From: Honeczy, Marian
To: Clerk of the Council
Cc: PPD-PGCPB; Borden, Debra; Hightower, Rana E.; Smith, Joan; Hunt, James; Warner, David; Brown, Donna J.; Moses, Leonard D.; Reese, Edgar L.; Avery, Natasha J.; Zavakos, Karen T.; Walker-Bey, James T.; Aheart, Charlotte D.; GomezRojas, Natalia; Jones, Jessica; Clerk of the Council; Hull, Lakisha; Felts, Tony
Subject: Transmittal of draft legislative amendment to the local zoning laws of the County LDR-63-2025
Date: Monday, April 21, 2025 3:59:52 PM
Attachments: image001.png
image003.png
image004.png
image006.png
image007.png
image008.png
image009.png
image010.png
CLERK TO THE COUNCIL_PGCPB TRANSMITTAL Pink Sheet for LDR-63-2025.pdf
LDR-63-2025 Summary.pdf
LDR-63-2025.pdf
LDR-63-2025-Memorandum.pdf
Letter to County Council Chair Burroughs-LDR-63-2025.pdf

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Good afternoon Madam Clerk,

Attached is the Planning Board's report package in response to LDR-63-2025.

Please contact me if you have any questions. Thank you

Marian Honeczy, AICP, CA
Acting Planner IV | Planning Director's Office

301-780-2231 | Marian.Honeczy@ppd.mncppc.org

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org

From: Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>
Sent: Monday, March 24, 2025 1:42:38 PM
To: Hull, Lakisha <Lakisha.Hull@ppd.mncppc.org>
Cc: PPD-PGCPB <PGCPB@ppd.mncppc.org>; Borden, Debra <Debra.Borden@mncppc.org>; Hightower, Rana E. <REHightower@co.pg.md.us>; Smith, Joan <Joan.Smith@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Warner, David <david.warner@mncppc.org>; Brown, Donna J. <djbrown@co.pg.md.us>; Moses, Leonard D. <LDMoses@co.pg.md.us>; Reese, Edgar L. <ELReese@co.pg.md.us>; Avery, Natasha J. <NJAvery@co.pg.md.us>; Zavakos, Karen T. <ktzavakos@co.pg.md.us>; Walker-Bey, James T. <JTWalkerBey@co.pg.md.us>; Aheart, Charlotte D. <CDAheart@co.pg.md.us>; GomezRojas, Natalia <Natalia.GomezRojas@ppd.mncppc.org>; Jones, Jessica <Jessica.Jones@ppd.mncppc.org>; Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>
Subject: Transmittal of draft legislative amendment to the local zoning laws of the County

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Lakisha Hull, Planning Director
Prince George's County Planning Department
M-NCPPC

Dear Ms. Hull:

Pursuant to the provisions of Section 27-3501 of the Zoning Ordinance of Prince George's County, attached is the following draft legislative amendment to the local zoning laws of the County:

Clerk Transmittal on: 3/24/2025

LDR-63-2025	AN ORDINANCE CONCERNING USE REGULATIONS – PRINCIPAL USES – PERMITTED USES IN CGO ZONE for the purpose of amending the uses permitted in the Commercial, General and Office (CGO) Zone; amending the Principal Use Table for nonresidential base zones; and providing for approval of certain residential developments in the CGO Zone by special exception or planned unit development.

27-3501. Legislative Amendment

(c) Legislative Amendment Procedure

This Subsection identifies additions or modifications to the standard review procedures in Sec. 27-3400, Standard Review Procedures, that apply to a text amendment.

(1) Initiation of a Legislative Amendment

A legislative amendment shall only be initiated by:

(A) A member of the District Council, or

(B) The Chair of the Council, at the request of the Planning Board.

(2) Preparation

(A) Unless otherwise directed by the Council, within twenty-one (21) calendar days, the Council's Legislative Counsel shall prepare the proposed amendment in consultation with the Planning Director, and shall provide the resultant draft legislative amendment to the clerk of the council for transmittal to the planning director.

(B) Within fourteen (14) calendar days of transmittal by the Clerk, the Planning Director shall issue a Technical Staff Report. The Technical Staff Report shall include, but is not limited to whether, analysis of the extent to which the proposed amendment:

(i) Is consistent with the goals, policies and strategies of Plan Prince George's 2035 (or any successor General Plan), area master plans, sector plans, functional master plans, and any other applicable approved plans;

(ii) Addresses a demonstrated community need;

(iii) Is consistent with the purpose and intent of the zones in this Ordinance, or would improve compatibility among uses and ensure efficient development within the County;

(iv) is consistent with the implementation of the strategies and priority recommendations of the Prince George's County Climate Action Plan;

(v) Is consistent with other related State and local laws and regulations; and

(vi) Would avoid creating significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

(C) In addition, the Technical Staff Report shall contain an independent, non-substantive assessment of the technical drafting conventions of the proposed legislative amendment, in order to ensure consistency with the legislative style and conventions of the current Zoning Ordinance.

(D) Within thirty (30) days of the date of the transmittal by the Clerk, excluding days when the Planning Board is in recess, the Planning Board shall hold a public hearing and make comments on the proposed legislative amendment. At the hearing, the Planning Board shall, following its Rules of Procedure, consider the proposed legislative amendment, the Technical Staff Report, and any public comments (as appropriate), and make a recommendation, on the proposed amendment in accordance with subsection (d), Legislative Amendment Decision Standards. The proposed legislative amendment and Planning Board recommendation shall be immediately transmitted to the Clerk of the Council for inclusion on a County Council agenda.

OFFICE OF THE CLERK of THE COUNCIL

Donna J. Brown, Clerk of the Council

O: 301-952-3528 F: 301-952-5178 E: djbrown@co.pg.md.us Telework: 240-351-9777

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