



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

Thursday, April 6, 2023

10:00 AM

Council Hearing Room

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 Member Present: Edward Burroughs

BUDGET WORKSESSION

[BU 2023-3](#)

PEOPLE'S ZONING COUNSEL

Budget discussion held; no votes taken

[BU 2023-4](#)

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION (M-NCPPC) FY 2024 Budgets - Commissioners' Office, Central Administrative Services (CAS), Planning Department

Attachment(s): [MNCPPC Prince Georges County Budget CAS
PLANNING FINAL March 29 2023](#)

Budget discussion held; no votes taken

LEGISLATION

[CB-031-2023](#)

AN ORDINANCE CONCERNING CONVENIENCE STORES-GAS STATIONS-TOBACCO SHOPS-TOBACCO PRODUCT DISPLAY AND SALES AREA for the purpose of modifying the definitions of Convenience Store, Gas Station, and Tobacco Shop uses in the Zoning Ordinance to clarify the percentage of certain uses that may be dedicated to the display and sales of tobacco products; and providing for a transition period to ensure compliance.

- Attachment(s):** [B2023031](#)
[CB-031-2023 Summary](#)
[CB-031-2023 ZHE Memo](#)
[CB-031-2023 Planning Board Votes Letter](#)
[CB-031-2023 Planning Board Anaylsis](#)
[CB-031-2023 Convenience Store Locations IMD Research 03132023](#)
[CB-031-2023 Gas Station Locations IMD Research 03132023](#)
[CB-031-2023 Tobacco or Electronic Cigarette Store Locations IMD Research 03132023](#)

A motion was made by Council Member Blegay, seconded by Council Member Oriadha, 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-039-2023](#)

AN ORDINANCE CONCERNING DEVELOPMENT REGULATIONS - NEIGHBORHOOD COMPATIBILITY STANDARDS - CENTRAL AVENUE CORRIDOR REDEVELOPMENT for the purpose of providing building height standards for development of property within the Central Avenue Corridor in proximity to single-family zones.

- Attachment(s):** [B2023039](#)
[CB-039-2023 Summary](#)
[CB-039-2023 Planning Board Votes Letter signed](#)
[CB-039-2023 Planning Board Anaylsis](#)

A motion was made by Council Member Oriadha, seconded by Council Member Dernoga, 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-040-2023](#)

AN ORDINANCE CONCERNING NONRESIDENTIAL BASE ZONES - INDUSTRIAL, EMPLOYMENT (IE) ZONE - INTENSITY AND DIMENSIONAL STANDARDS for the purpose of amending the lot coverage and green space requirements for development of property in the Industrial, Employment (IE) Zone of Prince George's County.

Attachment(s): [2023040](#)

[CB-040-2023 Summary](#)

[Agenda Item Summary](#)

[CB-040-2023 ZHE Memo](#)

[CB-040-2023 Planning Board Votes Letter signed](#)

[CB-040-2023 Planning Board Analysis](#)

[CB-040-2023 Planning Board Alternative Draft](#)

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

Aye: 4 - Ivey, Blegay, Dernoga and Oriadha

Absent: 1 - Olson

ADJOURN

Adjourned

Also present:

Jackie Brown, Committee Director

Karen Zvakos, Zoning and Legislative Counsel

Charlotte Aheart, Administrative Aide

Maurene McNeil, Zoning Hearing Examiner

Turkessa Green, County Auditor

Ashley Sharp, CEX

Dinora Hernandez, OOL

Rana Hightower, M-NCPPC

Chad Williams, M-NCPPC

Peter Shapiro, M-NCPPC

Asuntha Chiang-Smith, M-NCPPC

Abbey Rodman, M-NCPPC

Debra Borden, M-NCPPC

Mazen Chilet, M-NCPPC

Suzann King, M-NCPPC

Terry Johnson, M-NCPPC

Bill Spencer, M-NCPPC

Stan Brown, PZC

Patrice Murray

Bradley Farrar

William Shipp

Justin Korenblatt

Jacqueline Alexander

Lloyd Blackwell