

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**2017 Legislative Session**

Amendment Introduced by Council Member Franklin

Bill No. CB-122-2017

Amendment No. 1

Amendment Introduced by Council on November 7, 2017

**PROPOSED AMENDMENT**

1. On page 2, strike the text of proposed Footnote 119 and substitute the following text in lieu thereof:

(A) The use is located on a lot(s) or parcels(s) that is less than sixteen (16) acres in size and adjoins land zoned C-S-C;

(B) The property adjoins land which is the subject of an approved development application for a gas station;

(C) A Detailed Site Plan shall include adjoining property located in the C-S-C Zone and be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. The Detailed Site Plan shall show commercial development and include architectural review to ensure high quality design and construction materials compatible with the surrounding area.

2. On page 3, change “(7) Residential/Lodging” to “(6) Residential/Lodging”
3. On page 3, strike the text of proposed Footnote 66 and substitute the following text in lieu thereof:

Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:

(A) The use is located on a lot(s) or parcels(s) that is less than sixteen (16) acres in size and adjoins land zoned R-R;

(B) The property is the subject of an approved development application for a gas station;

(C) A Detailed Site Plan shall include adjoining property located in the R-R Zone and be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the C-S-C Zone shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. The Detailed Site Plan shall include architectural review to ensure high quality design and construction materials compatible with the surrounding area.

4. On page 4, lines 1-2, strike “forty-five (45) calendar days after” and insert “on the date of” in lieu thereof.