

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2025 Legislative Session

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**Reference No.:** CB-046-2025

**Draft No.:** 2

**Committee:** Transportation, Infrastructure, Energy & Environment

**Date:** 6/9/2025

**Action:** FAV(A)

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### REPORT:

Committee Vote: Favorable, 4-0-1 (In Favor: Council Members Harrison, Blegay, Dernoga, and Fisher; Abstained: Olson)

The Committee convened on June 9, 2025, to discuss CB-46-2025, which amends Subtitle 25 (Trees & Vegetation) of the Prince George's County Code:

- amends the definition of “Transit-oriented center”
- establishes exemptions from the Woodland Conservation Ordinance for Development Review Division (DRD) applications and grading permit applications which propose residential construction activity resulting in the disturbance of less than 20,000 square feet of woodlands on a single lot of any size or linear project that does not have a previously approved and valid TCP
- establishes the Standard Letter of Exemption process for applications subject to the exclusion
- changes the wording regarding the use of the Woodland Conservation Fund
- changes the Fee-In-Lieu Credit that may be used to meet the conservation requirements
- exempts entitlement cases subject to the Transitional Provisions of the Zoning Ordinance or Subdivision Regulations, indicating that these cases shall be subject to the regulations in place at the time of approval “of any grandfathered permit or grandfathered development application”.

Written comments from the Planning Department (MNCPPC), the County Department of the Environment (DOE), and the Sierra Club raised concerns. The Committee also received testimony in support of CB-46 from members of the development industry.

In response to the concerns raised verbally and in writing, the sponsor offered the following amendments:

Page 2, Lines 13-14, strike the "qualified projects" language.

Page 2, Line 21; Page 3, Line 12 and Line 14, replace "20,000 with 10,000"

Page 4, Lines 14-21, add back urban planning funds. (keeping all of the current language, thus removing proposed changes to Sec. 25-120).

Page 5, Line 5, add back "based on its zoning".

Page 5, Line 9, strike the "qualified projects" language (and remove references to "qualified projects" in Table 1 in the second row, eighth row, and footnote).

Page 6, Line 10, restore the "all other options" language.

Page 6, Line 24, restore the "all other options" language.

Page 6, Line 30, restore the inflation adjustment language.

Page 7, Lines 12-14, remove the added language.

The sponsor agreed to consider other amendments prior to introduction. The committee voted favorably on the sponsor's amendments.

After the discussion, the Committee voted favorably on CB-46-2025 as amended by a vote of 4-0-1.