



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

Mel Franklin, Chair
Dannielle M. Glaros, Vice-Chair
Calvin S. Hawkins
Sydney J. Harrison
Todd M. Turner

Director - Jackie Brown
Administrative Aide - Charlotte Aheart
(301) 952-4199

Thursday, September 15, 2022

10:00 AM

Virtual Meeting

****Revised - CB-072-2022, CB-081-2022, CB-086-2022, CB-087-2022 and CB-090-2022 Removed and CB-071-2022, CB-078-2022 and CB-080-2022 have been added****

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

ORDER OF PROCEEDING

CALL TO ORDER

Present: 5 - Chair Mel Franklin, Vice Chair Dannielle Glaros, Council Member Sydney Harrison, Council Member Todd Turner and Council Member Calvin S. Hawkins

Other Council Members Present: Thomas Dernoga, Jolene Ivey, Deni Taveras, Johnathan Medlock and Edward P. Burroughs

APPOINTMENT

[APPT-33-22](#)

Appointment of the following individual to the Redevelopment Authority Board of Prince George's County:

Ms. Madye G. Henson

Appointment

Replacing: David C. Harrington

Term Expires: 7/28/2025

A motion was made by Council Member Turner, seconded by Council

Member Hawkins, that this Appointment be Favorably recommended to the County Council. The motion carried by the following vote:

Aye: 4 - Franklin, Harrison, Turner and Hawkins

Absent: 1 - Glaros

LEGISLATION

[CB-071-2022](#)

AN ORDINANCE CONCERNING APARTMENT HOUSING FOR ELDERLY OR PHYSICALLY DISABLED FAMILIES for the purpose of permitting, by special exception, increased density in the Local Transit Oriented - Edge (LTO-E) Zone for multifamily senior citizen dwellings.

Attachment(s):

[B2022071](#)

[CB-071-2022 AIS](#)

[CB-071-2022 - ZHE Memo](#)

CB-071-2022 M-NCPPC Staff Report signed

[CB-071-2022 Planning Board Votes Letter](#)

[CB-071-2022 Planning Board Analysis](#)

[CB-071-2022 OOL Comment](#)

[CB-071-2022 Report](#)

A motion was made by Chair Franklin, seconded by Council Member Hawkins, that this Council Bill be Favorably recommended to the County Council. The motion carried by the following vote:

Aye: 3 - Franklin, Harrison and Turner

Absent: 2 - Glaros and Hawkins

[CB-078-2022](#)

AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of clarifying the development regulations and use tables applicable to the development of split-zoned property within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-098-2021).

Attachment(s): [B2022078](#)
[CB-078-2022 AIS](#)
[CB-078-2022 ZHE Memo](#)
CB-078-2022 M-NCPPC Staff Report
[CB-078-2022 Split- Zone properties Map](#)
CB-078-2022 Split-zoned Properties List
[CB-078-2022 Planning Board Votes Letter](#)
[CB-078-2022 Planning Board Anaylsis](#)
[CB-078-2022 OOL Comment](#)
[CB-078-2022 Report](#)
[CB-78-2022.DR-2.Post.PHED.MF.ktz.0915202](#)
[2](#)

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

Aye: 4 - Franklin, Harrison, Turner and Hawkins

Nay: 1 - Glaros

[CB-080-2022](#)

AN ORDINANCE CONCERNING ZONING-INTERPRETATIONS AND DEFINITIONS-USE REGULATIONS-CONVENIENCE STORES for the purpose of amending the Zoning Ordinance to clarify the definition of Convenience store uses; to amend the Use Regulations to add a minimum distance requirement between certain Convenience store uses and other specified uses; renumbering Section 27-5102 of the Zoning Ordinance; and generally relating to Convenience store use regulations in furtherance of the general health, safety, and welfare of the residents of Prince George's County.

Attachment(s): [B2022080](#)
[CB-080-2022 AIS](#)
[CB-080-2022-ZHE MEMO](#)
CB-080-2022 M-NCPPC Staff Report
[CB-080-2022 Convenience Store Map](#)
CB-080-2022 M-NCPPC Convenience Store List
[CB-080-2022 Planning Board Votes Letter](#)
[CB-080-2022 Planning Board Anaylsis](#)
[CB-080-2022 OOL Comment](#)

A motion was made by Council Member Harrison, seconded by Vice Chair Glaros, that this Council Bill be Favorably recommended with

amendments to the County Council. The motion carried by the following vote:

Aye: 5 - Franklin, Glaros, Harrison, Turner and Hawkins

[CB-060-2022](#)

AN ORDINANCE CONCERNING ADMINISTRATION-STANDARD REVIEW PROCEDURES-DEVELOPMENT

APPLICATIONS-NOTIFICATION-INFORMATIONAL MAILING for the purpose of amending the Zoning Ordinance to provide for electronic informational mailing registry for any interested County resident; providing for electronic informational mailings to be provided by the Maryland-National Capital Park and Planning Commission, and providing compliance requirements for prospective development applicants.

Attachment(s): [B2022060](#)
[CB-060-2022 AIS](#)
[CB-060-2022 Report](#)
[CB-060-2022 Planning Board Votes Letter and Anaylses](#)
[CB-060-2022 ZHE Memo](#)
[CB-060-2022 OOL Comment](#)
[B2022060 \(DR-1\)](#)

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

Aye: 5 - Franklin, Glaros, Harrison, Turner and Hawkins

[CB-061-2022](#)

AN ORDINANCE CONCERNING ADMINISTRATION-DEVELOPMENT APPLICATIONS-STANDARD REVIEW PROCEDURES-PRE-APPLICATION NEIGHBORHOOD MEETING REQUIREMENTS

for the purpose of amending the Zoning Ordinance to require that written summaries of pre-application neighborhood meetings for proposed development be made a part of the administrative record of any development application that is filed and accepted; and requiring electronic distribution of pre-application neighborhood meeting summaries to attendees at the meeting that provide email contact information.

Attachment(s): [B2022061](#)
[CB-061-0022 AIS](#)
[CB-061-2022 - ZHE Memo](#)
[CB-061-2022 Planning Board Votes Letter and Anaylses](#)
[CB-061-2022 OOL Comment](#)

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

Aye: 5 - Franklin, Glaros, Harrison, Turner and Hawkins

[CB-091-2022](#)

AN ORDINANCE CONCERNING ZONING-ADMINISTRATION-APPLICATION-SPECIFIC REVIEW PROCEDURES AND STANDARDS for the purpose of amending the voting requirements for adoption of legislative amendments to the local zoning laws of Prince George's County.

Attachment(s): [B2022091](#)
[CB-091-2022 AIS](#)
[CB-091-2022 M-NCPPC Staff Report signed](#)
[CB-091-2022 OOL Comment](#)
[CB-091-2022 Planning Board Votes Letter](#)
[CB-091-2022 Planning Board Anaylsis](#)

A motion was made by Council Member Harrison, seconded by Council Member Hawkins, that this Council Bill be Held Indefinitely in Committee. The motion carried by the following vote:

Aye: 4 - Franklin, Harrison, Turner and Hawkins

Absent: 1 - Glaros

[CB-092-2022](#)

AN ORDINANCE CONCERNING ZONING-ADMINISTRATION-DECISION-MAKING BODIES-DISTRICT COUNCIL-APPLICATION-SPECIFIC REVIEW PROCEDURES AND STANDARDS for the purpose of revising the application review procedures for zoning applications decided by the District Council in Prince George's County.

Attachment(s): [B2022092](#)
[CB-092-2022 AIS](#)
[CB-092-2022 - ZHE Memo](#)
[CB-092-2022 M-NCPPC Staff Report signed](#)
[CB-092-2022 OOL Comment](#)
[CB-092-2022 Planning Board Votes Letter](#)
[CB-092-2022 Planning Board Anaylsis](#)

A motion was made by Chair Franklin, seconded by Council Member Hawkins, that this Council Bill be Favorably recommended with amendments to the County Council. The motion carried by the following

vote:

Aye: 3 - Franklin, Harrison and Hawkins

Nay: 2 - Glaros and Turner

[CB-079-2022](#)

AN ORDINANCE CONCERNING IE ZONE TRANSITIONAL PROVISIONS

for the purpose of modifying the lot coverage and green area requirements for previously I-1 zoned properties and permitting distribution warehouses in the IE Zone.

Attachment(s):

[B2022079](#)

[CB-079-2022 AIS](#)

[CB-079-2022 ZHE Memo](#)

CB-079-2022 M-NCPPC Staff Report

[CB-079-2022 Undeveloped Properties Zoned I-1](#)

[- Northern County](#)

[CB-079-2022 Undeveloped Properties Zoned I-1](#)

[- Southern County](#)

CB-079-2022 Undeveloped Properties in the I-1 Zone

[CB-079-2022 Planning Board Votes Letter](#)

[CB-079-2022 Planning Board Analysis](#)

[CB-079-2022 OOL Comment](#)

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

Aye: 4 - Franklin, Harrison, Turner and Hawkins

Nay: 1 - Glaros

[CB-076-2022](#)

AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE

GEORGE'S COUNTY for the purpose of requiring special exception approval, and revising certain site design criteria in certain commercial, industrial, comprehensive design, and mixed use zones of the Zoning Ordinance for Prince George's County.

Attachment(s): [B2022076](#)
[CB-076-2022 AIS](#)
[CB-076-2022 - ZHE Memo](#)
[CB-076-2022 Planning Board Votes Letter](#)
[CB-076-2022 Planning Board Analysis](#)
CB-076-2022 List of Properties
[CB-076-2022 Map](#)
CB-076-2022 Staff Report
[CB-076-2022 OOL Comment](#)

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

Aye: 5 - Franklin, Glaros, Harrison, Turner and Hawkins

ADJOURN

This meeting was adjourned

Also present:

Robert J. Williams, Jr., Council Administrator

William Hunt, Deputy Council Administrator

Colette Gresham, Associate Council Administrator

Donna Brown, Clerk of the Council

Jackie Brown, Committee Director

Karen Zavakos, Zoning and Legislative Counsel

Dinora Hernandez, Legislative Officer

Kathleen Canning, Legislative Officer

Charlotte Aheart, Administrative Aide

Leonard Moses, Legislative Assistant

Monica Best-James, Legislative Officer

Ellis Watson, Legislative Officer

Maurene McNeil, Zoning Hearing Examiner

Terry Bell, CEX

Miriam Brewer, CEX

Amanda Denison, OOL

Rana Hightower, M-NCPPC

Scott Rowe, M-NCPPC

Kierre McCune, M-NCPPC

Melinda Bolling, DPIE

Lori Parris, DPIE

Madye G, Henson

Dan Smith

Greg Smith

Bernard Holloway

Edward Gibbs

Mark Robinson

Thomas Haller

Justin Korenblatt

Jason Klug

Blake Esherick

Mary Cook

Alexandra Bely

Leo Shapiro

Cheryl Cort

Jill Oliver

Cleveland Grant

Deidre Trass

Patrice Murray

Valencia Campbell

Rosita Stevens-Holsey

Martha Wells

Carol Hurwitch
Jon Robinson
Barbara Sollner-Webb
Brian Wivell
David Brosch
Janna Parker
Monique Willard
Milly Hall
Michael Bridges
Kathy Bartolomeo
Laila Riazi
David Walker
Sarah Price
Matthew Tedesco