



**THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION**


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


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July 1, 2020

**MEMORANDUM**

**TO:** The Prince George's County Planning Board

**VIA:** Andree Green Checkley, Esq., Planning Director, Planning Department  
Derick Berlage, Acting Deputy Planning Director, Planning Department 

**FROM:** Rana Hightower, Intergovernmental Affairs Coordinator 

**SUBJECT:** CB-39-2020

Andree Green Checkley  
Digitally signed by Andree Green Checkley  
Date: 2020.07.02 12:41:27 -0400

**Purpose:** A bill to permit a vehicle or camping trailer storage yard by Special Exception in the Commercial Shopping Center (C-S-C) Zone, under certain circumstances.

**Policy Analysis:** CB-39-2020 appears to be drafted for a specific property. Staff is unable to identify all properties meeting the criteria of Footnote 84. The Planning Department does not maintain a listing of gas station locations. We cannot determine how many properties are "located on property adjacent to an existing gas station."

The bill could apply to numerous other properties creating unintended consequences. It can have a destabilizing effect on competing businesses and property investments.

The bill does not add additional specific requirements for this use. The Zoning Ordinance regulations require Additional Requirements for Specific Special Exceptions. Similar uses such as "vehicle, boat, mobile home, trailer, and camping trailer salesroom or a lot" and "vehicle and trailer rental display" are required to adhere to additional regulations. Language requiring additional Special Exception requirements for the proposed use should be added to the bill.

**Zoning Ordinance:** The newly adopted Zoning Ordinance renamed the C-S-C Zone the Commercial General Office (CGO) Zone. The vehicle or camping trailer storage yard is prohibited in the CGO Zone.

**Impacted Property:** The bill would impact all properties in the C-S-C Zone located on a property adjacent to an existing gas station on no more than two acres of land with frontage on a road with a transportation classification of Collector or higher.

**Recommendation:** Oppose.

Staff recommends the Planning Board vote to oppose CB-39-2020.