



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)

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

CALL TO ORDER

*The meeting was called to order by Chair Thomas Dernoga at 10:24 a.m.
with All members present at roll call.*

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

Other Council Members Present: Edward Burroughs and Jolene Ivey

LEGISLATION

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

[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 Vice Chair Oriadha, seconded by Council Member Olson, that this Council Bill be held. The motion carried by the following vote:

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

Nay: 1 - Hawkins

[CB-027-2025](#)

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.

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](#)
[CB-27-2025\(DR-2A\) Supplemental memo](#)
[M-NCPPC](#)
[Potential State-Licensed Med Clinic Sites](#)
[20250626 M-NCPPC](#)

A motion was made by Council Member Olson, 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-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](#)

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

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

[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): [B2025062](#)
[CB-062-2025 Summary](#)
[CB-062-2025 Transmittal](#)
[CB-062-2025 PAFI Administrative Hearings - Final](#)

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

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

ADJOURN

Adjourned

A motion was made by Council Member Olson, seconded by Vice Chair Oriadha, 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

Charlotte Aheart, Committee Assistant

Shalene Miller-Whye, Legislative Budget and Policy Analyst

Andrea Crooms, Council Member Dernoga's Office

Maurene McNeil, ZHE

Anya Makarova, Senior Advisor to the Board of Health

Calvin Tyson, CEX

Dinora Hernandez, OOL

Lori Parris, DPIE

David Warner, M-NCPPC

James Hunt, M-NCPPC

Laura Tallerico, M-NCPPC

Natalia Gomez Rojas, M-NCPPC

Shaquan Smith, M-NCPPC

Scott Rowe, M-NCPPC

Sherri Conner, M-NCPPC

Nathaniel Forman