



Office of the Chairman
Prince George's County Planning Board

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June 8, 2023

The Honorable Thomas E. Dernoga
Chairman
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20772

Re: CB-54-2023 and CB-55-2023

Dear Chairman Dernoga:

Thank you for providing the Planning Board with an opportunity to review and comment on proposed District Council legislation. During the June 8, 2023, Planning Board meeting, the following positions were adopted in accordance with the Planning Department staff's recommendations on the proposed legislation. **A Planning Board Analysis is attached for your consideration and a brief excerpt from the report is provided below:**

CB-54-2023 and CB-55-2023 require a summary of opposition to proposed development applications as expressed through oral or written testimony submitted during consideration of certain development applications pursuant to the Zoning Ordinance. CB-55-2023 requires the same summary for certain development applications pursuant to the Subdivision Regulations.

Planning Board Recommendation:
(See Attachment 1 for full analysis)

CB-54-2023 and CB-55-2023 are essentially the same bill but for different Subtitles; the Planning Board analysis will address both bills. Although well-intentioned and in accordance with common practice of peer jurisdictions to summarize and address pertinent comments and arguments raised by the opposition to development applications, as drafted CB-54-2023 and CB-55-2023 are overly broad and would result in significant additional work while raising potential concerns as to the relevance of opposition testimony to the review and decision standards of any given development application.

The Planning Board notes that technical staff reports, and Planning Board resolutions already include summaries of opposition and how pertinent comments have been addressed, without the need for codification. All parties agree that such summaries and responses are important. However, should the Council wish to proceed to codify these summaries, the Planning Board recommends several revisions to better clarify the intent of the bills to directly address concerns. The Planning Board has prepared two proposed Alternate Draft 2 bills that incorporate our recommendations.

As drafted, CB-54-2023 will affect all development applications that require the preparation of a technical staff report by requiring these reports to include summarization of opposition. CB-55-2023 will affect all subdivision applications in which a technical staff report is prepared.

Additional summaries would be required for any development application subject to a recommendation by the Planning Board or Zoning Hearing Examiner, to any development application where the District Council, Planning Board, Board of Appeals, or Zoning Hearing Examiner makes the final decision, and to any subdivision application where the Planning Board makes the final decision.

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 301-952-3595. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter A. Shapiro". The signature is stylized with a long horizontal stroke extending to the right.

Peter A. Shapiro
Chair

Attachments