THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

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April 10, 2026

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

Re: LDR-14-2026

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 April 9, 2026, to receive comments on proposed Legislative Drafting Request LDR-14-2026.

Following discussion of LDR-14-2026, and in consideration of public comments on this proposed legislation, the Planning Board approved a motion to support LDR-14-2026.

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 individuals registered to speak and expressed support for the proposed legislation. Both speakers emphasized that LDR-14-2026 is necessary to address the ongoing childcare shortage, which they described as a community crisis, noting that delays in implementation negatively impact residents. They also stated that the special exception process is lengthy and burdensome, particularly for small businesses. Finally, they highlighted that delays in the application and review process create additional costs, raising concerns about equity for small business owners.

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-14-2026 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-14-2026 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