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

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June 18, 2026

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

Re: LDR-96-2026
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 June 18, 2026, to receive comments on proposed Legislative Drafting Request LDR-96-2026.

Following discussion of LDR-96-2026, and in consideration of public comments on this proposed legislation, the Planning Board approved a motion to support LDR-96-2026 with the amendments proposed in written testimony, and as revised by staff.

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, Matthew Tedesco spoke in support of the proposed legislation. He emphasized the County's public interest in preserving and reactivating legacy educational facilities. Also, he mentioned that the proposed legislation is not creating a shortcut for new development but rather to allow for the reuse of already existing structures.

Planning Board Proposed Amendments:

Following review of LDR-96-2026 the Department offers the following amendments based on the submitted written testimony:

SUBTITLE 27. ZONING.
PART 27-5. USE REGULATIONS.
SECTION 27-5100. PRINCIPAL USES.
Sec. 27-5102. Requirements for Permitted Principal Uses.

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(d) Public, Civic and Institutional Uses

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(3) Educational Uses

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(c) Private School

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(iv) A proposed Private School use located in the Residential, Rural (RR) Zone shall not require approval of a special exception if:

(aa) The school occupies a building that was or has previously been used as a Private School; and

(bb) The proposed site does not abut residential properties.

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SUBTITLE 27. ZONING.
PART 27-5. USE REGULATIONS.
SECTION 27-5400. SPECIAL EXCEPTION STANDARDS.
Sec. 27-5402. Additional Requirements for Specific Special Exception Uses

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(yy) Private School

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(1) A proposed Private School use located in **a** Residential Zone shall not require approval of a special exception, **but shall still be subject to the use-specific standards of Section 27-5102(d)(3)(C), Private School**, if:

(aa) The school occupies a building that was or has previously been used as a Private School; and

(bb) [The proposed site does not abut residential properties.] Complies with the area, enrollment, and siting requirements of 27-5102(d)(3)(C)(i)(aa) and (i)(bb).

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-96-2026 does not meet the criteria that the provisions for each zone shall be uniform for each class or kind of development throughout the zone because the amendment creates different standards for a subset of properties Countywide, regardless of zoning. However, the amendments proposed above ensure that the proposed legislation will

not create different standards for a subset of properties within a particular zone. With the suggested revisions, LDR-96-2026 will apply to all residential zones equally.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. 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,

Signed by:
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Billy Okoye
Vice Chair

Attachments