

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.: CB-020-2026

Draft No.: 2

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 4/02/2026

Action: FAVORABLE
WITH
AMENDMENTS

REPORT: Committee Vote: Favorable with Amendments, 4-0 (In favor: Committee Chair Blegay, Council Members Adams-Stafford, Dernoga, and Olson)

The Planning, Housing and Economic Development (PHED) Committee met on April 2, 2026, to consider CB-20-2026.

The PHED Committee Director, Rana Hightower, summarized the purpose of the legislation and informed committee members about public comments and feedback received from agencies within Prince George's County.

As presented on Tuesday, March 17, 2026, Draft-1 of the bill requires the Planning Department to publish on its website a searchable database of informational notifications for pre-application neighborhood meetings and to ensure that electronic versions of those notifications comply with web accessibility guidelines.

The Chief Zoning Hearing Examiner submitted a memorandum recommending a technical amendment to the purpose clause by removing "web" on page 1, line 5, and inserting "ADA." The amendment would better alert the public to this proposed change in the legislation.

The Office of Law submitted a memorandum indicating that the legislation is in proper form with no impediments to its enactment.

Council Member Adams-Stafford, the bill sponsor, explained that this legislation stems from the community's desire to gain clarity on upcoming developments in their neighborhoods. Residents often see small signs posted on properties announcing pre-application neighborhood meetings, but they cannot always pull over to gather information or attend these meetings. Council Member Adams-Stafford emphasized that residents should be able to access information about these meetings in one centralized location. The proposed searchable database would also be beneficial for other stakeholders, as it could attract additional investment to the County.

Ms. Angela Angel, the County Executive Liaison to the County Council, stated that the County Executive supports the Planning Board's recommendations.

Ms. Natalia Gomez Rojas outlined the recommended amendments from the Planning Board as follows:

The Planning Board held a public hearing on the proposed legislation, during which two individuals testified in favor of it. Both speakers highlighted the importance of notifying community members about nearby developments and providing opportunities for public engagement before any development is approved. One speaker suggested enhancing the search function for the notices by including development names, street addresses, and links to related documents.

Following the hearing, the Planning Board voted to support the proposed legislation with the amendments as detailed in the Planning Department's Technical Staff Report.

The recommended amendments are as follows:

(A) Amend Section 24-3303 of the Subdivision Regulations to apply the same notice requirements for pre-application neighborhood meetings for subdivision applications.

Justification: Subdivision applications also require pre-application neighborhood meetings, which are often the first application submitted for a given location.

(B) Revise Page 2, Lines 9-13: from "As to residents, an applicant complies with this Section by providing the Planning Department with an electronic version of the informational mailing, which shall comply with Americans with Disabilities Act (ADA) guidance on web accessibility, more than thirty (30) days before the Planning Department accepts an application." To "The applicant shall also provide the Planning Department with an electronic version of the informational mailing, which shall comply with Americans with Disabilities Act (ADA) guidance on web accessibility, at least thirty (30) days before the date of the pre-application neighborhood meeting. Additionally, the applicant may notify any person or entity registered in accordance with Subsection (d)(2)(B) of this Section."

Justification: Acceptance of a development application may take several weeks following a pre-application neighborhood meeting. Therefore, if the applicant waits to send pre-application neighborhood meeting notices to the Planning Department 30 days before official acceptance, the public might not have online access to those notices before the meeting.

C. Revise Page 2, Line 26: from "street address and Council District." To "Council District."

Justification: Creating a publicly accessible database of meeting notifications searchable by a development's street address may pose challenges and increase costs associated with the search functionality. While Council Districts are more readily accessible, the lack of designated street addresses for many developments could complicate extracting this information from notices and increase development costs.

D. Revise Page 2, Line 27-28: from "SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption." To "SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect one hundred eighty (180) calendar days after its adoption."

Justification: The Department staff will require adequate time to develop, test, and ensure that the search function is ready for public use.

Council Members Adams-Stafford and Olson raised questions about the Planning Board's recommendation to require the location to be searchable by County Council district rather than by address. They requested that the database at least list the general area since some people may not know their councilmanic district.

On motion of Council Member Adams-Stafford, seconded by Council Member Dernoga, the PHED Committee voted 4-0 in favor of the amendments.

Council Member Dernoga inquired whether the pre-application number is provided as part of the platform.

Ms. Gomez Rojas replied that the pre-application neighborhood meeting takes place before the application is officially accepted. A temporary number is assigned at that time, which differs from the accepted application number.

On motion of Council Member Olson, seconded by Council Member Blegay, the PHED Committee voted 4-0 in favor of CB-20-2026 as amended.