



Prince George's County Council

Wayne K. Curry
Administration Building
1301 McCormick Dr
Largo, MD 20774

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

Jolene Ivey, Chair
Eric C. Olson, Vice-Chair
Wala Blegay
Thomas E. Dernoga
Krystal Oriadha

Director - Jackie Brown
Administrative Aide - Charlotte Aheart
(301) 952-4199

Monday, January 9, 2023

11:00 AM

Council Hearing Room – First Floor

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

ORDER OF PROCEEDING

CALL TO ORDER

Present: 5 - Chair Jolene Ivey, Vice Chair Eric Olson, Council Member Wala Blegay, Council Member Thomas Dernoga and Council Member Krystal Oriadha

Other Council Members Present: Mel Franklin and Ingrid Watson

LEGISLATION

[CB-017-2023](#)

AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE - LIMITATION ON TOWNHOUSE AND ONE-FAMILY ATTACHED DWELLINGS-R-A ZONE for the purpose of limiting the authority in the Zoning Ordinance for development of Townhouse and One-family attached dwelling uses under the prior Ordinance in the R-A (Residential Agricultural) Zone of Prince George's County.

Attachment(s): [B2023017](#)
[CB-017-2023](#)
[CB-017-2023 Planning Board Votes Letter](#)
[CB-017-2023 Planning Board Anaylsis](#)
[CE Ltr to Chair Dernoga - Zoning Legislation](#)
[2023-1-9 Ltr to CEX Alsobrooks](#)

A motion was made by Council Member Blegay, seconded by Council Member Dernoga, that this Council Bill be Favorably recommended to the County Council. The motion carried by the following vote:

Aye: 5 - Ivey, Olson, Blegay, Dernoga and Oriadha

[CB-012-2023](#)

AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE - LIMITATIONS ON DEVELOPMENT for the purpose of limiting the authority in the Zoning Ordinance for development under the prior Ordinance superseded by the revised Subtitle 27 of the Prince George’s County Code, being also the Zoning Ordinance of Prince George’s County.

Attachment(s): [B2023012](#)
[CB-012-2023 AIS](#)
[CB-012-2023 Planning Board Votes Letter](#)
[CB-012-2023 \(DR-2\) Planning Board Anaylsis](#)
[CE Ltr to Chair Dernoga - Zoning Legislation](#)
[2023-1-9 Ltr to CEX Alsobrooks](#)

A motion was made by Council Member Dernoga, seconded by Vice Chair Olson, that this Council Bill be Favorably recommended with amendments to the County Council. The motion carried by the following vote:

Aye: 5 - Ivey, Olson, Blegay, Dernoga and Oriadha

[CB-013-2023](#)

AN ORDINANCE CONCERNING M-X-T ZONE TRANSITION for the purpose of repealing CB-69-2022 which authorized properties that were in the M-X-T (Mixed Use--Transportation Oriented) Zone prior to the effective date of the new zoning ordinance to elect to conform to the requirement of the CGO (Commercial, General Office) Zone.

Attachment(s): [B2023013](#)
[CB-013-2023 AIS](#)
[CB-013-2023 Planning Board Votes Letter](#)
[CB-013-2023 Planning Board Anaylsis](#)
[CE Ltr to Chair Dernoga - Zoning Legislation](#)
[2023-1-9 Ltr to CEX Alsobrooks](#)

A motion was made by Council Member Dernoga, seconded by Chair Ivey, that this Council Bill be Favorably recommended to the County Council. The motion carried by the following vote:

Aye: 5 - Ivey, Olson, Blegay, Dernoga and Oriadha

[CB-014-2023](#)

AN ORDINANCE CONCERNING ZONING-GENERAL PROVISIONS - TRANSITIONAL PROVISIONS for the purpose of repealing CB-77-2022, including Section 27-1706, of the Zoning Ordinance of Prince George’s County.

Attachment(s): [B2023014](#)
[CB-014-2023 AIS](#)
[CB-014-2023 Planning Board Votes Letter](#)
[CB-014-2023 Planning Board Anaylsis](#)
[CE Ltr to Chair Dernoga - Zoning Legislation](#)
[2023-1-9 Ltr to CEX Alsobrooks](#)

A motion was made by Council Member Dernoga, seconded by Vice Chair Olson, that this Council Bill be Favorably recommended to the County Council. The motion carried by the following vote:

Aye: 5 - Ivey, Olson, Blegay, Dernoga and Oriadha

[CB-015-2023](#)

AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of repealing CB-078-2022 and clarifying the development regulations and use tables applicable to the development of lots that were split zoned as a result of the Countywide Map Amendment by the District Council.

Attachment(s): [B2023015](#)
[CB-015-2023 AIS](#)
[CB-015-2023 Planning Board Votes Letter](#)
[CB-015-2023 Planning Board Anaylsis](#)
[CE Ltr to Chair Dernoga - Zoning Legislation](#)
[2023-1-9 Ltr to CEX Alsobrooks](#)

A motion was made by Vice Chair Olson, seconded by Chair Ivey, that this Council Bill be Favorably recommended to the County Council. The

motion carried by the following vote:

Aye: 5 - Ivey, Olson, Blegay, Dernoga and Oriadha

[CB-016-2023](#)

AN ORDINANCE CONCERNING IE ZONE TRANSITIONAL PROVISIONS

for the purpose of repealing CB-079-2022 and reinstating the lot coverage and green area requirements for previously I-1 (Light Industrial) zoned properties and permitting distribution warehouses in the IE (Industrial, Employment) Zone under the Zoning Ordinance of Prince George’s County.

Attachment(s):

- [B2023016](#)
- [CB-016-2023 AIS](#)
- [CB-016-2023 Planning Board Votes Letter](#)
- [CB-016-2023 \(DR-2\) Planning Board Analysis](#)
- [CE Ltr to Chair Dernoga - Zoning Legislation](#)
- [2023-1-9 Ltr to CEX Alsobrooks](#)

A motion was made by Council Member Dernoga, seconded by Vice Chair Olson, that this Council Bill be Favorably recommended to the County Council. The motion carried by the following vote:

Aye: 5 - Ivey, Olson, Blegay, Dernoga and Oriadha

[CB-018-2023](#)

AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-BASE ZONES-EXPEDITED TRANSIT-ORIENTED DEVELOPMENT

for the purpose of repealing CB-97-2022 and reinstating the development regulations applicable to certain expedited transit-oriented development in Transit-Oriented/Activity Center Base Zones within the new Zoning Ordinance of Prince George’s County, being also Chapter 37, 2018 Laws of Prince George’s County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George’s County, Maryland (CB-98-2021).

Attachment(s):

- [B2023018](#)
- [CB-018-2023 AIS](#)
- [CB-018-2023 Planning Board Votes Letter](#)
- [CB-018-2023 Planning Board Analysis](#)
- [CE Ltr to Chair Dernoga - Zoning Legislation](#)
- [2023-1-9 Ltr to CEX Alsobrooks](#)

A motion was made by Council Member Oriadha, seconded by Council Member Dernoga, that this Council Bill be Favorably recommended to the County Council. The motion carried by the following vote:

Aye: 5 - Ivey, Olson, Blegay, Dernoga and Oriadha

ADJOURN

Adjourned

Also present:

Colette Gresham, Associate Council Administrator

Jackie Brown, Committee Director

Karen Zavakos, Zoning and Legislative Counsel

Charlotte Aheart, Administrative Aide

Maurene McNeil, Zoning Hearing Examiner

Terry Bell, CEX

Angie Rodgers, CEX

Jose Sousa, CEX

Jared McCarthy, CEX

Rana Hightower, M-NCPPC

Chad Williams, M-NCPPC

Derick Berlage, M-NCPPC

Janet Gingold

Adam Levi

Carol Boyer

Bobby Thompson

Joseph Meinert

Milly Hall

Michael Bridges

Miller Einsel

Greg Smith

Timothy Maloney

Eric Afoakwah

Thomas Haller

Jude Burke

William Shipp

Nate Forman

Diane Hickok

Sandra Wiseman

Jessie Alexander

Norman Rivera

Arthur Horne

Chris Hatcher

Edward Gibbs

Justin Korenblatt

Jude Burke

Richard Thometz

Robert Smith

Matthew Tedesco

Andrew Kossow

George Stewart

Terry Richardson

Danielle De Vita
Cory Thompson
Robert Bilo
Randy Whalen
Abraham Helal
Dottie Crecelius
Lawrence Taub
Brandon Bellamy
Cynthia Brown
Randall Williams
Bruce Levine
Mark Ferguson
David Struminger
Jon Robinson
Carol Hurwitch