



Prince George's County Council

Agenda Item Summary

Meeting Date: 11/10/2025

Effective Date:

Reference No.: CB-042-2025

Chapter Number:

Draft No.: 3

Public Hearing Date: 11/10/2025 @ 11:00 AM

Proposer(s): Dernoga, Blegay and Oriadha

Sponsor(s): Dernoga, Blegay and Oriadha

Item Title: AN ORDINANCE CONCERNING APPLICATION PREPARATION, SUBMISSION AND REVIEW PROCEDURES AND DECISION STANDARDS for the purpose of amending certain definitions; amending pre-application requirements to require applicants to demonstrate the proposal's conformance with applicable Master Plans; amending pre-application procedures to allow applicants to hold an informational consultation with relevant Council members; amending pre-application procedures to make neighborhood meeting notices publicly searchable; amending pre-application procedures to allow neighborhood meeting participants to become persons of record; amending certain development application submittal requirements to demonstrate the proposal's conformance with applicable Master Plans; and amending the decision standards for approval of detailed site plan and special exception applications to include Master Plan consistency as a required standard for site plan approval.

Drafter: Eric Irving, Fiscal and Legislative Specialist

Resource Personnel: Michelle García, Chief of Staff, Council District 1

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
03/18/2025		transmitted	
	Clerk of the Council		
	Action Text:		
	This Council Bill was transmitted		
04/01/2025		No position on proposed legislative amendment	
	Action Text:		
	This Council Bill was No position on proposed legislative amendment		
04/21/2025		No position on proposed legislative amendment	
	M-NCPPC Planning Board		
	Action Text:		
	This Council Bill was No position on proposed legislative amendment		

05/06/2025 County Council presented and referred PHED

Action Text:

This Council Bill was presented by Council Members Dernoga, Blegay and Oriadha and referred to the Planning, Housing and Economic Development Committee.

06/05/2025 PHED Held in Committee

Action Text:

A motion was made by Chair Dernoga, seconded by Vice Chair Oriadha, that this Council Bill be Held in Committee. The motion carried by the following vote:

Aye: 5 Dernoga, Harrison, Hawkins, Olson and Oriadha

07/03/2025 PHED Held in Committee

Action Text:

A motion was made by Chair Dernoga, seconded by Vice Chair Oriadha, that this Council Bill be Held in Committee. The motion carried by the following vote:

Aye: 5 Dernoga, Hawkins, Olson, Oriadha and Adams-Stafford

09/18/2025 PHED amended (1)

Action Text:

A motion was made by Chair Dernoga, seconded by Council Member Olson, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 3 Dernoga, Olson and Adams-Stafford

Excused: 1 Oriadha

Absent: 1 Hawkins

09/18/2025 PHED Favorably reported out
with recommended
amendments

Action Text:

A motion was made by Chair Dernoga, seconded by Council Member Olson, that this Council Bill be Favorably reported out with recommended amendments. The motion carried by the following vote:

Aye: 3 Dernoga, Olson and Adams-Stafford

Excused: 1 Oriadha

Absent: 1 Hawkins

10/07/2025 County Council amended (1)

Action Text:

A motion was made by Council Member Dernoga, seconded by Vice Chair Oriadha, that this Council Bill be amended. The motion carried by the following vote:

Aye: 8 Blegay, Dernoga, Olson, Watson, Ivey, Burroughs, Oriadha and
Adams-Stafford

Absent: 3 Fisher, Harrison and Hawkins

10/07/2025 County Council introduced

Action Text:

This Council Bill was introduced by Council Members Dernoga, Blegay and Oriadha.

11/10/2025 County Council public hearing held

Action Text:

The public hearing for this Council Bill was held.

11/10/2025 County Council deferred

Action Text:

This Council Bill was deferred to a later date.

11/17/2025 County Council amended

Action Text:

A motion was made by Council Member Dernoga, seconded by Vice Chair Oriadha, that this Council Bill be amended. The motion carried by the following vote:

Aye: 7 Blegay, Dernoga, Olson, Ivey, Burroughs, Oriadha and
Adams-Stafford

Absent: 1 Hawkins

Abstain: 3 Fisher, Harrison and Watson

11/17/2025 County Council motion failed

Action Text:

A motion was made by Council Member Dernoga, seconded by Council Member Blegay, that this Council Bill be enacted. The motion failed by the following vote:

Aye: 5 Blegay, Dernoga, Olson, Oriadha and Adams-Stafford

Nay: 1 Harrison

Absent: 1 Hawkins

Abstain: 4 Fisher, Watson, Ivey and Burroughs

AFFECTED CODE SECTIONS:

27-3605 27-3604

BACKGROUND INFORMATION/FISCAL IMPACT:

This bill amends the approval findings for detailed site plan (DSP) and special exception (SE) applications to require findings based on the property's applicable comprehensive plan, functional master plan or, in the absence of such plan, the current General Plan for the County. This bill returns to plan-related standards for DSPs and SEs to their previous form by repealing the applicable amendments made in CB-015-2024 and reverting to the those approved by the Council in CB-003-2023.

Document(s): B2025042, CB-042-2025 Report, CB-042-2025 ZHE Comments, CB-042-2025 OOL Comment, CB-042-2025 OMB Comments, CB-042-2025 Proposed Amendment #1 to Draft 2, CB-042-2025 Proposed Draft 3 (Illustrative), LDR-61-2025 Planning Board Recommendation, LDR-61-2025 Technical Staff Report, LDR-61-2025 email_Transmittal of draft legislative amendments to the local zoning laws of the County -LDR-61-2025, LDR-61-2025 PGCPB Transmittal Pink Sheet, CB-042-2025 Public Comments CC 11-10-2025, CB-42-2025(DR2C)_Supplemental Memo, M-NCPPC Comments on CB-042-2025(DR2A)_, CB-042-2025 Proposed Amendment 11102025, CB-042-2025 Proposed Draft 4 (Illustrative), CB-042-2025 Proposed Amendment #2, CB-042-2025 Proposed Draft 4A (Illustrative)