

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-112-2025**

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-112-2025.

Following discussion of LDR-112-2025, the Planning Board voted to oppose LDR-112-2025 with associated comments contained in the technical staff report.

The Planning Board opposes LDR-112-2025 due to its imposition of substantial unfunded costs on the Commission, particularly through the requirement to maintain a searchable electronic database for neighborhood meetings. While these meetings, traditionally held in proximity to proposed developments with mailed notices to stakeholders and posted notices, serve important public engagement purposes, the addition of such a database is unlikely to significantly enhance public awareness. Instead, it would impose a fiscally irresponsible burden on the Commission's staff and budget.

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

- **Page 2, line 12**

thirty (30) days before the MEETING [the Planning Department accepts an application]. The applicant may also

- **Page 2, lines 17-26 - Consider the proposed language:**

- (D) Online Posting**

The Planning Department shall maintain online posting of the pre-application neighborhood meeting notification as provided by the applicant in accordance with this Subsection (A) above.

- (i) The Planning Department shall post online the applicant's electronic mailing, as specified in (2)(A)(iii) of the Code. The Planning Department shall post within one week of receipt of the electronic mailing by the applicant.

- (ii) The electronic mailing is to meet ADA requirements for posting on the Department's website.

- (iii) The electronic mailing shall include an ability to search by street address and Councilmanic District.



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:**

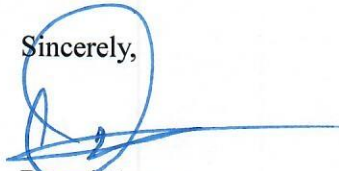
**The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council and is not controlled by any one factor. Within each zone listed in the Classes of Zones (Section 27-4102), the district council may regulate 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-112-2025 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-112-2025 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

Attachments