



Prince George's County Council

Agenda Item Summary

Meeting Date: 11/18/2025

Effective Date: 1/5/2026

Reference No.: CB-069-2025

Chapter Number: 41

Draft No.: 2

Public Hearing Date: 11/18/2025 @ 10:00 AM

Proposer(s): Dernoga, Oriadha and Olson

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

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

Drafter: Eric Irving, Fiscal and Legislative Specialist

Resource Personnel: Andrea Crooms, Legislative & Policy Director, Council District 1

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
06/25/2025		transmitted	Clerk of the Council
			Action Text: This Council Bill was transmitted
07/09/2025		No position on proposed legislative amendment with amendments	
			Action Text: This Council Draft was No position on proposed legislative amendment with amendments
07/25/2025		No position on proposed legislative amendment with amendments	
			Action Text: This Council Draft was No position on proposed legislative amendment with amendments
09/09/2025	M-NCPPC Planning Board	presented and referred	PHED

Action Text:

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

09/18/2025 PHED rescheduled

Action Text:

This Council Bill was rescheduled

10/02/2025 PHED amended (1)

Action Text:

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

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

Nay: 1 Olson

10/02/2025 PHED Favorably County Council
recommended with
amendments

Action Text:

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

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

10/14/2025 County Council introduced

Action Text:

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

11/18/2025 County Council public hearing held

Action Text:

The public hearing for this Council Bill was held.

11/18/2025 County Council enacted

Action Text:

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

Aye: 6 Blegay, Dernoga, Olson, Burroughs, Oriadha and Adams-Stafford

Nay: 3 Harrison, Watson and Ivey

Absent: 1 Fisher

Abstain: 1 Hawkins

AFFECTED CODE SECTIONS:

27-5402 27-5102 27-5101

BACKGROUND INFORMATION/FISCAL IMPACT:

This bill seeks to address the oversaturation of drive-through fast food establishments in Prince George's County by changing the zones in which future restaurants may be placed. This legislation would prohibit fast-food drive-throughs in the remaining residential base zones in which they are now permitted by right (RMF-20, RMF-28) as well as the IE and TAC-Edge zones. Fast-food drive-throughs would continue to be permitted in CS and CGO zones, but such uses will be allowed only by special exception rather than by right. As a result, this legislation sets forth special exception standards which will be applied to all newly proposed fast-food drive-through developments and strikes the requirement to comply with drive-through service accessory use standards.

Document(s): CB-069-2025 - signed, B2025069, CB-069-2025 (DR-2) Committee Report, CB-069-2025 PAFI, CB-069-2025 OOL Comment, CB-69-2025 M-NCPPC Supplemental Memorandum, LDR-71-2025 Planning Board Recommendation, LDR-71-2025 M-NCPPC Technical Staff Report, LDR-71-2025 PGCPB Transmittal Pink Sheet, CB-069-2025 Public Comments CC 11-18-2025