



Prince George's County Council

Agenda Item Summary

Meeting Date: 7/8/2025

Effective Date: 9/8/2025

Reference No.: CB-046-2025

Chapter Number: 26

Draft No.: 3

Public Hearing Date: 07/08/2025 @ 10:00 AM

Proposer(s): Oriadha

Sponsor(s): Oriadha, Blegay, Fisher, Dernoga and Adams-Stafford

Item Title: AN ACT CONCERNING WOODLAND AND WILDLIFE HABITAT CONSERVATION for the purpose of exempting certain applications from the applicability of the woodland conservation ordinance; providing for a standard letter of exemption for certain properties; modifying the requirements for certain development review division applications; modifying the alternatives for meeting conservation requirements on-site; modifying the threshold for fee-in-lieu usage; providing for credit for afforestation projects; revising the rate for fee-in-lieu credits; revising certain definitions; and revising the applicability of the tree canopy coverage ordinance.

Drafter: Eric Irving, Fiscal and Legislative Specialist

Resource Personnel: Tiffany Hannon, Chief of Staff

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
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04/29/2025	County Council	presented and referred	TIEE
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Action Text:

This Council Bill was presented by Council Member Oriadha and referred to the Transportation, Infrastructure, Energy and Environment Committee.

06/09/2025	TIEE	Favorably reported out with recommended amendments	County Council
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Action Text:

A motion was made by Council Member Blegay, seconded by Council Member Fisher, that this Council Bill be Favorably reported out with recommended amendments to the County Council. The motion carried by the following vote:

Aye: 4 Harrison, Dernoga, Fisher and Blegay

Abstain: 1 Olson

06/10/2025	County Council	amended	
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Action Text:

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

Aye: 7 Blegay, Dernoga, Olson, Watson, Ivey, Burroughs and Oriadha

Absent: 1 Harrison

Abstain: 2 Fisher and Hawkins

06/10/2025 County Council introduced

Action Text:

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

07/08/2025 County Council public hearing held

Action Text:

The public hearing for this Council Bill was held.

07/08/2025 County Council enacted

Action Text:

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

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

Absent: 2 Harrison and Olson

Abstain: 1 Hawkins

07/23/2025 County Executive signed

Action Text:

This Council Bill was signed

AFFECTED CODE SECTIONS:

25-127 25-122 25-121 25-120 25-119 25-118

BACKGROUND INFORMATION/FISCAL IMPACT:

In furtherance of its policy to conserve and protect trees, tree canopy and woodlands, Prince George's County Government adopted the Woodland and Wildlife Habitat Conservation Ordinance (Subtitle 25, Division 2). This ordinance sets forth standards and procedures governing site planning techniques and construction practices in an effort to protect sensitive environmental features for County residents and future generations. Following the passage of updates to the State Forest Conservation Act, the County adopted CB-020-2024 and CB-77-2024.

This bill modifies the woodland conservation ordinance by exempting residential development applications which propose to disturb less than 20,000 square feet of woodlands and provides for a standard letter of exemption for those projects. This bill also clarifies the definition for transit-oriented projects to capture those projects near rail stations which are afforded higher residential density. Additionally, this bill changes the application process for using alternative methods to meeting conservation requirements, first by substituting a priority statement for the variance process as well as adjusting the applicable exhaustion criteria. The bill also returns the fee-in-lieu assessment rate to those used prior to CB-020-2024 and removes the existing one-acre limit. Finally, the bill revises the

grandfathering provisions in the tree canopy coverage ordinance to now include entitlement cases subject to the transitional provisions of the zoning ordinance.

Document(s): CB-046-2025 - signed, B2025046, CB-046-2025 Report, CB-046-2025 PAFI, CB-046-2025 M-NCPPC Comments, CB-046-2025 M-NCPPC Attachments, CB-046-2025 DoE Comments