



Prince George's County Council

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

Report of the Standing Committee - 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

CALL TO ORDER

The meeting was called to order by Chair Thomas Dernoga at 10:16 a.m. with 3 members present at roll call. Council Member Shayla Adams-Stafford arrived at 10:59 a.m.

Present: 4 - Chair Thomas Dernoga, Council Member Calvin S. Hawkins, Council Member Eric Olson and Council Member Shayla Adams-Stafford

Excused: 1 - Vice Chair Krystal Oriadha

Other Council Members Present: Jolene Ivey and Ingrid Watson

LEGISLATION

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

[CB-042-2025](#)

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.

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 amendments to the local zoning laws of the County -LDR-61-2025](#)
[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](#)

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

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

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

[CB-069-2025](#)

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.

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 PAFI Quick Service Restaurants](#)
 [Drive-Through -Final](#)
 [CB-69-2025 _Supplemental Memorandum](#)
 [M-NCPPC](#)
 CB-69-2025 _Opposition _SO Eastgate
 [CB-69-2025 OOL Comment](#)
 Fw _ Status of Legislation for PHED Committee
 Meeting on Sept 18
 Final _9.17.2025 _ CB-069-2025
 ecomments _export PHED
 [CB-069-2025 Proposed Draft 2A - PHED](#)
 Amendment 1 - CB-069-2025

This Council Bill was rescheduled

[CB-072-2025](#)

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.

Attachment(s): [B2025072](#)
[CB-072-2025 Summary](#)
[CB-072-2025 Restaurant Development Acceleration - Final](#)
[CB-72-2025 Supplemental Memorandum M-NCPPC](#)
[CB-72-2025 OOL Comment](#)
Fw_ Status of Legislation for PHED Committee Meeting on Sept 18
[2025 Agency Comment Request Form \(CB072-2025 Restaurant Development and Acceleratoin\)](#)
[CB-72-2025 \(Restaurant Development and Acceleration Building Code Administrative Procedures\)](#)

This Council Bill was rescheduled

****Note: CB-026-2025 Proposed DR-2B****

[CB-026-2025](#)

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.

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](#)

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

Aye: 3 - Dernoga, Hawkins and Olson

Excused: 1 - Oriadha

Absent: 1 - Adams-Stafford

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

Aye: 3 - Dernoga, Hawkins and Olson

Excused: 1 - Oriadha

Absent: 1 - Adams-Stafford

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

[CR-091-2025](#)

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.

Attachment(s): [R2025091](#)
[CR-091-2025 Summary](#)
[CR-091-2025 \(Proposed DR-2\) Accessory Dwelling Units Task Force](#)
[CR-091-2025 PAFI Accessory Dwelling Units Task Force - Final](#)
[CR-91-2025 OOL Comment](#)
[RAPGC CR 091 2025 Agency Response Form](#)
[CR-091-2025 \(DR-2\) Accessory Dwelling Units Task Force Final](#)
[CR-091-2025 \(DR-2\) Committee Report](#)

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

Aye: 3 - Dernoga, Hawkins and Olson

Excused: 1 - Oriadha

Absent: 1 - Adams-Stafford

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

Aye: 3 - Dernoga, Hawkins and Olson

Excused: 1 - Oriadha

Absent: 1 - Adams-Stafford

ADJOURN

Adjourned

A motion was made by Chair Dernoga that this be adjourned. The motion carried by the following vote:

Aye: 4 - Dernoga, Hawkins, Olson and Adams-Stafford

Absent: 1 - Oriadha

Also present:

Rana Hightower, Director

Eric Irving, Legislative Attorney

Charlotte Aheart, Committee Assistant

Shalene Miller-Whye, Legislative Budget and Policy Analyst

Alex Hirtle, Legislative Budget and Policy Analyst

Sonia Owens, CEX

Dinora Hernandez, OOL

Nicole Hall, RA

David Warner, M-NCPPC

Natalia Gomez Rojas, M-NCPPC

Greg Smith

Geoffrey Collins

Robert Antonetti

Nate Forman

Peter Goldsmith

Ed Gibbs

Janet Gingold

Dwayne Mingo