

**INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND
ZONING HEARING EXAMINER OFFICE**

TO: Jackie Brown, Director
Planning, Housing, and Economic Development Committee

FROM: Maurene Epps McNeil
Chief Zoning Hearing Examiner

DATE: January 10, 2023

RE: CB-5-2023

This legislation will amend Section 27-1903 of the Zoning Ordinance to amend Section 27-1903 and revise the time period for Gas Stations to utilize that Section which addresses development pursuant to the prior Zoning Ordinance. I suggest a few revisions, technical in nature.

1. The bill does not amend the most recent version of Sec. 27-1903 which was revised upon the enactment of CB-68-2022. That bill deleted "in existence at the time of the acceptance of a development application" still shown on p. 2, lines 18-19.
2. On p, 2, line 10 some revision is required to the language being added ("development use development proposals"). Perhaps it would be less subject to interpretation to say "Except for Gas Station development proposals or permit applications, development proposal or permit applications of any type"
3. Finally, the new language on page 2, lines 19-23 can be interpreted to allow the use of the prior Zoning Ordinance for the development of a Gas Station for a period of one year after the effective date of CB-5-2023. That date would probably occur relatively close to April 1, 2024. If this is not the sponsors intent, further revision is necessary.