



Legislation Details (With Text)

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Type:	Consent Item	Status:	Passed		
File created:	11/10/2020	In control:	City Council		
On agenda:	11/16/2020	Final action:	11/16/2020		
Title:	Prince George's County Zoning Rewrite: §27-05				
Sponsors:	City Administrator				
Indexes:	Planning & Development				
Code sections:					
Attachments:	1. Memo - County Zoning Rewrite - Section 27 - 10.26.2020 Final, 2. CB-013-2018 - PART 27-5 - USE REGULATIONS - Pg 74				

Date	Ver.	Action By	Action	Result
11/16/2020	1	City Council	Adopted	Pass

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Consent

Item Title:
Prince George's County Zoning Rewrite: §27-05

Suggested Action:

I move the Council authorize the Mayor to send correspondence to the Prince George's County District Council as well as the M-NCPPC Planning Board, requesting amendments to proposed Section 27-05 section (B.i.) Alcohol production facility, small-scale and (B.iii) Off-site manufacturing of beer, to incorporate language as follows:

(i)The minimum area of the eating, drinking, and entertainment area of the alcohol production facility, small-scale, shall be 45 percent of the total square footage for the establishment, or a minimum of 1,500 square feet, whichever is greater, unless the building in which it is located is an adaptive reuse or the interior layout of the building makes compliance impracticable.

(iii) Off-site distribution of manufactured beer is allowed, as long as it is done from the rear of the building, and adequate loading and access for the activity is provided, unless the building in which it is located is an adaptive reuse or the exterior of the building makes compliance impracticable.

Summary Background:

The Prince George's County Council and Maryland-National Capital Park & Planning Commission are scheduled to host a Joint Public Hearing to consider the County Zoning Rewrite and Sectional Map Amendments. As part of this hearing, the bodies will consider testimony from the public. The text below outlines both background information as well as Staff's recommended comments to be communicated during the Joint Public Hearing if adopted by Council.

The Prince George's County's Zoning Rewrite includes a focus on reducing the need for legal interpretation of regulatory

terms and definitions. In its effort to eliminating the regulatory grey area subject to interpretation, the updated zoning ordinance will eliminate the term 'non-conforming use' and apply best practices specific to the regulation of alcohol through §27-05 - Eating or Drinking Establishment Uses.

Next Steps:

The City's written correspondence will be submitted to the District Council for its consideration.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support.

Community Engagement:

The Prince George's County Council and Maryland-National Capital Park & Planning Commission had been scheduled to host a Joint Public Hearing on November 19th to consider the County Zoning Rewrite and Sectional Map Amendments. Due to an increase in COVID-19 positive case rates, the hearing has been postponed and a new date has not been published. The City will provide oral testimony at the time in which the hearing is held.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A