



# Prince George's County Council

County Administration Building  
14741 Governor Oden Bowie  
Drive  
Upper Marlboro, Maryland  
20772-3050

## Meeting Minutes - Final Sitting as the Committee of the Whole

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Thursday, July 19, 2018

10:00 AM

Committee Room 2027

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### CALL TO ORDER

*The Committee of the Whole was convened by Chair Glaros at 10:18 a.m. with four members present. Council Member Taveras arrived at 10:25 a.m. Council Member Franklin arrived at 10:45 a.m. Council Member Harrison arrived at 2:28 p.m. Council Member Toles arrived at 3:20 p.m.*

**Present**            9 - Dannielle Glaros  
Derrick Davis  
Mel Franklin  
Andrea Harrison  
Mary Lehman  
Obie Patterson  
Deni Taveras  
Karen Toles  
Todd Turner

*Also present:*

*Donna J. Brown, Deputy Clerk of the Council  
Leonard Moses, Office of the Clerk of the Council  
Nathaniel Tutt, III, County Executive's Office  
Karen Zvakos, Legislative Officer  
Jacqueline Brown, Director, PZED Committee  
Maurene McNeil, Chief Zoning Hearing Examiner  
Joyce Nichols, Zoning Hearing Examiner*

[CB-013-2018](#)

Draft 1

**AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY** for the purpose of replacing the Zoning Ordinance of Prince George's County, being also and the same Subtitle 27 of the County Code, with a new Zoning Ordinance.

**Attachment(s):** [B2018013](#)  
[CB-13-2018 AIS](#)  
[SUBTITLE 27 Table of Contents](#)  
[DIVISION 27-1 General Provisions](#)  
[DIVISION 27-2 Interpretation & Definitions](#)  
[DIVISION 27-3 Administration](#)  
[DIVISION 27-4 Zones & Zone Regulations](#)  
[DIVISION 27-5 Use Regulations](#)  
[DIVISION 27-6 Development Standards](#)  
[DIVISION 27-7 Nonconformities](#)  
[DIVISION 27-8 Enforcement](#)  
[CB-13-2018 \(DR-1\) Errata Sheet](#)

*Panelists:*

*Maurene McNeil, Chief Zoning Hearing Examiner*  
*Joyce Nichols, Zoning Hearing Examiner*  
*Karen Zavakos, Zoning and Legislative Counsel*  
*Derrick Berlage, Chief, Countywide Planning Division*  
*Chad Williams, Master Planner, Countywide Planning Division*  
*Bryan Barnett Woods, Countywide Planning Division*  
*Nathaniel Tutt, III, Council Liaison*  
*Bill Edelen, Department of Permits, Inspections and Enforcement*  
*Deborah Gallagher, MNCPPC*  
*Redis C. Floyd, Clerk of the Council*  
*Barbara Stone, Administrator, Board of Appeals*  
*Rajesh Kumar, Principal Zoning Counsel*

*Derrick Berlage and Chad Williams, provided introductory remarks regarding public comments session held on Tuesday, July 17, 2018 and spoke briefly as to how the Planning Department proposes to respond to certain concerns/issues raised. Bryan Barnett Woods walked through the language of pertinent code sections within Divisions five of the proposed ordinance, focusing on standards for the various zones." He and other panelists responded to questions regarding: accessory uses, use and occupancy permits, principal uses, bee-keeping, car-wash use, multiple principal uses, model studios, adult uses, night clubs, manufactured home parks, farmer's markets, retail sales and uses, check-cashing/pawnshops, tattoos/body-piercing, personal vehicle repair and other vehicle uses, family day care centers vs. childcare centers, flex-office/flex space, small cell antennas, alcohol production, industrial campus concept, combination retail and community gardens. Chad Williams and Derek Berlage provided an*

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*overview of Division one and responded to questions posed regarding: validity periods for project phases, treatment of pending projects, pending re-zoning applications, cut-off date for zoning application, affect of the Map Amendment on processing pending applications, revisory petitions and purpose clauses. Chad Williams spoke to the interpretation provisions in Division 2 and responded to questions regarding: use interpretations, classification system, definitions, keeping horses and related agricultural uses, allowable encroachments and lot coverage. Chad Williams provided an overview of Division three which focuses on development review responsibilities. He and other panelists responded to questions posed regarding: appeals of interpretations, pre-application neighborhood meetings, written summaries, required public notice, appeals, municipalities, in-fill development, minor and major subdivisions, health impact assessments, variance language, interpretations of text and consolidation of Board of Appeals requirements. Chad Williams and Bryan Barnett Woods provided an overview of Division six, Development Standards. He and other panelists responded to questions posed regarding: applicability, roadway and street connectivity, connectivity index, transportation demand measurement, parking, no minimum approach, environmental protection, noise controls, on-street parking, temporary parking, large retail establishment design standards, innovation corridor and associated neighborhood compatibility, Suitland and Capital Heights Metro Regional Centers, applicability to other gateway roads, signs, green building standards and incentives, point system, affordable housing standards, height standards for single family homes, monopolies, parking in condominiums and apartments. Chair Glaros summarized items for review at a subsequent meeting and outlined the legislative timelines for the zoning rewrite bills.*

**This Council Bill was Held in Committee**

[CB-014-2018](#)

Draft 1

**AN ORDINANCE CONCERNING COUNTYWIDE MAP AMENDMENTS** for the purpose of establishing procedures to reclassify all real property in the Planning Areas of Prince George's County, Maryland through the comprehensive amendment of the Zoning Map.

**Attachment(s):** [B2018014](#)  
[CB-14-2018 AIS](#)  
[PROPOSED DR-2 CB-014-2018](#)

*Due to time constraints, this item was not addressed.*

**This Council Bill was Held in Committee**

[CB-015-2018](#)

Draft 1

**AN ACT CONCERNING THE SUBDIVISION REGULATIONS OF PRINCE GEORGE'S COUNTY** for the purpose of replacing the Subdivision Regulations of Prince George's County, being also and the same Subtitle 24 of the County Code, with new Subdivision Regulations.

**Attachment(s):** [B2018015](#)  
[CB-15-2018 AIS](#)  
[SUBTITLE 24 Table of Contents](#)  
[DIVISION 24-1 General Provisions](#)  
[DIVISION 24-2 Subdivision Administration](#)  
[DIVISION 24-3 Subdivision Standards](#)  
[DIVISION 24-4 Chesapeake Bay Critical Area Standards](#)  
[DIVISION 24-5 Enforcement](#)  
[DIVISION 24-6 Interpretation & Definitions](#)  
[AMENDMENT #1 - CB-15-2018](#)

*Due to time constraints, this item was not addressed.*

**This Council Bill was Held in Committee**

**ADJOURN**

*The meeting was adjourned at 4:07 p.m.*