



# Prince George's County Council

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

## Meeting Agenda - Final

### Planning, Housing and Economic Development Committee

*Thomas E. Dernoga, Chair*

*Krystal Oriadha, Vice Chair*

*Sydney J. Harrison*

*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*

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Thursday, June 5, 2025

10:00 AM

Committee Room 2027

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#### **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**

**[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](#)

**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

[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](#)

**Legislative History:**

2/26/25	Clerk of the Council	transmitted
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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

[CR-043-2025](#)

Draft: 1

**A RESOLUTION CONCERNING ZONING ORDINANCE - USE REGULATIONS - PRESERVING ACCESS TO OPIOID TREATMENT SERVICES** for the purpose of approving, with the force and effect of law, a new principal use type - opioid treatment centers; setting conditions for approving development applications for opioid treatment centers; identifying the zones in which such centers are permitted by right; setting forth off-street parking requirements for such treatment centers.

**Sponsor(s):** Dernoga, Watson and Hawkins

**Attachment(s):** [R2025043](#)  
[CR-043-2025 Summary](#)  
[CR-043-2025 ZHE Memo](#)  
[CR-043-2025 Proposed DR-2](#)

**Legislative History:**

4/8/25	County Council	introduced and referred to the Planning, Housing and Economic Development Committee
4/17/25	Planning, Housing and Economic Development Committee	Held in Committee

[CB-040-2025](#)

Draft: 1

**AN ORDINANCE CONCERNING LCD ZONE** for the purpose of authorizing the issuance of grading permits in the LCD Zone under certain circumstances.

**Sponsor(s):** Blegay

**Attachment(s):** [B2025040](#)  
[CB-040-2025 Summary](#)  
[LDR-44-2025 Planning Board Recommendation](#)  
[LDR-44-2025 Technical Staff Report](#)  
[LDR-44-2025 email Transmittal of draft legislative amendmen](#)  
[LDR-44-2025 PGCPB Transmittal Pink Sheet](#)

**Legislative History:**

3/18/25	Clerk of the Council	transmitted
4/1/25	M-NCPPC Technical Staff	No position on proposed legislative amendment with amendments
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

[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](#)

**Legislative History:**

3/18/25	Clerk of the Council	transmitted
4/1/25	M-NCPPC Technical Staff	No position on proposed legislative amendment

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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

**ADJOURN**