

October 16, 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-149-2025

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 October 16, 2025, to receive comments on proposed Legislative Drafting Request LDR-149-2025.

During discussion of LDR-149-2025, the Planning Board supported the concept of the intent of the legislation and approved a motion adopting the findings contained in the Planning Department Technical Staff Report. This motion constituted a Planning Board recommendation for the proposed legislation of
NO POSITION.

Hearing Summary:

At the hearing two (2) speakers provided public testimony on the bill:

- Greg Smith spoke in opposition to the bill. Mr. Smith considered that the bill would bring additional stress to the agency staff and other agencies involved in the development process. While Mr. Smith acknowledged the need for the County to attract economic development, he argued that streamlining the application process is not necessarily the solution.
- Melisa Schweisguth also opposed the bill and concurred with the findings of the staff report. She pointed out that the bill is ambiguous and fails to specify which applications would be eligible for simultaneous submission. Additionally, Ms. Schweisguth noted that the bill would lead to an increased workload for staff and add further stress to the already busy agenda of the Planning Board.

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-149-2025 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-149-2025 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
Chairman

Attachments