

INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND
ZONING HEARING EXAMINER OFFICE
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 McCormick Drive
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LARGO, MARYLAND 20774
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TO: Jackie Brown, Committee Director
Planning, Housing, and Economic Development Committee

FROM: Maurene Epps McNeil
Chief Zoning Hearing Examiner

DATE: September 9, 2022

RE: CB-78-2022

Thank you for the opportunity to comment on this bill that will allow all of a split-zoned property to be developed with uses associated with the higher intensity zone.

I believe this should be subject to Special Exception approval. Accordingly, the language on page 2, lines 15-17 should be revised as follows:

“Where a specific property is split-zoned, the Applicant may request approval of a special exception to develop the property in accordance with the use table of the higher intensity zone.”

Special Exception review will ensure that surrounding residents/property owners will have sufficient notice of the higher intensity use requested, as well as an opportunity to comment at the pre-application neighborhood meeting and at the meeting held by the Zoning Hearing Examiner. Most importantly, it will ensure that any possible negative impacts on the surrounding properties, that might possibly be in a lower intensity zone, is reduced or averted.

Cc: Rana Hightower
Karen Zvakos
Dinora Hernandez
Amanda Denison
Charlotte Aheart
Terry Bell