



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

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

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September 19, 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: Amendment 15 to CB-15-2024

Dear Chair Burroughs:

As required by the County's legislative amendment process for amendments to the Zoning Ordinance (Section 27-3501), on September 18, 2025 the Planning Board reviewed proposed Amendment 15 to CB-15-2024.

During the discussion of Amendment 15, the Planning Board approved a motion to adopt the findings contained in the Planning Department's supplemental memorandum and support Amendment 15 to CB-15-2024.

Planning Board Proposed Amendments:

Following review of Amendment 15 to CB-15-2024, the Department has determined that Amendment 15 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.

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 Amendment 15 to CB-15-2024 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 Amendment 15 to CB-15-2024 would 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,

Darryl Barnes
Chair

Attachments