

September 5, 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-89-2025

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 September 4, 2025, to receive comments on proposed Legislative Drafting Request LDR-89-2025.

Following discussion of LDR-89-2025, the Planning Board voted to oppose LDR-89-2025 with associated comments contained in the technical staff report.

The Planning Board opposes LDR-89-2025 due to concerns over its mandatory requirements for meetings between Council Members and developers. While it is important for Council members to be informed about proposed development projects, mandating such meetings may undermine the appearance of fairness and potentially violate due process, as noted in the technical staff report. Furthermore, it is common practice for developers in Prince George's County to proactively engage with government officials early in the development process, and such outreach is encouraged. The Board also expresses concern that imposing additional mandatory steps in the pre-application process, especially when neighboring jurisdictions have adopted optional procedures, would be inconsistent with the Council's goal of streamlining and improving the efficiency of the development review process.

However, the Planning Board supports working with the County Council to reach an agreed-upon solution that aligns with best practices across jurisdictions, and the Planning Department has proposed the following comments and amendments should the Council decide to proceed with the proposed legislation:

- **Revise Page 2, Lines 7-8:** from "above, a pre-application consultation must be held between the applicant and the County Council Member or Members in whose Council District the proposed development will be located." To "above, a pre-application consultation may be conducted between the applicant and the County Council Member(s) representing the Council District where the proposed development will be located. This consultation shall take place within fourteen (14) business days following a written request submitted by the applicant, and the County Council Member(s) shall be responsible for scheduling the consultation and notifying the applicant of the time and location."
- **Revise Page 2, Line 9-11:** from "(2) The pre-application consultation is an informational meeting which provides an opportunity for the County Council Members to become more



familiar with the scope, features, and impacts of the proposed development.” To “(2) The pre-application consultation is a non-binding informational meeting intended to provide an opportunity for the County Council Members to become more familiar with the scope, features, and impacts of the proposed development.”

- **Revise Page 2, Lines 12-14:** from “(3) The pre-application consultation should occur subsequent to the required pre-application conference or, if such conference is waived by the Planning Director, prior to the Pre-Application Neighborhood Meeting required under Section 27-3402.” To “(3) The pre-application consultation shall be held after the mandatory pre-application conference and within the required timeframe before the Pre-Application Neighborhood Meeting, in accordance with Section 27-3402. For developments located within designated Downtowns or Innovation Corridor Centers, the consultation requirement may be waived by the Planning Director if the proposal aligns with a previously approved conceptual site plan or vision plan.”

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:

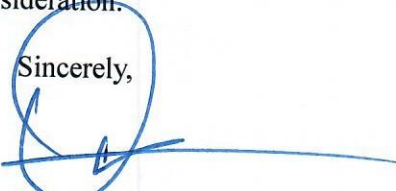
The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council and is not controlled by any one factor. Within each zone listed in the Classes of Zones (Section 27-4102), the district council may regulate 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-89-2025 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 in LDR-89-2025 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