



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Office of the Planning Director**

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September 30, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Esq., Planning Director, Planning Department
Derick Berlage, Acting Deputy Planning Director, Planning Department

FROM: Rana Hightower, Intergovernmental Affairs Coordinator

SUBJECT: **CB-72-2020**

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Purpose: This legislation amends the requirements for limited "Class 3 fill" uses as a method of reclaiming former sand and gravel mining properties for public use in the Residential Agricultural (R-A) Zone without Special Exception approval.

Policy Analysis: This bill makes technical amendments to an existing footnote that permits a "Class 3 fill" operation in the Residential Agricultural (R-A) Zone without Special Exception approval. The bill clarifies that the height limitation shall not exceed 60 feet above the ground elevation at the point of road access to the site. Also, there must be a seven percent maximum road grade for any slope.

Staff supports the bill because it makes the existing height and slope development requirements clear and concise.

New Zoning Ordinance: The adopted Zoning Ordinance Agricultural Residential (AR) Zone will replace the R-A Zone. The "Class 3 fill" use will be permitted subject to Special Exception approval with use specific standards.

Impacted Property: The bill would impact a property located on Accokeek Road identified by tax account number 1180876, Parcel 13.

Recommendation: Support.

Staff recommends the Planning Board vote to support CB-72-2020.