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-030-2026

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-030-2026.

Following discussion of LDR-030-2026, and in consideration of public comments on this proposed legislation, the Planning Board approved a motion to oppose LDR-030-2026 and forward the recommendations in 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.

Planning Board Proposed Amendments:

Following review of LDR-030-2026 the Department has no amendments to offer at this time.

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-030-2026 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 would permit uses by-right use within the Residential, Single-Family Attached (RSF-A) Zone while the same uses would continue to require special exception approval in other residential zones that permit a broader range of residential and institutional uses. This approach creates an inconsistency in the treatment of the use across residential zoning districts.

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