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

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August 3, 2026

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

Re: LDR-152-2026

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 July 30, 2026, to receive comments on proposed Legislative Drafting Request LDR-152-2026.

Following discussion of LDR-152-2026, and in consideration of public comments on this proposed legislation, the Planning Board approved a motion to take no position with amendments on LDR-152-2026 and to forward the recommendations of the attached technical staff report to the County Council.

The link to the public hearing video and any backup materials may be found under the hearing date at: https://www.mncppc.org/883/Watch-Meetings. The following is a summary of the testimony provided at the hearing:

Hearing Summary:

There were no public speakers or written testimony submitted for the public hearing. One community organization member registered to speak but was not present.

Planning Board Proposed Amendments:
Following review of LDR-152-2026, the Planning Board refers to Section IV of the Technical Staff Report and asks whether the Council may wish to amend LDR-152-2026 prior to presentation as a Council Bill to:

1. Provide an exemption/clarification to allow changes in occupancy permits to be accepted and processed so that existing business may continue operation after sale to a potential new owner;
2. Retain the current definition for "convenience store" uses and associated use-specific standard language; and
3. Clarify uncodified Section 2's proposed amortization clause should the sponsor still intend to apply the amortization to existing convenience store uses operating under the provisions of the prior Zoning Ordinance.

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-152-2026 meets the criteria that the provisions for each zone shall be uniform for each class or kind of development throughout the zone because the provisions of LDR-152-2026 would apply to:

1. Applications electing to utilize the prior Ordinance for development of a) tobacco shop uses, b) electronic cigarette shop uses, c) retail tobacco business uses, and d) food or beverage store uses with less than 5,000 square feet of gross floor area that sell tobacco or tobacco accessories, not including hookahs; and
2. Convenience stores as defined by the current Zoning Ordinance.

These proposed provisions apply to these uses regardless of the zone in which they may be permitted, ensuring uniformity throughout the County's zones.

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,

Kevin A. Anderson
Chair

Attachments