

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2018 Legislative Session

Reference No.: CB-48-2018

Draft No.: 1

Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT

Date: 07/18/2018

Action: FAV

REPORT:

Committee Vote: Favorable, 3-0 (In favor: Council Members Franklin, Patterson, and Toles)

The Committee Director summarized the purpose of the legislation and informed the committee of written referral comments that were received. This legislation amends the Zoning Ordinance Commercial Zone use table to provide that vehicle, mobile home or camping trailer sales lots that are in the C-M Zone and also located within a Development District Overlay Zone (DDOZ) are not subject to the Development District requirements for development in that DDOZ; however, development is subject to the requirements of the Landscape Manual, parking and loading requirements in Part 11 and the applicable bulk regulations for setbacks in Part 6, Division 4 of the Zoning Ordinance.

The Planning Board voted to oppose the legislation and provided a letter to Council Chair Glaros with explanation of their position as well as suggested amendments. The Zoning Hearing Examiner reviewed CB-48-2018 and suggested one technical amendment on page 2, at the end of Footnote 71 to change "Division 4, Part 6" to "Part 6, Division 4." The Zoning and Legislative Counsel noted this change as a non-substantive, clerical correction that does not necessitate a Draft-2.

Michele LaRocca, representing Passport Auto, and her client, Everett Hellmuth, testified in support of the legislation. Ms. LaRocca informed the committee that prior legislation, CB-29-2016, facilitated the development of a new automobile dealership in the Auth Road area. CB-48-2018 facilitates an addition to an existing body shop and dealership building in the same area where the majority of the existing dealership building is being converted in an inside vehicle storage facility for a 16,000 square foot collision center. This legislation addresses the issue that this site is zoned C-M and the 2016 legislation does not apply. Without waiving the requirements of the DDOZ, the use is not allowed and additions to the existing uses are restricted to 15% or 5,000 square feet (whichever is less) without a Detailed Site Plan.

The Committee voted favorable on Draft-1 of the legislation including the technical amendment to Footnote 71.