

# **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, October 2, 2025

9:00 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 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

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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 Proposed Draft 2

CB-069-2025 PAFI Quick Service Restaurants

**Drive-Through -Final** 

CB-69-2025 Supplemental Memoradum

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

2025 Agency Comment Request Form

(CB069-2025 Quick Service Restaurants Zoning

Bill)

Amendment 1B - CB-069-2025

CB-069-2025 Proposed Draft 2B

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 Memoradum

M-NCPPC

CB-72-2025 OOL Comment

2025 Agency Comment Request Form

(CB072-2025 Restaurant Development and

Acceleratoin)

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 in Committee. The motion carried by the following vote:

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

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

CB-043-2025 Proposed Draft 2

Amendment 1 - CB-043-2025 (Hawkins)

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 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

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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.

<u>Attachment(s)</u>: B2025062

<u>CB-062-2025 Summary</u> <u>CB-062-2025 Transmittal</u>

CB-062-2025 PAFI Admistrative 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**