



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

Obie Patterson, Vice Chair

Mel Franklin

Dannielle M. Glaros

Karen R. Toles

Director ~ Jackie Brown

Administrative Aide ~ Charlotte Aheart

301-952-4199

Wednesday, September 27, 2017

10:00 AM

Committee Hearing Room 2027

ORDER OF PROCEEDING

CALL TO ORDER

Present: 5 - Chair Andrea Harrison, Vice Chair Obie Patterson, Council Member Mel Franklin, Council Member Dannielle Glaros and Council Member Karen Toles

Council Member also present: Chairman Derrick Davis

LEGISLATION

[CB-079-2017](#)

AN ORDINANCE CONCERNING PERFORMANCE ARTS REHEARSAL STUDIOS - I-1 ZONE for the purpose of providing a definition for a new Performance Arts Rehearsal Studio use in the Zoning Ordinance; permitting the use on land classified within the I-1 (Light Industrial) Zone under certain circumstances; and providing regulations for certain minimum off-street parking requirements applicable to Performance Arts Rehearsal Studio uses in Prince George's County.

Attachment(s): [B2017079](#)
[CB-79-2017 AIS](#)
[CB-079-2017 Report](#)

Favorably recommended with amendments

Aye: 4 - Harrison, Patterson, Franklin and Glaros

Absent: 1 - Toles

[CB-081-2017](#)

AN ORDINANCE CONCERNING C-O ZONE for the purpose of permitting consolidated storage uses in the C-O (Commercial Office) Zones of Prince George's County, under certain circumstances.

Attachment(s): [B2017081](#)
 [CB-81-2017 AIS.pdf](#)

Motion to hold CB-81-2017 and direct that staff prepare a new bill to correct the zoning category glitch and that the new bill be introduced without referral to Committee.

Held in Committee

Aye: 3 - Harrison, Patterson and Glaros

Absent: 2 - Franklin and Toles

[CB-082-2017](#)

AN ORDINANCE CONCERNING I-1 AND I-2 ZONES for the purpose of providing for gas station and food or beverage store uses within the I-1 (Light Industrial) and I-2 (Heavy Industrial) Zones, under certain circumstances.

Attachment(s): [B2017082](#)
 [CB-82-2017 AIS.pdf](#)

Favorably recommended with amendments

Aye: 4 - Harrison, Patterson, Franklin and Glaros

Absent: 1 - Toles

[CB-083-2017](#)

AN ORDINANCE CONCERNING THE R-55 ZONE for the purpose of amending the development regulations in the Zoning Ordinance for the R-55 (One-Family Detached Residential) Zone to provide a maximum number of bathrooms permitted for residential structures.

Attachment(s): [B2017083](#)
 [CB-83-2017 AIS.pdf](#)

removed from agenda

[CB-084-2017](#)

AN ORDINANCE CONCERNING ISSUANCE OF GRADING, BUILDING, AND USE AND OCCUPANCY PERMITS for the purpose of clarifying the authority of the Director of the Department of Permitting, Inspections, and Enforcement to issue grading, building, and use and occupancy permits.

Attachment(s): [B2017084](#)
 [CB-84-2017 AIS.pdf](#)

Favorably recommended with amendments

Aye: 4 - Harrison, Patterson, Franklin and Glaros

Absent: 1 - Toles

[CB-092-2017](#)

AN ORDINANCE CONCERNING M-U-TC ZONE for the purpose of amending the permissible requirements for approval of a M-U-TC (Mixed-Use Town Center) Zone, Mixed Use Town Center Development Plans, primary amendments to M-U-TC Zones, and secondary amendments to M-U-TC Development Plans in Prince George's County, Maryland.

Attachment(s): [B2017092](#)
 [CB-92-2017 AIS.pdf](#)

Favorably recommended with amendments

Aye: 4 - Harrison, Patterson, Franklin and Toles

Abstain: 1 - Glaros

[CB-093-2017](#)

AN ORDINANCE CONCERNING R-R (RURAL RESIDENTIAL) ZONE for the purpose of permitting townhouses in the R-R Zone, under certain circumstances.

Attachment(s): [B2017093](#)
 [CB-93-2017 AIS.pdf](#)

Favorably recommended with amendments

Aye: 3 - Harrison, Franklin and Glaros

Nay: 1 - Patterson

Absent: 1 - Toles

[CB-094-2017](#)

AN ORDINANCE CONCERNING ZONING PROCEDURES-
-NOTIFICATION REQUIREMENTS -- ADMINISTRATIVE REVIEW OF
APPLICATIONS for the purpose of imposing a new electronic notice requirement for certain applications authorized in the Zoning Ordinance for administrative review and disposition by the Planning Board, Planning Director, or respective authorized representative.

Attachment(s): [B2017094](#)
 [CB-94-2017 AIS.pdf](#)

Favorably recommended with amendments

Aye: 5 - Harrison, Patterson, Franklin, Glaros and Toles

[CB-095-2017](#)

AN ORDINANCE CONCERNING M-X-T ZONE for the purpose of permitting vehicle or camping trailer rental uses in the M-X-T (Mixed Use - Transportation

Oriented) Zone, under certain circumstances.

Attachment(s): [B2017095](#)
[CB-95-2017 AIS.pdf](#)

Favorably recommended with amendments

Aye: 5 - Harrison, Patterson, Franklin, Glaros and Toles

[CB-096-2017](#)

AN ORDINANCE CONCERNING I-1 ZONE for the purpose of permitting certain residential development in the I-1 (Light Industrial) Zone, under certain specified circumstances.

Attachment(s): [B2017096](#)
[CB-96-2017 AIS.pdf](#)

Favorably recommended with amendments

Aye: 5 - Harrison, Patterson, Franklin, Glaros and Toles

[CB-097-2017](#)

AN ORDINANCE CONCERNING VALIDITY PERIODS for Detailed Site Plans and Specific Design Plans for the purpose of temporarily extending the validity periods of all approved applications for Detailed Site Plans and Specific Design Plans that were in a valid status as of January 1, 2017.

Attachment(s): [B2017097](#)
[CB-97-2017 AIS](#)
[CB-097-2017 Report](#)

Favorably recommended

Aye: 5 - Harrison, Patterson, Franklin, Glaros and Toles

[CB-098-2017](#)

(SUBDIVISION BILL) - AN ACT CONCERNING VALIDITY PERIODS FOR PRELIMINARY PLANS of Subdivision for the purpose of temporarily extending the validity periods of all approved applications for Preliminary Plans of Subdivision that were in a valid status as of January 1, 2017.

Attachment(s): [B2017098](#)
[CB-98-2017 AIS](#)
[CB-098-2017 Report](#)

Favorably recommended

Aye: 5 - Harrison, Patterson, Franklin, Glaros and Toles

ADJOURN

Also present:

Jackie Brown, Committee Director

Charlotte Aheart, Administrative Aide

Edwin Brown, Administrative Asst.

Karen Zvakos, Zoning and Legislative Counsel

Rana Hightower, M-NCPPC

Maurene McNeil, ZHE

Nathaniel Tutt, CEX

Dinora Hernandez, OOL

Tom Haller, Capitol Heights Central, LLC and Old Line Realty

Larry Taub, Paverni Sheikh

Michael Rawlings, Group Arts Development Center

Joe Meinert, City of Bowie

Matt Tedesco, Two Farms, Inc.

Ed Gibbs, Mr. and Mrs. Heppe

Andre Gingles, Various Property Owners