

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CB-040-2025

Draft No.: 2

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 6/05/2025

Action: FAVORABLE WITH
AMENDMENTS

REPORT: Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Dernoga, Oriadha, Hawkins, Harrison, and Olson)

The Planning, Housing, and Economic Development (PHED) Committee met on June 5, 2025, to consider CB-040-2025. PHED Committee Chair Dernoga summarized the purpose of the legislation. As presented on Tuesday, May 6, 2025, Draft-1 of the bill is for the purpose of authorizing the issuance of grading permits in the LCD Zone under certain circumstances. The PHED Committee Director informed the Committee of written comments received on referrals sent to Prince George's County agencies.

Council Member Blegay, the bill sponsor, explained that the bill is expedite some of the development review processes in the Legacy Comprehensive Design (LCD) Zone to facilitate development of properties in the zone.

The PHED Committee discussed CB-040-2025 (Proposed DR-2). Ms. Hightower gave an overview of the amendments, which included recommendations from the Planning Board and the Zoning Hearing Examiner.

The amendments moved language from Section 27-4205. Base Zones to Section 27-3610. Grading Permit a more appropriate section of the code as recommended by the Planning Board.

The language added under Section 27-3610 allows DPIE to issue a grading permit on property in the LCD Zone if there is an approved Type 1 Tree Conservation Plan. The amended language was an alternative to having an approved Comprehensive Design Plan (CDP). The same language was added behind the requirements for not requiring a Specific Design Plan (SDP) and a Final Plat if there is an approved CDP or Type 1 Tree Conservation Plan, as recommended by Ms. McNeil, Chief Zoning Hearing Examiner.

The amendments did not add the Planning Board's recommendation to replace "grading permit" with "rough grading permit" because it does not seem to be defined in the Prince George's County Code.

The Planning Board voted to take no position on the legislation with the amendments listed below.

Page 1, line 6, the proposed amendment should be inserted into a new subsection (g) in Section 27-3610 of the Zoning Ordinance, which contains the requirements governing the issuance of grading permits and any applicable exemptions, versus Section 27-4205 of the Prince George's County Zoning Ordinance.

Page 2, lines 11–12, land and buildings are developed, and uses are conducted, so the appropriate language would be “a grading permit to support the development of property in the LCD Zone...”

Page 2, lines 11, 14, and 17 refer to the issuance of a grading permit. Often, sites have a rough grading permit to begin work and a fine grading permit to complete the project. The term "grading" in this bill is too broad and could be interpreted to include fine grading, which is the last step prior to the construction of the buildings and structures. The legislation should be revised to clarify that it only applies to rough grading permits.

Page 2, line 16 refers to a grading permit based on an approved CDP or an approved Type 1 tree conservation plan (TCP1). Clarification should be made to indicate that the grading permits shall be based on an approved CDP or any applicable TCP1. A CDP would have a companion TCP1 that is approved as part of the CDP parent case; however, the site may have other TCP1s associated with other cases on the site. This clarification will help avoid confusion as to which TCP1 the permit shall be based on.

Ms. Sakinda Skinner, the County Council Liaison to the County Executive's Office, stated that the Administration takes no position on CB-040-2025.

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

Director Lakisha Hull stated that the Planning Board is in support of the legislation.

Mr. Daniel Schlegel, with Dewberry Engineers, Inc. testified in support of the legislation.

On motion of Council Member Olson, seconded by Council Member Harrison, the PHED Committee voted 5-0 in favor of CB-040-2025 with amendments.