

**City of Rockville Report – Rockville Economic Development, Inc.**  
**Board of Directors Meeting**  
**July 25, 2024**

**July 8, 2024 Mayor and Council Meeting**

**Rent Stabilization Presentation and Discussion**

The Mayor and Council received a briefing and discussed rent stabilization. Ultimately, Councilmember Van Grack made a motion to include a list of certain policies and issues related to housing stability that should be included in the body's short-term housing priorities follow-up discussion. This motion did not include rent stabilization, with the intention of ruling rent stabilization out as one of the options for the Mayor and Council to consider for short-term housing stability priorities. The motion passed 5-2, with Councilmembers Shaw and Myles voting against. Rent Stabilization has been tabled by the Mayor and Council for now. Additionally, they will discuss other affordable housing policy options at a future date. A follow-up worksession (TBD) will be scheduled.

**Public Hearing on Project Plan Application PJT2023-00016, an Amendment to the Planned Development for Champion Billiards to Permit Construction of a 4,400 square foot commercial building at 900 Rockville Pike in the PD-CB (Planned Development - Champion Billiards)**

The Mayor and Council held a Public Hearing on Project Plan Application PJT2023-00016, an Amendment to the Planned Development for Champion Billiards to Permit Construction of a 4,400 square foot commercial building at 900 Rockville Pike in the PD-CB (Planned Development - Champion Billiards) Zone. The Applicant proposes to amend the Champion Billiards Planned Development (PD) to allow for the development of 4,400 square feet of retail with ancillary surface parking in lieu of the approved development of a retail store for furniture. The applicant's agent and owner spoke at public hearing in support of the project and one written comment was received from an adjacent property owner that expressed concern about access to the site. The next steps for this application are discussion and instruction to staff by Mayor and Council, and possible adoption of the Project Plan Amendment.

**Public Hearing on Zoning Text Amendment TXT2024-00266, to Amend Article 14 in Order to Establish a Process to Amend Neighborhood Conservation Districts**

The Mayor and Council held a Public Hearing on Zoning Text Amendment (ZTA) TXT2024-00266, which proposes to amend Article 14 of the Zoning Ordinance to create a process to amend Neighborhood Conservation Districts. Approval of this ZTA would allow for necessary updates to the Lincoln Park Neighborhood Conservation District to implement design guidelines which have been developed in consultation with the community. The next steps are for the Mayor and Council to discuss and provide instructions to staff on the text amendment with possible adoption of the ZTA anticipated this fall.

## **Discussion and Instructions to Staff on a Zoning Text Amendment TXT2024-00265, to Regulate Vape and Tobacco (Smoke) Shops**

The Mayor and Council held a Discussion and Instructions session on Zoning Text Amendment TXT2024-00265, which would regulate vape and tobacco sales. The Mayor and Council directed staff to prepare a draft ordinance for consideration at the July 29 meeting. The ordinance will incorporate the following, as directed at the meeting: changing the term “smoke shop” to “tobacco and vape sales”; prohibiting the use in the MXC (Mixed Use Commercial), MXT (Mixed Use Transition) and MXNC (Mixed Use Neighborhood Center) zones, as these zones are within or adjacent to neighborhoods; and allowing it as a conditional use in the MXTD (Mixed Use Transit District), MXCD (Mixed Use Corridor District), MXE (Mixed Use Employment), MXB (Mixed Use Business), MXCT (Mixed Use Commercial Transition) and I-L (Light Industrial) zones, with the condition being that the use may not be located within 1,000 feet of property containing a public school or active public park. If the draft ordinance is not adopted on July 29, the existing moratorium on new smoke shops must be extended, as it expires on August 31.

### **Upcoming Mayor and Council Meetings**

#### **July 29, 2024 Mayor and Council Meeting:**

- Discussion and Instructions on Branding
- Introduction and Possible Adoption of Ordinance to grant Text Amendment Application TXT2024-00265, a Zoning Text Amendment to Regulate Tobacco and Vape Shops
- Discussion and Instructions to Staff on Zoning Text Amendment TXT2019-00255, to Amend the Zoning Ordinance to Allow Detached Accessory Dwelling Units (ADUs) in Residential Zones
- Discussion and Instruction on Project Plan Application PJT2023-00016, an Amendment to the Planned Development for Champion Billiards to Permit Construction of a 4,400 square foot commercial building at 900 Rockville Pike in the PD-CB (Planned Development - Champion Billiards)

The Mayor and Council will be on recess from August 6 through September 8, 2024. They will reconvene on September 9, 2024.