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-149-2026

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-149-2026.

Following discussion of LDR-149-2026, and in consideration of public comments on this proposed legislation, the Planning Board approved a motion to oppose LDR-149-2026 and 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:

At the public hearing, ten individuals testified regarding the proposed legislation. Eight in support and two in opposition to LDR-149-2026. Many speakers had submitted written testimony and reiterated their testimony and concerns verbally.

During the public hearing, several speakers expressed support for LDR-149-2026, stating that the special exception process is an appropriate and rigorous review mechanism because it requires findings on compatibility and adverse impacts while providing opportunities for public input. Supporters also described the project as a transformative and innovative public-private partnership that reflects meaningful community engagement, increases the tax base, promotes environmental sustainability, expands economic opportunities, and addresses food insecurity by producing affordable, healthy food. Testimony also emphasized the role of faith-based organizations in developing flexible, community-driven solutions that create lasting public value.

Speakers in opposition argued that LDR-149-2026 constitutes spot zoning that benefits a single applicant, allows density far in excess of what is permitted in the applicable zone, introduces incompatible uses, and undermines the County's long-term planning efforts. Opponents urged adoption of

the staff report's findings, noting that the master plans and Zoning Ordinance were developed through extensive public input. While acknowledging the possible merits of the proposed project, they maintained that the issue is not the project's value, but the appropriateness of the zoning mechanism used to approve it. Opponents also concurred that the Planned Development (PD) process is the appropriate method for the Council to review and approved the project.

Planning Board Proposed Amendments:

Following review of LDR-149-2026 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-149-2026 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 a new use via special exception only within the Residential Estate (RE) Zone. This approach creates an inconsistency in the treatment of the use across low-density residential zones where commercial and institutional uses are not permitted.

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