

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

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

FROM: Maurene Epps McNeil
Chief Zoning Hearing Examiner

DATE: January 3, 2023

RE: CB-16-2023 (as amended)

Thank you for the opportunity to provide comment on this bill that repeals CB-79-2022 and the changes that bill made to Sections 27-4203 and 27-5402 of the Zoning Ordinance (2019 Edition, 2022 Supplement).

It appears that the sponsors intent is to allow the "Distribution Warehouse" solely as a Special Exception use in the IE Zone and remove the language in Section 27-5402 that would have permitted this use by right if it is developed on certain property zoned I-1 prior to April 1, 2022. If that is the intent, I would recommend that the purpose clause on page 1, lines 3-5, be amended as follows:

For the purpose of repealing CB-079-2022 to only allow Distribution Warehouses by Special Exception in the IE (Industrial, Employment) Zone

On page 1, line 7, delete "reacting" and insert "reenacting".

On page 2, the revised table should remove the underlining of "Green area" since, as noted *supra*, that language currently exists in the Code.