

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

## ZONING HEARING EXAMINER OFFICE

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June 17, 2020

**TO:** Karen Zavakos, Legislative Officer

**FROM:** Maurene Epps McNeil  
Chief Zoning Hearing Examiner

**Re:** CB-38-2020

Thank you for the opportunity to review the above referenced bill. As drafted, it raises the following concerns.

The purpose clause on page 1, line 3, should be revised to include the R-R Zone.

The new footnote requires that the "recreational facilities" (presumably the athletic field as well) be dedicated to MNCPPC. If that is the intent, the new use could be renamed "Athletic Field, outdoor, public nonprofit". If the intent is to only dedicate to MNCPPC the "other recreational uses" mentioned in the footnote, the new use should be renamed "Athletic Field, all others" since "for profit and All others" is confusing.

The entire footnote should be revised as many of the sentences are run on and slightly confusing. If the use is to be permitted only if the land is adjacent to a MNCPPC Community Center, and currently subject to a Detailed Site Plan for townhouse residential uses the first sentence should be revised as follows: "Permitted use, provided that the property is located adjacent to a Community Center owned by MNCPPC, within the boundaries of a Master Plan approved by the District Council prior to June 1, 2007 and is subject to a Detailed Site Plan for townhouse residential uses." The next sentences should be revised to say "Notwithstanding the provisions of Section 27-270 of this Subtitle, a grading permit may be approved and issued for the use provided that said permit shall not be for a period longer than five (5) years, and a bond is posted with the Department of Permits, Inspections and Enforcement prior to issuance of the permit. The Athletic Field shall be lighted and may be developed with other recreational facilities, such as a walking trail, exercise stations and a water feature. Upon completion, the Athletic Field and other recreational amenities shall be dedicated to the MNCPPC Department of Parks and Recreation in Prince George's County."

Finally, Athletic Fields are currently permitted by Special Exception in the R-T Zone, and is only permitted by right in the R-R Zone if the site is at least 10 acres in size and operated by an eleemosynary or philanthropic group. These limitations help to ensure that the Athletic Field not adversely impact the surrounding community. Accordingly, I suggest that this bill be revised to include a requirement that the use be on a sufficiently large acreage to help justify treating the use differently from others operated by nonprofit organizations.

Should you have any questions, please feel free to contact me.

cc: Todd Turner, Chair  
Derrick Davis, Councilmember  
Dinora Hernandez, Esq,  
Sakinda Skinner, Esq.  
Rana Hightower  
Charlotte Aheart