

**PRINCE GEORGE'S COUNTY COUNCIL**  
**COMMITTEE REPORT**  
**2015 Legislative Session**

---

**Reference No.:** CB-20-2015  
**Draft No.:** 2  
**Committee:** PLANNING, ZONING AND ECONOMIC DEVELOPMENT  
**Date:** May 20, 2015  
**Action:** FAV (A)

---

**REPORT:**

Committee Vote: Favorable with amendments, 3-0 (In favor: Council Members Harrison, Glaros and Taveras)

Council staff summarized the purpose of the legislation and informed the committee of written referral comments that were received. CB-20-2015 amends the Zoning Ordinance to include the use “employment or training center” as a temporary use. The Zoning and Legislative Counsel also presented a Proposed Draft-2 (DR-2) of the legislation prepared at the request of the bill sponsor to clarify this as a new temporary use in Section 27-261. Draft-1 included “employment or training center” within “contractor’s construction related facilities, real estate subdivision sales office” in Section 27-261(a).

Council Member Patterson, the bill’s sponsor, informed the Committee that he proposed this legislation to facilitate the location of an employment or training center in his district which will be returned to the County for community use after the temporary use ceases to exist.

The Chief Zoning Hearing Examiner (ZHE) submitted a memorandum to the Committee with a recommendation to add language to the legislation as follows and to remove proposed changes to Section 27-261(a):

(q) Employment or training center.

(1) A temporary permit may be issued for an employment or training center associated with a facility under construction, if the employment or training center is also located within one mile of the facility under construction. The employment or training center shall be located in a surplus public school pursuant to a lease agreement with the County.

(2) Any temporary permit issued shall comply with the following:

(A) The permit shall be valid for not more than three (3) years. The permit may be renewed, for good cause, for an additional period of not more than two (2) years; and

(B) Adequate measures shall be taken to insure that the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The Proposed DR-2 addresses the recommended language provided by the ZHE, with an additional revision in subsection (q)(1) to change the word “surplus” to “former”.

The Office of Law reviewed CB-20-2015 and determined that it is in proper legislative form with no legal impediments to its enactment. The Planning Board supports the legislation.

The Committee voted favorable including amendments in Proposed DR-2.