



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Office of the Planning Director

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September 10, 2018

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Planning Director, Planning Department *AKC*

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REN*

SUBJECT: **CB-76-2018**

Background: A bill for the purpose of permitting the reconstruction, extension, or relocation of Outdoor Advertising Signs ("Billboards") that have been certified as nonconforming uses under certain circumstances.

Recommendation: **No Position**

Background: CB-76-2018 amends Section 27-243 (Reconstruction, reestablishment and restoration.). The restoration, reconstruction or reestablishment of a certified nonconforming outdoor advertising sign use which has been removed from a property may be permitted without relocation, enlargement or extensions provided that a building permit application is filed and accepted within one hundred eighty (180) days after the removal of outdoor advertising sign use, or if said use was removed prior to December 31, 2018, then not later than June 30, 2019.

Lastly, the enlargement extension or relocation of a certified nonconforming outdoor advertising sign use which has been removed from a property may be replaced with a digital billboard use, provided that a building permit application is filed and accepted within on hundred eighty (180) days after the removal of the outdoor advertising sign or, if said use was removed prior to December 31, 2018, then not later than June 30, 2019. The installation of the digital billboard sign use may include the relocation, alteration, reconstruction, enlargement or extension of the outdoor advertising sign use that was removed, provided that said use conforms with the requirements of 27-630.03 (Digital Billboards.) of this Subtitle.

It is not clear under the proposed language how Planning Department staff will be able to determine if an outdoor advertising sign has been removed prior to December 31, 2018 and before June 30, 2019. There is no mechanism to determine that a sign has been removed within 180 days of filing a building permit application. If a raze permit is required, does the time start when Planning staff recommends approval of the raze permit or when the inspector approves that the raze permit has been completed? Also, what happens if the outdoor advertising sign has already been removed? The proposed language should be clarified.

Lastly, staff believes the proposed language in this bill should be placed under the sign regulations in Part 12 (Signs.) of the Zoning Ordinance. Staff only reviews the sign regulations when changes are made to a sign that has already been certified as a nonconforming use.

Staff recommends that the Planning Board vote to take no position on CB-76-2018.