



**THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission**

Prince George's County Planning Board | Office of the Chairman

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April 1, 2025

The Honorable Edward P. Burroughs, III
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

RE: LDR-53-2025

Dear Chair Burroughs:

As required by the County's legislative amendment process for amendments to the Zoning Ordinance (Section 27-3501), the Planning Board held a public hearing on March 27, 2025, to receive comments on proposed Legislative Drafting Request LDR-53-2025.

During discussion of LDR-53-2025, the Planning Board supported the concept of the intent of the legislation and approved a motion adopting the findings contained in the Planning Department Technical Staff Report and transmitting an alternate draft of LDR-53-2025 that addresses numerous drafting convention issues present in the proposed version. This motion constituted a Planning Board recommendation for the proposed legislation of NO POSITION.

Planning Board Proposed Amendments:

Following review of LDR-53-2025, the Department has offered the necessary technical drafting convention edits for this proposed bill in Section II, above. As to the substantive aspects of the bill, the Department has no amendments at this time and requests to coordinate with the bill's sponsor to better understand the underlying concerns and work toward more effective outcomes than LDR-53-2025 would engender.

Legislative Amendment Decision Standards:

The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council and is not controlled by any one factor. Within each zone listed in the Classes of Zones (Section 27-4102), the district council may regulate the construction, alteration, and uses of buildings and structures and the uses of land, including surface, subsurface, and air rights. The provisions for each zone shall be uniform for each class or kind of development throughout the zone, and no legislative amendment may create different standards for a subset of properties within a zone, unless such standards are necessary to implement development policies within the applicable Area Master Plan, Sector Plan, development policies of the General Plan, or other approved development district; however, any differentiation of a subset of properties within a zone shall be reasonable and based upon the public policy to be served.



The Department finds that LDR-53-2025 would create a different standard for the Methadone Treatment Center use by circumventing the requirement of special exception already required for methadone treatment facilities. While MTC's require a Special Exception, Opioid Treatment Centers will be permitted by right. Resulting in different standards for a subset of properties within the zones that permit methadone treatment facilities.

In addition, it is unclear to the Department what public policy may be served by creating this new use. Should the Council address opioid treatment centers by considering whether to expand/broaden treatment facilities and categorize collectively as drug and alcohol treatment centers (having methadone, opioid and other drug and alcohol treatment centers), subject to consistent standards.

Based on the above preliminary assessment, the Department finds that LDR-53-2025 is not consistent with the Legislative Amendment Decision Standards specified in Section 27-3501(d) of the Zoning Ordinance.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Please let us know if we may be of further assistance.

Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3594. Thank you, again, for your consideration.

Sincerely,

Peter A. Shapiro
Chair

Attachments