



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
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

Thursday, June 5, 2025

10:00 AM

Committee Room 2027

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

ORDER OF PROCEEDING

CALL TO ORDER

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

Other Council Member Present: Wala Blegay

LEGISLATION

[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](#)

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

Aye: 4 - Dernoga, Harrison, Olson and Oriadha

Absent: 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](#)

A motion was made by Chair Dernoga, seconded by Vice Chair Oriadha, that this Council Bill be Held in Committee for further study,

encouraging Planning Board comments. The motion carried by the following vote:

Aye: 4 - Dernoga, Harrison, Olson and Oriadha

Absent: 1 - Hawkins

[CR-043-2025](#)

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.

Attachment(s): [R2025043](#)

[CR-043-2025 Summary](#)

[CR-043-2025 ZHE Memo](#)

[CR-043-2025 Proposed DR-2](#)

CR-43-2025 - Proposed Amendments (6.2.25)

[CR-43-2025 OOL Comment \(Proposed Dr. 2\)](#)

A motion was made by Chair Dernoga, seconded by Council Member Harrison, that this Resolution be Held in Committee. The motion carried by the following vote:

Aye: 4 - Dernoga, Harrison, Olson and Oriadha

Absent: 1 - Hawkins

[CB-040-2025](#)

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

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 amendments to the local zoning laws](#)
[of the County -LDR-44-2025](#)
[LDR-44-2025 PGCPB Transmittal Pink Sheet](#)
[CB-40-2025 - ZHE Memo](#)
[CB-40-2025 \(Proposed DR-2\) LDR-40-2025](#)
[CB-40-2025 OOL Comment](#)
[CB-040-2025 \(DR-2\) Committee Report](#)
[CB-40-2025 \(DR-2\) Final](#)

A motion was made by Council Member Olson, seconded by Council Member Harrison, that this Council Bill be Favorably recommended with amendments. The motion carried by the following vote:

Aye: 5 - Dernoga, Harrison, Hawkins, Olson and Oriadha

[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](#)

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, Harrison, Hawkins, Olson and Oriadha

ADJOURN

Adjourned

A motion was made by Council Member Olson, seconded by Chair Dernoga, that this be adjourned. The motion carried by the following vote:

Aye: 5 - Dernoga, Harrison, Hawkins, Olson and Oriadha

Also present:

Rana Hightower, Director

Eric Irving, Legislative Attorney

Charlotte Aheart, Committee Assistant

Maurene McNeil, ZHE

Sakinda Skinner, CEX

Dinora Hernandez, OOL

Lakisha Hull, M-NCPPC

David Warner, M-NCPPC

Natalia Gomez Rojas, M-NCPPC

Dr. Matthew Levy, Health Department

Daniel Schlegel

Thomas Haller

Ed Gibbs

Nate Forman

Stacey Jones