

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.: CB-087-2021

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 10/07/2021

Action: FAV

REPORT:

Committee Vote: Favorable, 10-0 (In favor: Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras and Turner)

The Committee of the Whole convened on October 7, 2021 to consider CB-87-2021. The Planning, Housing, and Economic Development (PHED) Committee Director summarized the purpose of the bill and informed the Committee of written comments received on referral.

Vice Chair Taveras, the bill sponsor, explained that the legislation will provide an opportunity for revitalization with a quality retail use which will bring synergy to what is already occurring in this area of her district.

The Planning Board opposed the legislation as unnecessary and provided the following Planning staff analysis by letter dated September 30, 2021 to the Council Chairman:

“Policy Analysis:

CB-87-2021 will permit “carpet or floor covering store” and paint or wall covering store” uses in the Commercial Office (C-O) Zone. The proposed legislation will affect 31 properties located in the C-O Zone. This legislation will be unnecessary as soon as the adopted Zoning Ordinance takes effect.

The Planning Board strongly recommends that the District Council wait until the new ordinance is in place. We strongly recommend that the District Council not make additional changes to the current Zoning Ordinance.

Impacted Property:

The legislation will impact 31 C-O zoned properties.

Adopted Zoning Ordinance:

The adopted Zoning Ordinance renames the C-O the Commercial General and Office Zone (CGO) Zone. The definition for “consumer goods establishment” includes uses such “carpet or floor covering store” and “paint and wall covering store”. The “commercial goods establishment” is permitted in the CGO Zone. The “consumer goods establishment” use is also permitted in the Commercial Neighborhood (CN) and Commercial (CS) Zones.”

The Office of Law reviewed CB-87-2021 as it was presented on September 21, 2021 and found it to be in proper legislative form with no legal impediments to its enactment.

After discussion of the 31 affected properties and the Planning Board analysis concerning the adopted Zoning Ordinance, on a motion by Council Member Taveras and second by Council Member Ivey, the Committee voted favorable 10-0 on CB-87-2021 Draft-1.