



# Prince George's County Council

County Administration  
Building  
14741 Governor Oden  
Bowie Drive  
Upper Marlboro, Maryland  
20772-3050

## Report of the Standing Committee - Final Planning, Zoning and Economic Development Committee

*Andrea C. Harrison, Chair*  
*Dannielle M. Glaros, Vice Chair*  
*Mel Franklin*  
*Deni L. Taveras*  
*Karen R. Toles*

*Director ~ Jackie Brown*  
*Administrative Aide ~ Barbara Stone*  
*301-952-4199*

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Tuesday, October 4, 2016

1:30 PM

Committee Hearing Room 2027

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### ORDER OF PROCEEDING

#### CALL TO ORDER

**Present:** 5 - Chair Andrea Harrison, Vice Chair Dannielle Glaros, Council Member Mel Franklin, Council Member Deni Taveras and Council Member Karen Toles

Other Council Members Present:

Mary A. Lehman  
Todd M. Turner  
Obie Patterson

#### LEGISLATION

##### [CB-055-2016](#)

**AN ORDINANCE CONCERNING C-S-C ZONE** for the purpose of amending the Commercial Use Table to permit vehicle parts or tire store in the C-S-C (Commercial Shopping Center) Zone, under certain circumstances.

**Sponsor(s):** Turner

**Favorably recommended with amendments**

**Aye:** 5 - Harrison, Glaros, Franklin, Taveras and Toles

**Attachment(s):** [B2015055](#)

[CB-55-2016 AIS](#)

##### [CB-060-2016](#)

**AN ORDINANCE CONCERNING EATING OR DRINKING**

**ESTABLISHMENTS IN THE C-S-C ZONE** for the purpose of permitting the use, "Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment" in the C-S-C (Commercial Shopping Center) Zone, under certain circumstances.

**Sponsor(s):** Patterson and Taveras

**Favorably recommended with amendments**

**Aye:** 3 - Harrison, Franklin and Taveras

**Nay:** 2 - Glaros and Toles

[CB-068-2016](#)

**AN ORDINANCE CONCERNING I-3 ZONE** for the purpose of amending the requirements of the Zoning Ordinance for Vehicles sales or rental lots in the I-3 (Planned Industrial / Employment Park) Zone.

**Sponsor(s):** Harrison

**Favorably recommended with amendments**

**Aye:** 5 - Harrison, Glaros, Franklin, Taveras and Toles

**Attachment(s):** [B2016068](#)

[CB-68-2016 AIS.pdf](#)

[CB-069-2016](#)

**AN ORDINANCE CONCERNING BAKERY PRODUCTS MANUFACTURING/PREPARATION WITH COMPANION USES** for the purpose of amending the Industrial Use Table to permit bakery products manufacturing/preparation with companion uses in the I-3 (Planned Industrial/Employment Park) Zone under certain circumstances

**Sponsor(s):** Harrison

**Favorably recommended with amendments**

**Aye:** 5 - Harrison, Glaros, Franklin, Taveras and Toles

**Attachment(s):** [B2016069](#)

[CB-69-2016 AIS](#)

[CB-073-2016](#)

**AN ORDINANCE CONCERNING M-X-T ZONE** for the purpose of providing certain alternate development regulations for mixed-use planned community development in the M-X-T (Mixed Use - Transportation Oriented) Zone, under certain specified circumstances.

**Companion Case(s):** CB-072-2016

**Sponsor(s):** Turner

**Favorably recommended with amendments**

**Aye:** 5 - Harrison, Glaros, Franklin, Taveras and Toles

**Attachment(s):** [B2016073](#)  
[CB-73-2016 AIS.pdf](#)

[CB-078-2016](#)

**AN ORDINANCE CONCERNING C-O ZONE** for the purpose of permitting certain residential development within the C-O (Commercial - Office) Zone, under certain specified circumstances.

**Sponsor(s):** Davis

**Favorably recommended with amendments**

**Aye:** 5 - Harrison, Glaros, Franklin, Taveras and Toles

**Attachment(s):** [B2016078](#)  
[CB-78-2016 AIS.pdf](#)

[CB-079-2016](#)

**AN ORDINANCE CONCERNING TRANSIT ORIENTED DEVELOPMENT AREA - GRADING PERMITS - EXCEPTIONS - PROCEDURES** for the purpose of authorizing, within a Transit Oriented Development Area the issuance of a permit to commence rough grading activities prior to detailed site plan approval, under certain circumstances.

**Sponsor(s):** Davis, Franklin and Turner

**Held in Committee**

**Attachment(s):** [B2016079](#)  
[CB-79-2016 AIS.pdf](#)

[CB-081-2016](#)

**AN ORDINANCE CONCERNING R-R ZONE** for the purpose of amending the Zoning Ordinance to permit eating or drinking establishment, with drive-through service uses in the R-55 (Rural Residential) Zone, under certain circumstances.

**Sponsor(s):** Lehman

**Favorably recommended with amendments**

**Aye:** 5 - Harrison, Glaros, Franklin, Taveras and Toles

**Attachment(s):** [B2016081](#)  
[CB-81-2016 AIS.pdf](#)

[CB-082-2016](#)

**AN ORDINANCE CONCERNING INDUSTRIAL ZONES -VEHICLE, MOBILE HOME, CAMPING TRAILER, AND BOAT SALES AND SERVICE** for the purpose of permitting Vehicle Sales or Rental Lots, including outdoor display of the vehicles in the I-3 Zone (Planned Industrial/Employment Park), under certain circumstances

**Sponsor(s):** Patterson

**Held in Committee**

**Attachment(s):** [B2016082](#)  
[CB-82-2016 AIS.pdf](#)

[CB-090-2016](#)

**AN ORDINANCE CONCERNING I-2 ZONE** for the purpose of amending the requirements of the Zoning Ordinance for Waste materials separation and processing facility uses within the I-2 (Heavy Industrial) Zone in Prince George's County.

**Sponsor(s):** Lehman

**Held in Committee**

**Attachment(s):** [B2016090](#)  
[CB-90-2016 AIS.pdf](#)

**ADJOURN**

Jackie Brown, PZED Committee Director  
Barbara Stone, Administrative Aide  
Edwin Brown, Administrative Asst.  
Karen Zvakos, Zoning and Legislative Counsel  
Nathaniel Tutt, CEX  
John Gwynn, OOL  
Rana Hightower, M-NCPPC  
Maurene McNeil, ZHE  
Alan Hirsch, M-NCPPC  
Joe Meinert  
Dan Lynch  
Matthew Tedesco  
Midgett Parker  
Arthur Horne  
Maria Aguilar  
April Richardson  
Andre Gingles  
Marva Jo Camp