

# **INTER-OFFICE MEMORANDUM PRINCE GEORGE'S COUNTY, MARYLAND**

## **OFFICE OF THE ZONING HEARING EXAMINER**

TO: Rana Hightower, Committee Director  
Planning, Housing, and Enforcement Committee

FROM: Maurene Epps McNeil  
Chief Zoning Hearing Examiner

DATE: June 2, 2025

RE: CB-40-2025

Thank you for the opportunity to comment on the above-referenced bill. As drafted, it raises concerns.

The new language being added to Section 27-4205 (c) (6) can be interpreted to only allow grading permits in an LCD Zone under the following circumstances (shown on page 2 of the bill):

Notwithstanding any other provision of this Subtitle, a grading permit to support the development of uses permitted in the LCD Zone may be issued by the Department of Permitting, Inspections, and Enforcement so long as it is in conformance with an approved CDP. The grading permit shall be limited to activities related to the installation of utilities, streets, stormwater management facilities, and lot grading based on the approved limits of disturbance as shown on the approved CDP or the approved Type 1 Tree Conservation Plan. An SDP and a Final Plat [are] not required for issuance of a grading permit under this subsection.

Section 32-125 of the Prince George's County Code defines grading as "the removal of topsoil, excavating, filling, stockpiling, grubbing, removing root mat or any combination thereof, including the condition resulting therefrom." Thus, there may be many more reasons to request a grading permit for property within this residential zone. If it is not the sponsor's intent to limit the issuance of grading permits in this manner, the language should be changed to add "or an approved Type 2 Tree Conservation Plan" at the end of the first sentence, since the following sentence also references a Type 1 TCP. The remaining language should be revised to state

An SDP and a Final Plat are not required for the issuance of a grading permit if the permit is limited to activities related to the installation of utilities, streets, stormwater management facilities, and lot grading based on the approved limits of disturbance as shown on the approved CDP or the approved Type 1 Tree Conservation Plan.

Please feel free to contact me should you have any questions.

Cc: Rana Hightower

Charlotte Aheart