

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: September 29, 2021

RE: CB-66-2021

Thank you for the opportunity to comment on the bill.

I have a few technical comments and one more substantive in nature.

Similar language is used in both footnotes that will allow a mix of Multifamily dwellings and ground floor commercial uses in the R-18 and C-S-C Zones under certain circumstances. In Subparagraph D in both footnotes revise to insert a / between lot(s) and parcel(s). In Subparagraph F both footnotes add "and" after the semicolon. In Subparagraph G remove the semicolon at the end and insert a period.

My substantive concern is that footnote 143 allows "all commercial uses permitted in the C-S-C Zone" to be developed on the ground floor of the residential use subject only to the bulk regulations set forth and approved in the Detailed Site Plan, many of which will be applicable to the multifamily dwelling and not necessarily to uses on the ground floor. While many commercial uses may not easily be developed in the multifamily dwelling it is important to consider how broad this authorization is since it could allow a myriad of uses permitted by right or by special exception in the commercial zone without benefit of any standard minimum regulations as to size, hours of operation, security or lighting (to name a few) and without allowing any determination that a particular use should not be allowed. If the sponsor has certain uses in mind for such development, I believe it would be better to list them than to allow this broad delegation of zoning authority.