Prince George's County Council

Agenda Item Summary

Meeting Date: 11/18/2025
Effective Date: 1/5/2026
Reference No.: CB-043-2025
Chapter Number: 40
Draft No.: 4
Public Hearing Date: 11/18/2025 @ 10:00 AM
Proposer(s): Dernoga
Sponsor(s): Dernoga, Oriadha and Hawkins
Item Title: AN ORDINANCE CONCERNING USE REGULATIONS - PRINCIPAL USES - PERMITTED USES IN CGO ZONE for the purpose of amending the uses permitted in the Commercial, General and Office (CGO) Zone to encourage the conversion of existing office buildings into mixed-use developments.

Drafter: Eric Irving, Fiscal and Legislative Specialist
Resource Personnel: Michelle García, Chief of Staff, Council District 1

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
03/24/2025		transmitted	
	Clerk of the Council		
	Action Text: This Council Bill was transmitted		
04/03/2025		No position on proposed legislative amendment	
	Action Text: This Council Bill was No position on proposed legislative amendment		
04/21/2025		No position on proposed legislative amendment	
	M-NCPPC Planning Board		
	Action Text: This Council Bill was No position on proposed legislative amendment		
05/06/2025	County Council	presented and referred	PHED
	Action Text: This Council Bill was presented by Council Member Dernoga and referred to the Planning, Housing and Economic Development Committee.		
06/16/2025	PHED	Held in Committee	
	Action Text: A motion was made by Chair Dernoga, seconded by Council Member Hawkins, that this Council Bill be Held in Committee. The motion carried by the following vote:		

Aye: 3 Dernoga, Hawkins and Olson

Excused: 2 Harrison and Oriadha

10/02/2025 PHED amended (1)

Action Text:
A motion was made by Chair Dernoga, seconded by Council Member Olson, that this Council Bill be amended (1). The motion carried by the following vote:

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

10/02/2025 PHED Favorably recommended with amendments

Action Text:
A motion was made by Chair Dernoga, 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

10/14/2025 County Council amended

Action Text:
A motion was made by Council Member Dernoga, seconded by Council Member Hawkins, that this Council Bill be amended. The motion carried by the following vote:

Aye: 8 Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha and Adams-Stafford

Nay: 1 Harrison

Absent: 2 Blegay and Ivey

10/14/2025 County Council introduced

Action Text:
This Council Bill was introduced by Council Members Dernoga, Oriadha and Hawkins.

11/18/2025 County Council public hearing held

Action Text:
The public hearing for this Council Bill was held.

11/18/2025 County Council amended

Action Text:
A motion was made by Council Member Blegay, seconded by Council Member Dernoga, that this Council Bill be amended. The motion carried by the following vote:

Aye: 9 Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs, Oriadha and Adams-Stafford

Nay: 2 Harrison and Ivey

11/18/2025 County Council enacted

Action Text:
A motion was made by Council Member Dernoga, seconded by Vice Chair Oriadha, that this Council Bill be enacted. The motion carried by the following vote:

Aye: 6 Blegay, Dernoga, Olson, Burroughs, Oriadha and Adams-Stafford

Nay: 2 Harrison and Ivey

Abstain: 3 Fisher, Hawkins and Watson

AFFECTED CODE SECTIONS:
27-5102 27-5101

BACKGROUND INFORMATION/FISCAL IMPACT:
This bill amends the principal use table to require special exception approval for certain residential developments in the Commercial, General and Office (CGO) Zone. The Zoning Ordinance currently permits five residential use types by right in the CGO Zone - townhouses, two-family dwellings, multifamily dwellings, live-work dwellings, and artists' residential studios. This bill would require developments of each of these use types to seek special exception approval to locate in the CGO Zone. Multifamily, two-family, and townhouse dwellings that are part of a group of adjoining lots or parcels in the CGO Zone that comprise less than 20 acres would be permitted by the approval of a special exception. If these dwellings comprise 20 acres or greater in size, the development would be permitted by approval of a Planned Development Zoning Map Amendment.

Document(s): CB-043-2025 - signed, B2025043, CB-043-2025 Report, LDR-63-2025 Planning Board Recommendation, LDR-63-2025 Technical Staff Report, LDR-63-2025 email_Transmittal of draft legislative amendment to the local zoning laws of the County LDR-63-2025, LDR-63-2025 PGCPB Transmittal Pink Sheet