



# 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*

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Thursday, October 2, 2025

9:00 AM

Committee Room 2027

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### **ORDER OF PROCEEDING**

#### **CALL TO ORDER**

*The meeting was called to order by Chair Thomas Dernoga at 9:17a.m. with 4 members present at roll call. Council Member Shayla Adams-Stafford arrived at 9:20 a.m.*

**Present:** 5 - Chair Thomas Dernoga, Council Member Calvin S. Hawkins, Council Member Eric Olson, Vice Chair Krystal Oriadha and Council Member Shayla Adams-Stafford

#### **LEGISLATION**

**\*\*Note: CB-069-2025 Proposed DR-2A added\*\***

#### **[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](#)  
                                  [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](#)

**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

**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

[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](#)  
[2025 Agency Comment Request Form \(CB072-2025 Restaurant Development and Acceleration\)](#)  
[CB-72-2025 \(Restaurant Development and Acceleration Building Code Administrative Procedures\)](#)

Fw\_ Status of Legislation for PHED Committee Meeting on Sept 18

**A motion was made by Vice Chair Oriadha, seconded by Council Member Hawkins, that this Council Bill be Held indefinitely in Committee. The motion carried by the following vote:**

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

**\*\*Note: CB-043-2025 Proposed DR-2\*\***

[CB-043-2025](#)**AN ORDINANCE CONCERNING USE REGULATIONS - PRINCIPAL USES - PERMITTED USES IN CGO ZONE**

for the purpose of amending the uses permitted in the Commercial, General and Office (CGO) Zone; amending the Principal Use Table for nonresidential base zones; and providing for approval of certain residential developments in the CGO Zone by special exception or planned unit development.

**Attachment(s):** [B2025043](#)  
[CB-043-2025 Summary](#)  
[CB-043-2025 Report](#)  
[LDR-63-2025 Planning Board Recommendation](#)  
[LDR-63-2025 Technical Staff Report](#)  
[LDR-63-2025 email Transmittal of draft legislative amendment to the local zoning laws of the County LDR-63-2025](#)  
[LDR-63-2025 PGCPB Transmittal Pink Sheet](#)

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

**A motion was made by Chair Dernoga, seconded by Vice Chair Oriadha, 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

[CB-077-2025](#)

**AN ORDINANCE CONCERNING MUNICIPALITIES - COUNTY USE AND OCCUPANCY PERMITS - APPLICATION DOCUMENTATION** for the purpose of providing that the Department of Permitting, Inspections and Enforcement is required at the time a County use and occupancy permit application is made to provide a certain municipality with certain documents; and generally regarding use and occupancy permits in Prince George’s County.

**Attachment(s):** [B2025077](#)  
[CB-077-2025 Report](#)  
[CB-077-2025 Summary](#)  
[LDR-113-2025 Planning Board Recommendation](#)  
[LDR-113-2025 Technical Staff Report](#)  
[LDR-113-2025 M-NCPPC email Transmittal](#)  
[LDR-113-2025 Clerk email Transmittal 07112025](#)

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

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

**A motion was made by Vice Chair Oriadha, 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

**\*\*Note: CB-062-2025 Proposed DR-2\*\***

[CB-062-2025](#)

**AN ACT CONCERNING ADMINISTRATIVE HEARINGS** for the purpose of clarifying the requirement to exhaust administrative remedies before seeking judicial review and aligning the appellate rights for administrative citations with those that are available for civil citations.

**Attachment(s):** [CB-62-2025 Draft 2](#)  
[CB-062-2025 Summary](#)  
[CB-062-2025 \(DR-2\) Committee Report](#)  
[CB-062-2025 Transmittal](#)  
[CB-062-2025 PAFI Administrative Hearings - Final \(08-29-2025\)](#)  
[CB-62-2025 \(Proposed DR-2\)](#)

**A motion was made by Council Member Olson, seconded by Council Member Hawkins, 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

**ADJOURN**

*Adjourned*

**A motion was made by Vice Chair Oriadha, seconded by Council Member Hawkins, that this be adjourned. The motion carried by the following vote:**

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

**Also present:**

**Rana Hightower, Director**

**Eric Irving, Legislative Attorney**

**Kathy Canning, Legislative Attorney**

**Josh Hamlin, Legislative Attorney**

**Charlotte Aheart, Committee Assistant**

**Alex Hirtle, Legislative Budget and Policy Analyst**

**Sonia Owens, CEX**

**Marcus Jackson, CEX**

**Dinora Hernandez, OOL**

**David Warner, M-NCPPC**

**Shaquan Smith, M-NCPPC**

**Lori Parris, DPIE**

**Sherman Hardy**

**Thomas Haller**

**Greg Smith**

**Nate Forman**

**Norman Rivera**

**Geoffrey Collins**

**Brendon Mahoney**