


**INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND**

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March 4, 2020

TO: Jackie Brown, Director
Planning, Housing, and Economic Development

FROM: Maurene Epps McNeil, Chief 
Zoning Hearing Examiner

RE: CB- 7-2020

Thank you for the opportunity to provide the following comments on the bill:

1. The purpose clause should be revised on line 4 by inserting "and addressing parking requirements for the use" after "County".
2. The definition on page 3 should be revised on line 11 to "A' commercial and delete "use" on line 12. "Existing" on line 12 should be deleted because it may raise additional issues. The sponsors could add language allowing the adaptive reuse of all or part of an existing building if that is preferred. The sentence on lines 15-16 should be revised since "small-scale production" is a vague term.
3. Footnote 74 should probably be placed in Part 11 for ease of reference.
4. Placing this use in the Low Parking Generation may lead to insufficient parking if the use is not in a municipality and no parking agreement is recorded. Finally, there is a similar use operating on Old Branch Avenue. DPIE should advise what type of Use and Occupancy permit was issued, etc., since this bill might render that use nonconforming.

cc: Rana Hightower
Karen T. Zvakos
Dinora Hernandez