



February 27, 2026

The Honorable Krystal Oriadha
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

Re: LDR-21-2026

Dear Chair Oriadha:

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 February 26, 2026 to receive comments on proposed Legislative Drafting Request LDR-21-2026.

During the discussion of LDR-21-2026, the Planning Board approved a motion to adopt the findings contained in the Planning Department's Technical Staff Report. This motion constituted a Planning Board recommendation for the proposed legislation of SUPPORT with amendments.

Planning Board Proposed Amendments:

Following the review of LDR-21-2026, the Department has offered the necessary technical drafting convention edits for this proposed bill. As to the substantive aspects of the bill, the Department has no amendments or technical drafting convention edits 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>.

Hearing Summary:

At the public hearing, two (2) individuals testified regarding the proposed legislation. In sum, each speaker voiced support for the bill and the importance of community members being notified of nearby development and having opportunities for public engagement before development approval. Additionally, a speaker recommended adding more identifiers to the search function for notices, including development names, street addresses, and links to related documents.

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-21-2026 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-21-2026 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
Chairman

Attachments