PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.:	CB-076-2026
Draft No.:	2
Committee:	PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT
Date:	9/21/2026
Action:	FAVORABLE WITH AMENDMENTS

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

The Planning, Housing and Economic Development (PHED) Committee met on Thursday, September 17, 2026, and September 21, 2026, to consider CB-076-2026. On Tuesday, September 1, 2026, the County Council presented and referred Draft-1 of the bill to the PHED Committee. The bill is for the purpose of establishing an alternative, streamlined development review and appeal process for the highest priority transit-oriented development areas, called Regional Transit Districts and Local Transit Centers in Prince George's County's Plan 2035 General Plan, to stimulate greater economic growth in Prince George's County, subject to certain conditions.

The PHED Committee Director, Rana Hightower, provided a summary of the proposed legislation and shared public comments and feedback from various agencies within Prince George's County.

PHED Committee Vice Chair Oriadha explained that she has been working on the proposed legislation for over a year and expressed appreciation to Council Member Dernoga and others who have contributed to its development. She emphasized the need to make progress because some areas of the County continue to lack necessary investment, particularly communities of color and lower-income neighborhoods. At the same time, she acknowledged concerns from other members about overdevelopment in certain districts. Her goal is to strike a balance that encourages growth where it is needed while avoiding unintended strain in already-developed areas.

Mr. Hamlin explained that the proposed amendments originated from Planning Board recommendations. Planning staff had also provided suggestions in their report, and council members raised concerns about specific provisions in the draft legislation. The amendments aim to address both the technical recommendations from planning staff and the issues flagged by council members.

Council Member Olson had a question about the appeal timeline. Mr. Hamlin explained the revised language.

Council Member Olson asked about the impacted sites?

Ms. Cree Ganu, Legislative Liaison for Maryland National Capital Park and Planning Commission, prepared a Policy Analysis and Fiscal Impact Statement that the bill does not create new positions or appropriate funding. Implementation may require the Planning Department and other reviewing agencies to revise application materials, establish eligibility and review procedures, update public guidance, coordinate expedited reviews, and provide staff training.

The extent of any administrative expenditure would depend on the number and complexity of the qualifying applications, the required review timeframes, whether modifications to the application tracking systems are necessary, and whether the affected agencies can absorb the work using existing personnel and resources.

Development in designated transit-oriented areas may support construction activity, commercial investment, employment, housing opportunities, and more efficient use of existing public infrastructure. Concentrating development near transit may also support increased transit use and advance the County's long-term land use and economic-development objectives. The magnitude and timing of any benefit would depend on the number and type of projects that qualify for, whether those projects are completed, and general economic and development conditions.

Mr. Williams offered additional amendments to the legislation.

On motion of Chair Blegay, seconded by Vice Chair Oriadha, the PHED Committee voted 5-0 to hold CB-076-2026.

On Monday, September 21, 2026, the PHED Committee met again to discuss the bill.

There were a few additional amendments made to the bill.

After a robust discussion the PHED Committee voted 4-0 favorably on CB-076-2026 (DR-2) with amendments.