



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Office of the Chairman
Prince George's County Planning Board

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March 9, 2023

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

Re: CB-25-2023 and CB-26-2023

Dear Chairman Dernoga:

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the March 9, 2023 Planning Board meeting, the following position was adopted in accordance with the Planning Department staff's recommendation on the proposed legislation. **A Planning Board Analysis of the bill is attached for your consideration and a brief excerpt from the report is provided below:**

CB-25-2023 *A bill for the purpose of amending the Zoning Ordinance Nonresidential and Mixed-Use Form Design standards to prohibit the placement of donation boxes on the exterior property areas and associated parking areas.*

Planning Board Recommendation: No Position.
(See Attachment 1 for full analysis)

This bill amends the nonresidential and mixed-use design standards to prohibit third-party freestanding donation containers on the exterior of properties and parking areas adjacent to the properties. Prohibiting donation containers on properties is a policy decision of the District Council.

CB-26-2023 *A bill for the purpose of requiring a pre-application neighborhood meeting subject to all required notification requirements for use and occupancy permits in the County.*

Planning Board Recommendation: Oppose.
(See Attachment 2 for full analysis)

The Planning Board has major concerns with the proposed legislation. The proposed legislation would place a tremendous cost burden on small businesses. It will have the effect of slowing down economic development and potentially even halting, in some circumstances, the opening of businesses in the County.

Every applicant seeking a use and occupancy permit would be required to post the site, send an informational mailing to all adjacent property owners within one mile of the development, and conduct the pre-application neighborhood meeting before filing the application with DPIE. The proposed legislation would require additional staff and resources to coordinate with DPIE to handle all pre-application neighborhood application requests.

Additionally, the Planning Board is concerned that pre-application neighborhood meetings for U&O applications will set an unreasonable and unachievable expectation among residents, municipalities, and other stakeholders. Stakeholders may expect a pre-application neighborhood meeting would be an opportunity to halt an undesired use, but that cannot happen as a result of these meetings, if the use is allowed by the property's zoning.

In January 2023, the Planning Department Permit Review staff received and reviewed 159 U&O permit applications. In addition, in February 2023, thus far, staff has received and reviewed 134 U&O applications. These equate to between seven and eight applications per business day.

Adding a pre-application neighborhood meeting requirement will significantly impact the processing time of U&O applications by adding at least 30 more days for every application.

The proposed legislation could create impediments for anyone in the County that needs to obtain a U&O. Additional staff and resources will be required to aid with the proposed additional process step included in the legislation.

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, again, for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter A. Shapiro', with a long horizontal flourish extending to the right.

Peter A. Shapiro
Chair

Attachments