

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CB-066-2025

Draft No.: 2

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 9/04/2025

Action: FAVORABLE WITH
AMENDMENTS

REPORT: Committee Vote: Favorable with amendments, 4-0 (In favor: Council Members Dernoga, Adams-Stafford, Hawkins, and Olson)

The Planning, Housing, and Economic Development (PHED) Committee met on September 5, 2025, to consider CB-066-2025. PHED Committee Director Ran Hightower summarized the purpose of the legislation and informed committee members about public comments and feedback received from agencies within Prince George's County.

As presented on Tuesday, July 7, 2025, Draft-1 of the bill is for the purpose of streamlining land development administration in support of the County's affordable housing goals by amending Planned Development (PD) Zoning Map Amendments requirements to remove certain filing requirements and allow for the submission of subsequent development applications under certain circumstances.

Council Member Olson, the bill sponsor, explained that under the new Zoning Ordinance, the Planned Development Zone application process took longer than expected. The proposed legislation helps to streamline the application process.

Director Lakisha Hull stated that the Planning Board voted to support the legislation. The Planning Board had a public hearing on the proposed legislation on Thursday, June 12, 2025.

Council Member Olson offered a proposed amendment to make the legislation effective immediately upon enactment. The amendment language reads as follows: "SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date it becomes law."

Ms. Sonia Owens, the County Council Liaison from the County Executive's Office, stated that the Administration takes no position on CB-066-2025.

Ms. Dinora Hernandez, with the Office of Law, found the legislation to be in proper legislative form with no legal impediments to its enactment.

Mr. Thomas Haller testified in support of CB-066-2025 and the proposed amendment. He thanked Council Member Olson for sponsoring the legislation. Mr. Haller explained that while the new Zoning Ordinance encourages new Planned Development Zones, the application process for these map amendments is rigidly sequential. The proposed legislation adds more flexibility to the sequence in which development applications can be submitted.

Mr. Haller also thanked the Planning Department for their assistance with the proposed legislation.

On motion of Council Member Olson, seconded by Council Member Hawkins, the PHED Committee voted 4-0 in favor of CB-066-2025 as amended.