



June 12, 2025

The Honorable Edward P. Burroughs, III
Chair
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20772

Re: LDR-88-2025

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 June 12, 2025, to receive comments on proposed Legislative Drafting Request LDR-88-2025.

Following discussion of LDR-88-2024, and in consideration of public comments in support on this proposed legislation, the Planning Board approved a motion to support LDR-88-2024 with associated comments discussed by the Board during the June 12, 2025, public hearing and as further contained in the technical staff report.

Planning Board Proposed Amendments:

Following review of LDR-88-2025, the Department has determined that LDR-88-2025 was drafted in a manner consistent with the legislative style and conventions of the current Zoning Ordinance. As to the substantive aspects of the bill, the Department has no amendments at this time.

Additional Discussion

After hearing from one speaker (Tom Haller, Gibbs and Haller) who spoke in support of staff's Technical Report findings, the Planning Board elected to make the motion described above. The link to the public hearing video may be found under the hearing date at <https://www.mncppc.org/883/Watch-Meetings>.

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-88-2025 meets the criteria that the provisions for each zone shall be uniform for each class or kind of development throughout the zone because the amendment does not create different standards for a subset of properties Countywide, regardless of zoning. The proposed amendments contained in LDR-88-2025 would therefore be consistently applied to each affected zone across the County.

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,

A handwritten signature in black ink, appearing to read 'Peter A. Shapiro', with a long horizontal flourish extending to the right.

Peter A. Shapiro
Chair

Attachments

