The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

September 16, 2026

MEMORANDUM

TO: Prince George's County Council

FROM: James Hunt, MPA, Planning Director

SUBJECT: **Planning Department Comments on Transmitted Legislation: CB-106-2026, CB-107-2026, CB-108-2026, CB-109-2026, CB-110-2026, CB-111-2026, and CB-113-2026.**

The Prince George's County Planning Department ("Department") appreciates the opportunity review proposed legislation referred to the Planning, Housing, and Economic Development Committee. In response to comment solicitation received on Thursday, September 10, 2026, the Planning Department offers the following comments:

CB-106-2026

Several proposed phrases are undefined and should be clarified for ease of interpretation. These include:

- "County wage benchmarks" (Page 3, Line 3 and Page 6, Line 11) – What source identifies the County wage benchmarks to be used as the baseline for purposes of the Economic Development Incentive Fund ("the Fund")?
- "Defined period" (Page 3, Line 12 and Page 6, Line 17) – what, specifically, is the defined period for job retention?
- "Gateway communities" (Page 2, Line 18) – The Department does not recognize this term and does not know what it means. The Department notes this is existing Code language but recommends it be defined or revised.

The phrase "including but not limited to", when used in both existing and proposed language, makes the defined criteria more of akin to guidelines rather than expected requirements, since the Fund can be applied without consideration of the factors explicitly defined by the Fund criteria under the umbrella of factors "not limited to" those listed in the County Code. If the intent of CB-106-2026 is to transition the Fund to a performance-based system, the Council may wish to tighten the eligibility requirements.

Existing Code language as shown on Page 2, Lines 17-20 and Page 3, Lines 16-18 should be amended to eliminate reference to the "Developed Tier." This term was superseded with the approval of the Plan Prince George's 2035 Approved General Plan on May 6, 2014 – the "Developed Tier" has not existed since this date. The Council may wish to direct the Fund instead to Downtowns, Regional Transit Districts and Local Centers, Priority Investment Areas identified in the Strategic Investment Plan contained within Plan 2035, or other appropriate geographies.

CB-107-2026

Comments pertaining to this bill were provided by the Department under separate cover.

CB-108-2026 and CB-109-2026

Any public land transaction and development, including the purchase, disposal, and development of any kind on public lands, requires Mandatory Referral Review by the Planning Board.

As pertains to CB-109-2026, there is no guidance as to what is intended or meant by "affordable housing units" in either the proposed bill or in the County Code. Such guidance is essential in implementing the intent of this bill and the Department recommends defining the term "affordable housing units" for the purposes of CB-109-2026.

CB-110-2026

The term "small landlord" is not defined in the proposed bill nor elsewhere in the County Code. A definition of this term would seem to be necessary for the County to implement the purposes of the bill.

CB-111-2026 and CB-113-2026

The Department offers no comments on these bills.

cc: Katina Shoulars, Acting Deputy Director of Operations
David Warner, Principal Counsel, Office of General Counsel
Laura Tallerico, Associate General Counsel, Office of General Counsel
Natalia Gomez-Rojas, AICP, Planner IV, Planning Director's Office
Chad Williams, LEED AP BD+C, Master Planner, Countywide Planning Division