

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

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

FROM: Maurene Epps McNeil, Chief
Zoning Hearing Examiner

DATE: September 14, 2020

RE: CB- 54-2020

CB-54-2020 will permit a concrete recycling facility by right in the I-1 Zone. Thank you for the opportunity to provide the following comments.

On Page 1, line 3 of the bill should be revised to “permitting concrete recycling facilities in the I-1 ...” since adding “uses” is confusing and may lead to interpretation differences down the road.

A “Concrete Recycling Facility” is permitted by Special Exception in the I-1 Zone under Section 27-473 (m)(8) (Wholesale-Resource Production Recovery). If the Council wishes to allow development of this use by right this is the Section that should be revised.

Section 27-343.03 of the Zoning Ordinance sets forth several criteria for the approval of a Special Exception for this use, including, but not limited to a Site Plan that addresses the location of stock piles, settling ponds, truck wash-out facilities, method of disposal of waste, daily capacity of the facility, etc., since it can be a fairly intensive use. (I would also note that this use is permitted by Special Exception in the Zoning Rewrite.) I therefore urge the Council to consider adding some criteria and Detailed Site Plan Review if the will is to approve the use by right.

cc: Rana Hightower
Karen T. Zvakos
Dinora Hernandez
Amanda Denison