

**PRINCE GEORGE'S COUNTY COUNCIL**  
**COMMITTEE REPORT**  
**2016 Legislative Session**

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**Reference No.:** CB-068-2016  
**Draft No.:** 2  
**Committee:** PLANNING, ZONING AND ECONOMIC DEVELOPMENT  
**Date:** 10/04/2016  
**Action:** FAV (A)

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**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. Zoning and Legislative Counsel summarized amendments in a Proposed Draft-2 (DR-2) prepared in response to bill sponsors' request to merge two similar bills, CB-68-2016 (Council Member Harrison) and CB-82-2016 (Council Member Patterson), both amending requirements in the Zoning Ordinance for vehicle sales or rental lots in the I-3 Zone. In Proposed DR-2, an additional provision was inserted in the new footnote 62 on page 2 as follows: Notwithstanding, however, a vehicle sales or rental lot, including the outdoor display of vehicles use that is located within two miles of any boundary with the District of Columbia that is also within 500 feet of a school use or land owned by the County Board of Education shall be subject to Detailed Site Plan approval in accordance with Part 3, Division

Council Member Harrison, the bill's sponsor, informed the Committee that the amendments to the Zoning Ordinance proposed in CB-68-2016 are intended to facilitate the expansion of an existing business in her district. Council Member Patterson concurred with the bill merger which also facilitates the development of a new business in his district by waiving the requirement of a conceptual site plan approval, but maintains the detailed site plan requirement.

The Planning Board opposed CB-68-2016 with explanation and provided a detailed analysis concerning their position. The Chief Zoning Hearing Examiner (ZHE) reviewed CB-68-2016 and offered suggested amendments.

Dan Lynch, representing NEAL, and Arthur Horne, representing Harley Davidson, testified in support of the legislation.

The Committee voted favorable including the amendments in Proposed DR-2 as well as an additional amendment to footnote 62 as follows: in the second sentence, after "Notwithstanding", strike "however" and insert "any other provision of this Section" in lieu thereof.