



Prince George's County Council

Wayne K. Curry
Administration Building
1301 McCormick Dr
Largo, MD 20774

Meeting Agenda - Final

Planning, Housing and Economic Development Committee

Thomas E. Dernoga, Chair

Krystal Oriadha, Vice Chair

Shayla D. Adams-Stafford

Calvin S. Hawkins, II

Eric C. Olson

Staff Support:

Rana Hightower, Committee Director, x23718

Eric Irving – Legislative Attorney, x25261(Planning/Zoning)

Kathy Canning – Legislative Attorney, x23186 (Housing)

Joseph R. Hamlin, Legislative Attorney, x25279

Charlotte Aheart – Committee Assistant, x24199

Thursday, September 18, 2025

10:00 AM

Committee Room 2027

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

ORDER OF PROCEEDING

- a) Presentation by Committee Staff
(Including comments received by the Committee)*
- b) Comments from Sponsor*
- c) Questions from Committee Members*
- d) Comments from Agencies*
- e) General Discussion*
- f) Motion and Vote*

CALL TO ORDER

LEGISLATION

****Note: CB-042-2025 Proposed DR-2C****

[CB-042-2025](#)

Draft: 1

**AN ORDINANCE CONCERNING APPLICATION-SPECIFIC REVIEW
PROCEDURES AND DECISION STANDARDS - DETAILED SITE
PLANS AND SPECIAL EXCEPTIONS** for the purpose of 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.

Sponsor(s): Dernoga, Blegay and Oriadha

Attachment(s): [B2025042](#)
[CB-042-2025 Summary](#)
[LDR-61-2025 Planning Board Recommendation](#)
[LDR-61-2025 Technical Staff Report](#)
[LDR-61-2025 email Transmittal of draft legislative amendmer](#)
[LDR-61-2025 PGCPB Transmittal Pink Sheet](#)
[CB-42-2025 ZHE Memo](#)
MBIA Comments - CB 42-2025
Final ecomments_export_CB-042-2025_PHED 6.5.2025 (002)
CB-042-2025 master plan consistency - rodgers testimony 6-25
[CB-42-2025 OOL Comment](#)
[CB-042-2025 Proposed Draft 2](#)
[CB-042-2025 Proposed Draft 2A Revised](#)
[CB-042-2025 Proposed Draft 2C](#)

Legislative History:

3/18/25	Clerk of the Council	transmitted
4/1/25	M-NCPPC Technical Staff	No position on proposed legislative amendment
4/21/25	M-NCPPC Planning Board	No position on proposed legislative amendment
5/6/25	County Council	presented and referred to the Planning, Housing and Economic Development Committee
6/5/25	Planning, Housing and Economic Development Committee	Held in Committee
7/3/25	Planning, Housing and Economic Development Committee	Held in Committee

****Note: CB-069-2025 Proposed DR-2****

[CB-069-2025](#)

Draft: 1

AN ORDINANCE CONCERNING USE REGULATIONS - PERMITTED USES - QUICK SERVICE RESTAURANTS WITH DRIVE-THROUGH for the purpose of limiting the location of new fast-food restaurants with drive-throughs by prohibiting such uses in residential zones and allowing such uses by special exception in certain commercial zones to address the unique impacts associated with quick-service drive-through restaurants.

Sponsor(s): Dernoga, Oriadha, Olson and Fisher

Attachment(s): [B2025069](#)

[CB-069-2025 Summary](#)

[LDR-71-2025 Planning Board Recommendation](#)

[LDR-71-2025 M-NCPPC Technical Staff Report](#)

[LDR-71-2025 PGCPB Transmittal Pink Sheet](#)

[CB-069-2025 Proposed Draft 2](#)

Legislative History:

6/25/25	Clerk of the Council	transmitted
7/9/25	M-NCPPC Technical Staff	No position on proposed legislative amendment with amendments
7/25/25	M-NCPPC Planning Board	No position on proposed legislative amendment with amendments
9/9/25	County Council	presented and referred to the Planning, Housing and Economic Development Committee

[CB-072-2025](#)

Draft: 1

AN ACT CONCERNING BUILDING CODE - ADMINISTRATIVE PROVISIONS - RESTAURANT DEVELOPMENT AND ACCELERATION for the purpose of accelerating the development of sit-down restaurants in underserved areas of Prince George's County; implementing a fast-track permitting concierge service for food service facility applicants; providing for pre-approved restaurant buildout plans and expedited review of permit plans; requiring annual program reporting; and generally relating to building permit approvals.

Sponsor(s): Oriadha

Attachment(s): [B2025072](#)
[CB-072-2025 Summary](#)

Legislative History:

9/9/25	County Council	presented and referred to the Planning, Housing and Economic Development Committee
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****Note: CB-026-2025 Proposed DR-2B****

[CB-026-2025](#)

Draft: 1

**AN ORDINANCE CONCERNING DEVELOPMENT STANDARDS IN
TRANSIT-ORIENTED ZONES** for the purpose of modifying the parking or
site plan requirements for senior-serving developments located in transit-oriented
zones; requiring that a parking or site plan for such developments include a
parking demand study; and setting forth the necessary elements of the parking
demand study.

Sponsor(s): Ivey

Attachment(s): [B2025026](#)
[CB-026-2025 Summary](#)
[LDR-2-2025 Planning Board Recommendation](#)
[LDR-2-2025 Technical Staff Report](#)
[LDR-2-2025 M-NCPPC email Transmittal](#)
[LDR-2-2025 PGCPB Transmittal Pink Sheet](#)
[CB-026-2025 Proposed Draft 2](#)
CB-026-2025 Proposed DR2 42 USCS _ 3607
[CB-26-2025 - ZHE Memo](#)
CB26_4.25.25
[CB-26-2025 OOL Comment](#)
[CB-026-2025 Proposed Draft 2B](#)

Legislative History:

2/26/25	Clerk of the Council	transmitted
3/13/25	M-NCPPC Technical Staff	No position on proposed legislative amendment
3/31/25	M-NCPPC Planning Board	No position on proposed legislative amendment

4/15/25	County Council	presented and referred to the Planning, Housing and Economic Development Committee
6/5/25	Planning, Housing and Economic Development Committee	Held in Committee
7/3/25	Planning, Housing and Economic Development Committee	held

****Note: CR-091-2025 Proposed DR-2****

[CR-091-2025](#)

Draft: 1

A RESOLUTION CONCERNING ACCESSORY DWELLING UNITS

TASK FORCE for the purpose of establishing the Accessory Dwelling Units Task Force; to develop ideas for implementing the use in Prince George's County; setting forth the procedures for the selection and appointment of members; assigning duties and responsibilities; setting forth provisions for administrative support of the task force; and setting a time for the completion of work and termination of the temporary task force.

Sponsor(s): Watson, Ivey and Adams-Stafford

Attachment(s): [R2025091](#)

[CR-091-2025 Summary](#)

[CR-091-2025 \(Proposed DR-2\) Accessory Dwelling Units Tasl](#)

Legislative History:

9/9/25	County Council	introduced and referred to the Planning, Housing and Economic Development Committee
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