

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session

Bill No. CB-47-2018

Chapter No. 30

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin and Harrison

Co-Sponsors _____

Date of Introduction July 24, 2018

ZONING BILL

1 AN ORDINANCE concerning

2 I-2 Zone

3 For the purpose of permitting Concrete batching or cement mixing plant uses in the I-2 (Heavy
4 Industrial) Zones of Prince George's County, under certain specified circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-473(b),

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2015 Edition, 2017 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-473(b) of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 7. INDUSTRIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

Sec. 27-473. Uses permitted.

(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
(2) INDUSTRIAL:					
* * * * *	*	*	*	*	*
(K) Stone, Clay, Glass and Cement Products:					
* * * * *	*	*	*	*	*
Concrete batching or cement mixing plant	X	SE ^{50,66}	X	X	X
* * * * *	*	*	*	*	*

* * * * *

- 6.6** Notwithstanding any other provision of this Subtitle, a Concrete batching or mixing plant shall not be subject to a special exception process and shall be a permitted use in the I-2 Zone, provided that:
- (A) The use is located on property with an existing, operational sand and gravel wet processing facility use;
 - (B) The use is located on at lot or parcel consisting of at least twenty (20) acres;
 - (C) Operations of the use on the site are limited to the hours of 5:00 a.m. to 7:00 p.m. Monday through Friday;
 - (D) Weekend operations of the use on the site shall be limited to Saturdays between the hours of 6:00 a.m. to 2:00 p.m.;
 - (E) All mixing equipment associated with the use shall be located within a wholly enclosed building;
 - (F) The use shall be located on property abutted on three (3) sides by land with a zoning classification of O-S, at the time of commencement of the Concrete batching or mixing plant use;
 - (G) The mixing plant and other components of the use having the potential for generation of adverse noise, dust, or vibration impacts that are not located within a wholly enclosed building (including conveyor systems, concrete mixers, weighing hoppers, batching equipment, aggregate bins, truck mixing areas, and truck wash-out facilities) shall be located at least three hundred (300) feet from the boundary lines of the subject property adjoining land in any residential or commercial zone, or land proposed for residential or commercial uses within a Comprehensive Design Zone, Mixed Use, or Planned Community Zone; and
 - (H) A site plan is filed and approved by the County Department of Permitting, Inspections, and Enforcement (“DPIE”) with the building permit for the use, that includes the following:
 - (1) the components of the concrete mixing plant;
 - (2) the location of all natural material stockpiles;
 - (3) the location of settling ponds, if any;
 - (4) the source of water to be used in conjunction with the operations of the use;
 - (5) the truck wash-out facilities, if any;
 - (6) the methods of disposing of waste materials associated with operations of the use;
 - (7) the internal traffic circulation system for operations of the use;
 - (8) the truck mixing areas; and
 - (9) the parking and storage areas for all vehicles and equipment associated with operations of the use.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this 4th day of September , 2018.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Dannielle M. Glaros
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.