



Prince George's County Council

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

Meeting Agenda - Revised*

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)
Charlotte Aheart – Committee Assistant, x24199

Thursday, July 3, 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

****Revised - CB-006-2025 Removed****

[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](#)

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 |

[CB-027-2025](#)

Draft: 1

AN ORDINANCE CONCERNING USE REGULATIONS - PRESERVING ACCESS TO OPIOID TREATMENT SERVICES for the purpose of defining opioid treatment centers as a new principal use type; establish the zones in which this new use type is permitted, as shown on the principal use tables; setting forth conditions under which this new principal use may be approved; and establishing off-street parking requirements for this new use type.

Sponsor(s): Dernoga and Ivey

Attachment(s): [B2025027](#)
[CB-027-2025 Summary](#)
[LDR-53-2025 Planning Board Recommendation](#)
[LDR-53-2025 M-NCPPC Technical Staff Report](#)
[LDR-53-2025 M-NCPPC email Transmittal](#)
[LDR-02-2025 PGCPB Transmittal Pink Sheet](#)
[CB-027-2025 ZHE Memo](#)
[CB-027-2025 Proposed DR2](#)
CB-027-2025 MTC Sites 20250425
CB-027-2025 OTC Sites 20250425
[CB-027-2025 Proposed DR2A1](#)
[CB-27-2025 OOL Comment](#)

Legislative History:

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|---------|--|--|
| 2/26/25 | Clerk of the Council | transmitted |
| 3/13/25 | M-NCPPC Technical Staff | No position on proposed legislative amendment |
| 4/1/25 | M-NCPPC Planning Board | No position on proposed legislative amendment |
| 4/8/25 | County Council | presented and referred to the Planning, Housing and Economic Development Committee |
| 4/17/25 | Planning, Housing and Economic Development Committee | Held in Committee |
| 6/5/25 | Planning, Housing and Economic Development Committee | Held in Committee |

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](#)

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 |

CB-062-2025

Draft: 1

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): [B2025062](#)
[CB-062-2025 Summary](#)
[CB-062-2025 Transmittal](#)

Legislative History:

| | | |
|---------|----------------|--|
| 6/17/25 | County Council | presented and referred to the Planning, Housing and Economic Development Committee |
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