

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

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May 30, 2019

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

FROM: Maurene Epps McNeil *MEM (EB)*  
Chief Zoning Hearing Examiner

RE: CB-13-2019

Thank you for the opportunity to review the above referenced bill. As drafted it raises a technical and a substantive concern.

I would recommend a technical amendment on page 1, line 6 that "Section / s" be deleted and "Section" be inserted.

I would also recommend that the sponsor require Detailed Site Plan approval for this use, similar to that shown in existing footnote 24 on page 3. First, the requirements in the proposed footnote 76 are not easily addressed at the time of permit review, and Detailed Site Plan review and approval would ensure that all the provisions are satisfied. Second, a Detailed Site Plan is required for the use in the other commercial zones, and it is reasonable to treat this use in the C-O Zone similarly, especially given: the small size of the lot/parcel on which the use will be allowed; and, the fact that the use will be allowed; and, the fact that the use will most likely be in an area of "predominately nonretail commercial uses, such as business offices and services of a professional, clinical, or administrative nature...." ( Prince George's County Code, Section 27-453 (a))

cc: Councilman Turner  
Rana Hightower  
Karen T. Zvakos  
Dinora Hernandez