M.

**Council Action:** 11/14/2000 ENACTED

**Council Votes:** DB:A, JE: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 & ECONOMIC DEV. COM. REPORT**

**DATE:** 10/11/2000

**Committee Vote:** Favorable, 4-0 (In favor: Council Members Russell, Scott, Maloney and Wilson).

This legislation amends the Commercial Use Tables to expand the circumstances in which vehicle, mobile home or camping trailer repair and service stations are permitted by Special Exception in the C-S-C Zone. Staff explained that CB-90-2000 amends an existing footnote (Footnote 19) in the Use Tables by removing some of the existing language previously added to the Code with the adoption of CB-68-1999. Footnote 19(B) allows vehicle, mobile home, or camping trailer repair and service stations in the C-S-C Zone by Special Exception for: "a property of 15,000 to 20,000 square feet, formerly the site of a full-service gas station, abutting on at least one side property in the C-S-C Zone, with frontage on a public street of lower than collector classification on the applicable Master Plan, limited to repair of vehicles with a maximum gross vehicle weight of 17,000 pounds.

CB-90-2000 proposes to amend these provisions to delete the following: “with frontage on a public street of lower than collector classification on the applicable Master Plan.”

Council Member Russell, the bill’s sponsor, indicated that the deletion of the language currently in the footnote would allow the conversion of an abandoned gas station located on Marlboro Pike to a vehicle repair facility. Michele LaRocca, of Meyers, Rodbell, & Rosenbaum, P.A., spoke in support of the legislation commenting that this is a similar situation to that discussed in conjunction with CB-68-1999 except that Marlboro Pike is classified as a collector road on the applicable Master Plan.

The Planning Board supports the legislation. The County Executive takes no position. The Legislative Officer and the Office of Law find the bill to be in proper legislative form. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of enacting CB-90-2000.

### **BACKGROUND INFORMATION/FISCAL IMPACT**

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

Vehicle, Mobile Home, or Camping Trailer Repair and Service Stations are permitted by right in the C-M Zone and by Special Exception in the C-S-C Zone under certain circumstances. This legislation expands the circumstances by which this use may be permitted in the C-S-C Zone subject to Special Exception approval.

### **CODE INDEX TOPICS:**