



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Information Management Division**

**(301) 952 - 3918
www.mncppc.org**

June 22, 2023

David Dahlstrom, AICP
Upper Shore Regional Planner
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, MD 21201

Re: Prince George's County 2022 Annual Report on Growth

Dear Mr. Dahlstrom:

At its meeting on June 22, 2023, the Prince George's County Planning Board voted to recommend the approval of the Prince George's County 2022 Annual Report on Growth prepared by the Planning Department staff. The attached Report complies with Sections 1-207 and 1-208 of the Land Use Article in the Annotated Code of Maryland requiring charter counties to prepare the Annual Report on Growth. The Report documents all development related changes taking place in 2022 and assesses whether those changes were consistent with the state and county growth management and resource preservation goals.

Sincerely,

Derick Berlage, AICP
Acting Deputy Director of Operations
Prince George's County Planning Department

Attachment.

C: Members of the Planning Board
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2022 Prince George's County, MD

Annual Report on Growth

Approved by the Prince George's County Planning Board on June 22, 2023
Planning Board Agenda Item 4D



PRINCE GEORGE'S COUNTY
Planning Department

Abstract

Date	May 2023
Title	2022 Prince George's County Annual Report on Growth
Author	The Maryland-National Capital Park and Planning Commission
Subject	2022 Prince George's County Annual Report on Growth
Source of copies	The Maryland-National Capital Park and Planning Commission Prince George's County Planning Department 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772
Series number	984232702
Number of pages	32

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PRINCE GEORGE'S COUNTY
Planning Department

May 2023

The Maryland-National Capital Park and Planning Commission

Prince George's County Planning Department

14741 Governor Oden Bowie Drive

Upper Marlboro, MD 20772

www.pgplanning.org

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The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Planning Department:

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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Introduction

The *Annual Report on Growth*, required by sections 1-207 and 1-208 of the Land Use Article in the Annotated Code of Maryland, summarizes residential and nonresidential development in Prince George's County in 2022. It analyzes consistency with the County's growth management policies, the *Plan Prince George's 2035 Approved General Plan's* (Plan 2035) land use goals, and state smart growth principles. The *2022 Annual Report on Growth* is due to the Maryland Department of Planning by July 1, 2023.



Photos by M-NCPPC



Growth-Related Changes

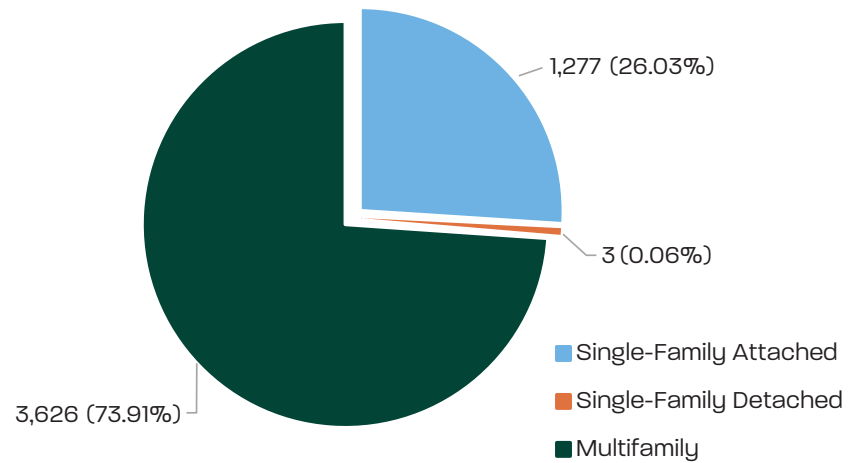
A-1. Changes to Development Patterns

A-1-1. NEW SUBDIVISIONS

In 2022, 14 residential development projects were approved in the County, including 4,906 dwelling units. Among them, 1,277 units (or 26.0 percent) were single-family attached (SFA), generally referred to as townhouses; 3,626 (or 73.9 percent) were multifamily (MF); and 3 units (or 0.06 percent) were single-family detached (SFD) (see Table 1, Chart 1, and Map 1).

In 2022, 22 nonresidential development cases were approved for retail, industrial, institutional, mixed-use, and office use. Approved development for industrial uses was predominant, as compared to all other nonresidential development types (see Table 2, Chart 2, and Map 2).

Chart 1. Residential Units in Approved Development, 2022



Source: Prince George's County Planning Department, February 2023.

Table 1. Approved Residential Development, 2022

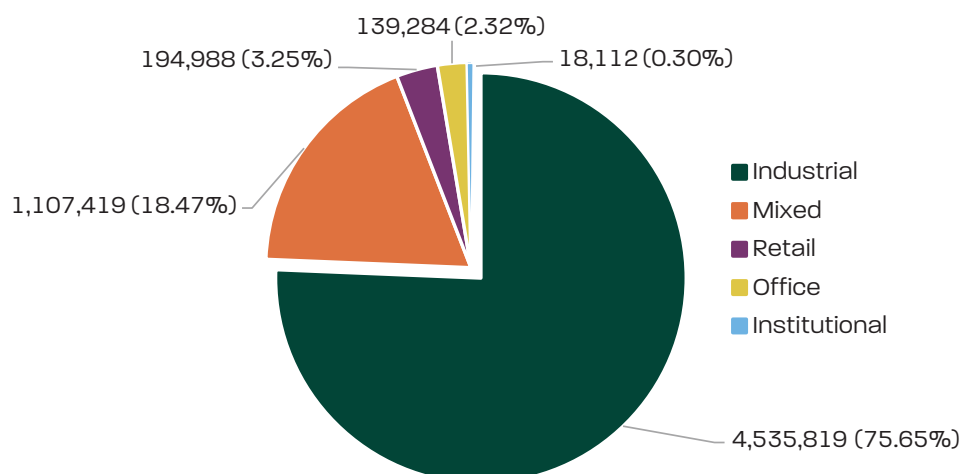
Development Case Number	Development Case Title	Single Family Attached	Single Family Detached	Multifamily	Total Units
DSP-20012*	Metro City	72	0	240	312
DSP-18034-02	Melford Town Center	249	0	0	249
DSP-21045	The Cassidy	0	0	175	175
DSP-20050	Stephen's Crossing at Brandywine	547	0	0	547
DSP-20003	Mill Branch Road Property, Parcel A & 32	190	0	408	598
DSP-21024**	EcoGrads	0	0	123	123
DSP-22012	Garrett's Chance, Lots 1 & 2	0	2	0	2
DSP-17023-03	Addison Row (ETOD)	0	0	327	327
DSP-21033	Metropolitan East at Konterra Town Center	219	0	0	219
DSP-20020**	Beltway Plaza - Phase 1	0	0	750	750
DSP-19071**	The Promise	0	0	1,014	1,014
DSP-21049**	Largo Parcel O - ETOD	0	0	269	269
DSP-21017	Garrett's Chance - Lot 20	0	1	0	1
DSP-90001-02	Alta New Carrollton - Wood Partners	0	0	320	320
Total Units		1,277	3	3,626	4,906

Source: Prince George's County Planning Department, February 2023.

*This development also includes a 195-bed assisted living facility.

**Mixed with nonresidential development. See Table 2.

Chart 2. Nonresidential Uses in Approved Development, 2022



Source: Prince George's County Planning Department, February 2023.

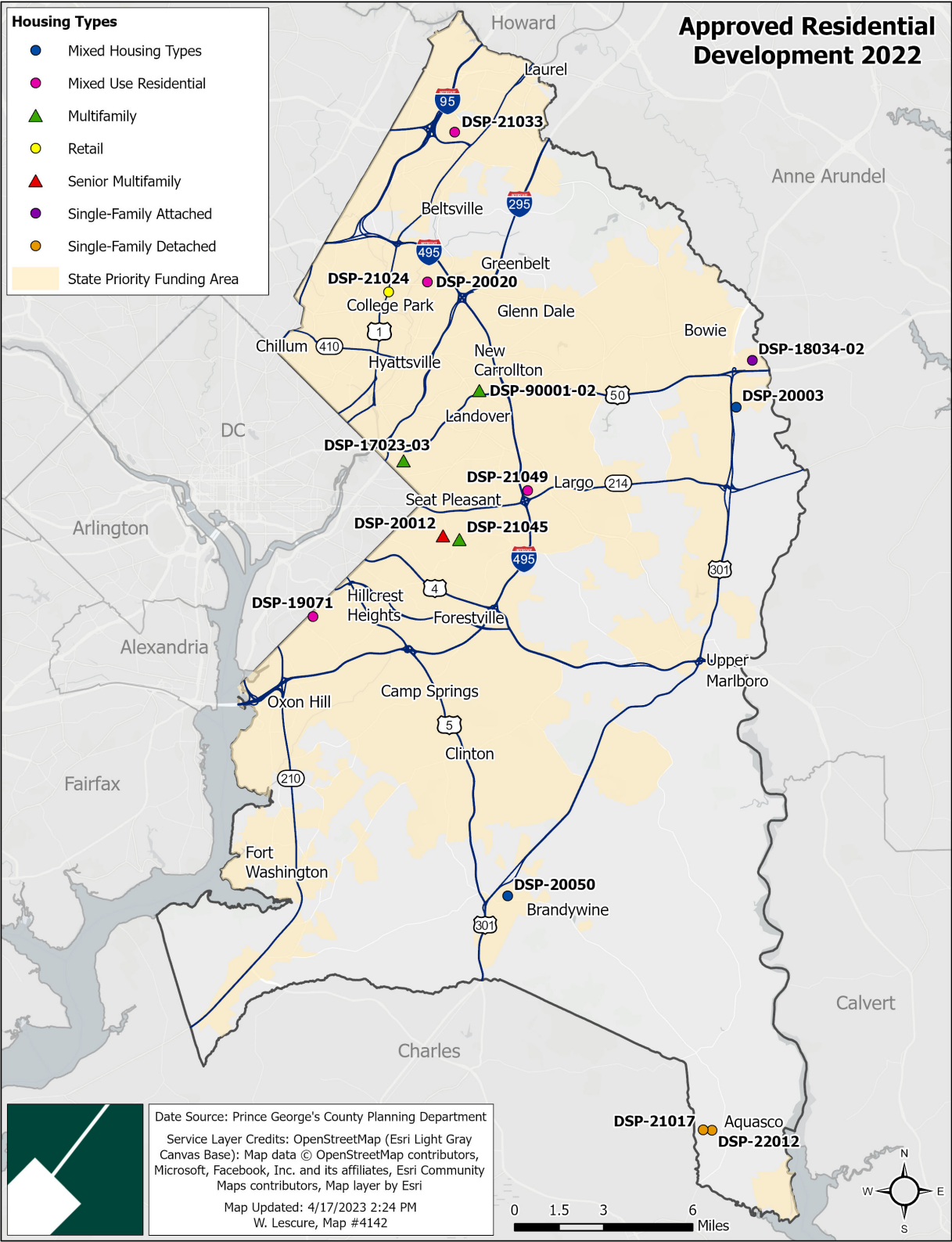
Table 2. Approved Nonresidential Development, 2022

Development Case Number	Development Case Title	Use Type	Square Feet
SDP-2201	NCBP, Parcel 12	Industrial	168,480
DSP-16009-02	Steeplechase Business Park, Parcels 65 & 66	Mixed	5,200
DSP-21024**	EcoGrads	Retail	2,300
DSP-22007	Cherry Lane Storage	Industrial	108,273
DSP-95073-06	Kaiser Permanente Largo Medical Center	Office	90,000
SDP-0519-01	Brandywine Village	Mixed	97,597
SDP-8804-02	Collington Center (NASA Federal Credit Union)	Office	42,284
DSP-20020**	Beltway Plaza - Phase 1	Mixed	954,562
DSP-19071**	The Promise	Mixed	37,810
DSP-21049**	Largo Parcel O - ETOD	Mixed	1,990
DSP-21009	Dash In at Marlboro Pike #1552	Retail	7,724
DSP-04054-03	Bellefonte	Industrial	198,000
DSP-21012	Spirit of God Deliverance Church	Institutional	18,112
DSP-22009	Vista 95 Logistics Center	Industrial	373,835
SDP-1603-02	National Capital Business Park	Industrial	3,428,985
DSP-07072-02	Melford, Block 3, Lots 1 & 2	Mixed	10,260
DSP-04014-05	Vista Gardens Marketplace, The Habit Burger Grill	Retail	3,100
DSP-06015-01	Capitol Heights Shopping Center	Retail	113,389
DSP-07031-05	Melford Property, Pod 6	Industrial	59,640
DSP-21031	Bell Station Center, Parcel B	Retail	68,475
DSP-21019	Arland Self Storage	Industrial	198,606
SDP-0006-04	Ammendale South, Lot 8, Manekin	Office	7,000
		Total	5,995,622

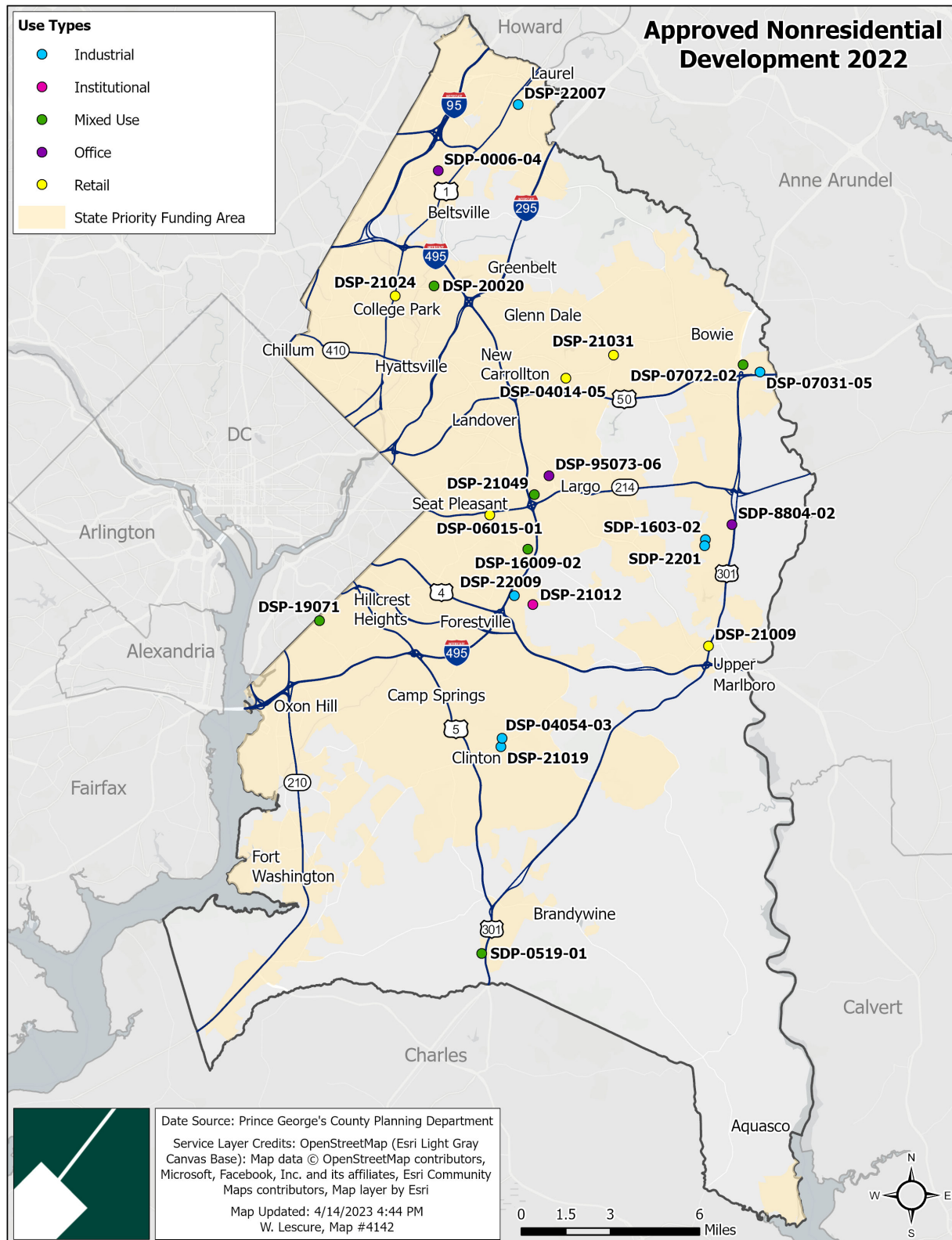
Source: Prince George's County Planning Department, February 2023.

**Mixed with residential development. See Table 1.

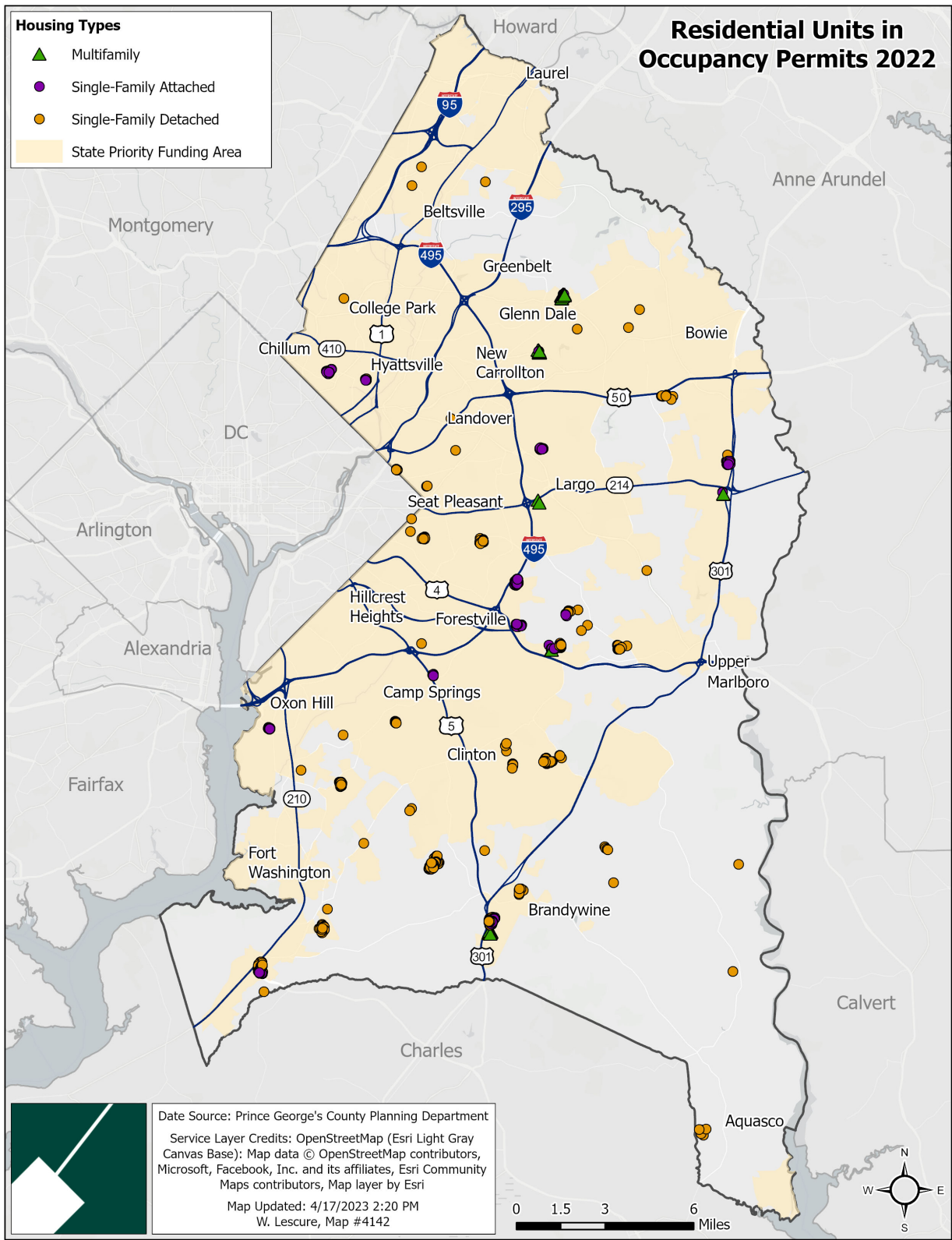
Map 1. Approved Residential Development 2022



Map 2. Approved Nonresidential Development 2022



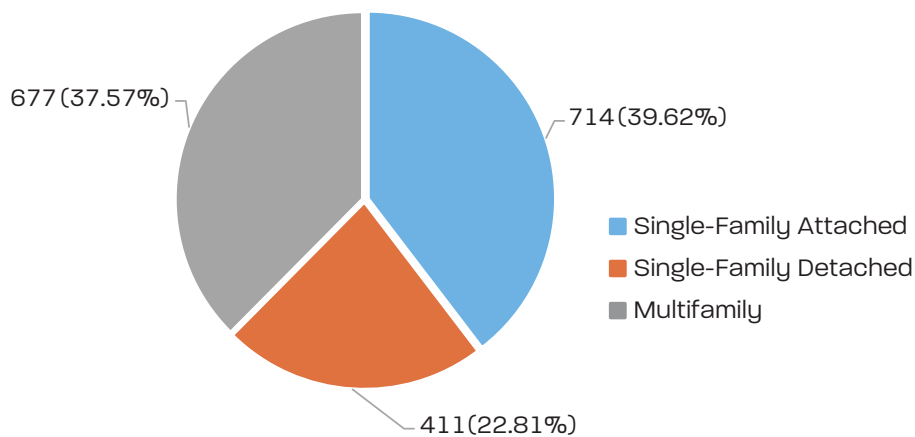
Map 3. Residential Units in Occupancy Permits 2022



A-1-2. OCCUPANCY PERMITS

In 2022, there were 1,323 occupancy permits for 1,802 dwelling units, according to the County Department of Permitting, Inspections and Enforcement. Chart 3 shows that among all 1,802 units, 714 units (or 39.62 percent) were single-family attached or townhouses. The number of multifamily units (677) in approved development was significant, representing 37.57 percent of total units. The remaining 22.81 percent of total units were single-family detached units (411). Map 3 displays geographic distributions of new residential units constructed in 2022.

Chart 3. New Units by Housing Type in Occupancy Permits, 2022



Source: Prince George's County Planning Department, February 2023.



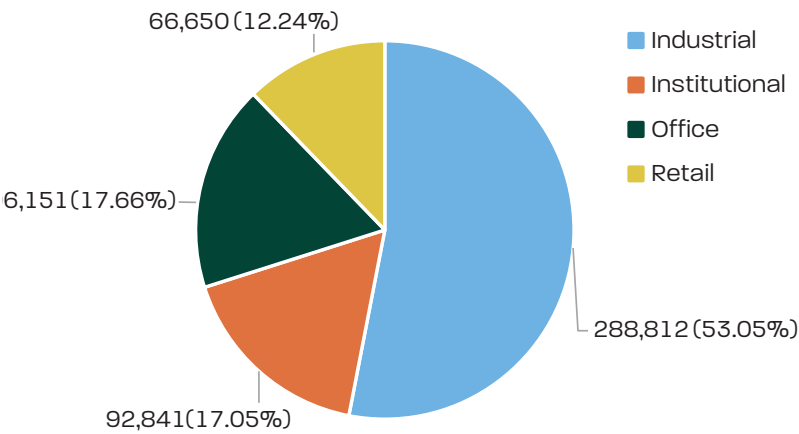
Photo by M-NCPPC

In 2022, 10 nonresidential occupancy permits were issued for industrial, retail, institutional, and office uses. Chart 4 displays that the square footage for industrial uses was predominant, amounting to 53.05 percent. Office and institutional uses shared a similar percentage of total square feet. The proportion for retail uses was the lowest, accounting for 12.24 percent of the total square feet. There were no occupancy permits issued for other or mixed uses. Map 4 exhibits nonresidential uses by type throughout the County.

A-1-3. ZONING MAP CHANGES

The County’s Zoning Ordinance and Subdivision Regulations for Prince George’s County was a two-phase process that took effect on April 1, 2022. There have been no zoning map changes since then.

Chart 4. Square Feet by Nonresidential Use in Occupancy Permits, 2022

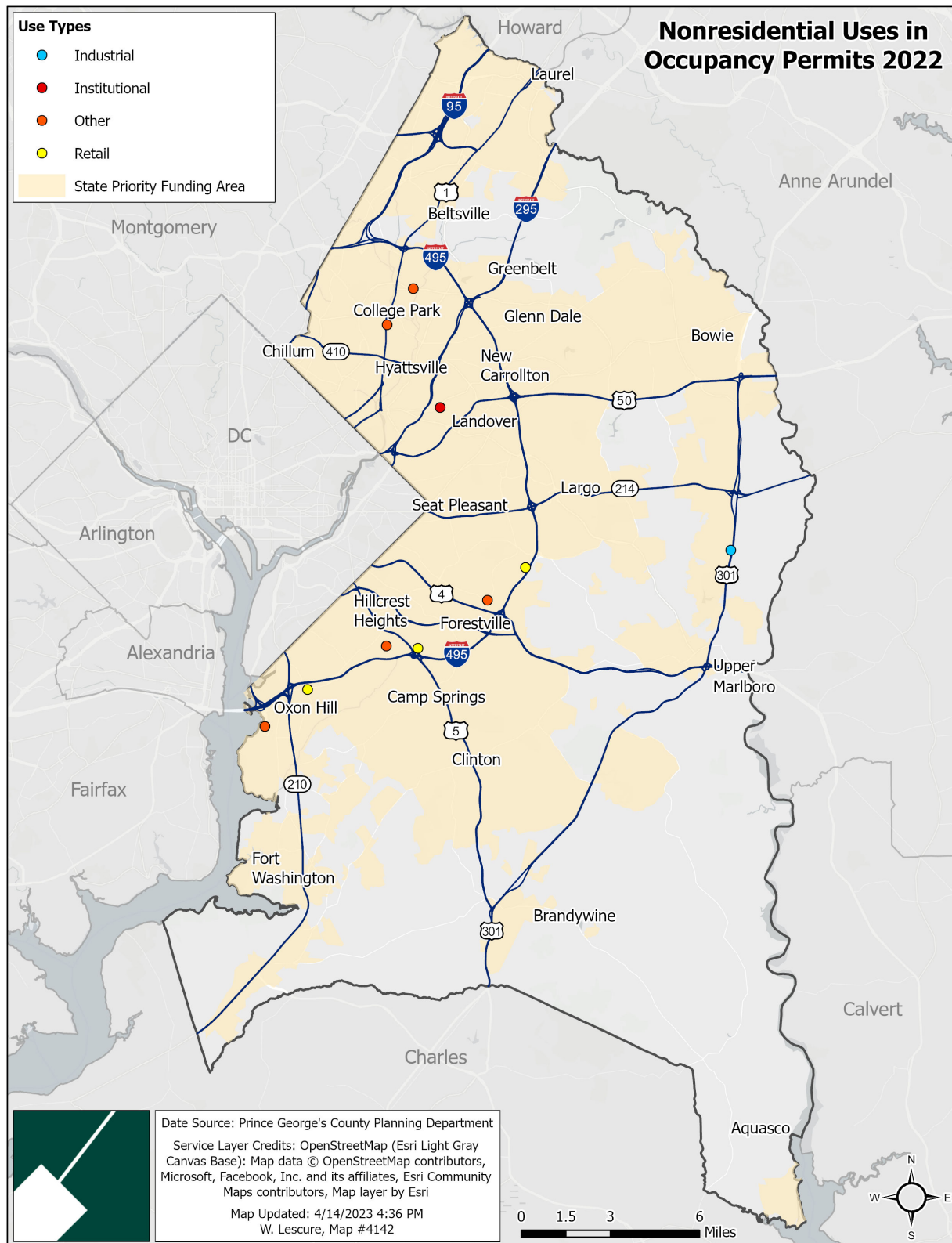


Source: Prince George’s County Planning Department, February 2023.



Photo by M-NCPPC

Map 4. Nonresidential Uses in Occupancy Permits 2022



A-1-4. LEGISLATIVE TEXT AMENDMENTS

The 2022 *Annual Report on Growth* compiles legislative bills and resolutions adopted by the County Council in 2022. They are a legal mechanism for implementing the County's Plan 2035 to ensure that development activities are in concert with County and state goals and objectives. Those enacted legislative bills and adopted resolutions are summarized as follows:

- **CB-60-2022 (DR-2):** (Dernoga, Ivey, Streeter, Turner, Franklin, Glaros, Hawkins, Harrison, and Medlock) A bill for the purpose of amending the Zoning Ordinance to provide for electronic informational mailing registry for any interested County resident; providing for electronic informational mailings to be provided by The Maryland-National Capital Park and Planning Commission, and providing compliance requirements for prospective development applicants.
- **CB-61-2022 (DR-2):** (Dernoga, Ivey, Burroughs, Hawkins, Harrison, Streeter, Turner, Glaros, Medlock, and Franklin) A bill for the purpose of amending the Zoning Ordinance to require the written summaries of pre-application neighborhood meetings for proposed development be made a part of the administrative record of any development application that is filed and accepted; and requiring electronic distribution of pre-application neighborhood meeting summaries to attendees at the meeting that provide email contact information.
- **CB-68-2022 (DR-4):** (M-NCPPC, Hawkins, Harrison, Streeter, Turner, Glaros, Franklin, and Medlock) A bill for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2018 Laws of Prince George's County, and adopted as CB-13-2018 Attachment A on October 23, 2018, revising certain procedures and regulations; and adding clarification language to effectuate successful implementation to meet the County's goals for a new, modern, and streamlined Zoning Ordinance.
- **CB-71-2022:** (Streeter, Hawkins, Harrison, and Franklin): A bill for the purpose of permitting, by special exception, increased density in the Local Transit Oriented-Edge (LTO-E) Zone for multifamily senior citizen dwellings.
- **CB-76-2022 (DR-2):** (Dernoga, Burroughs, Ivey, Hawkins, Harrison, Glaros, Streeter, Taveras, Medlock) A bill to require special exception approval for gas stations in certain Nonresidential and Transit-Oriented/Activity Center base zones and the TAC-PD (Planned Development) Zone that revises specific special exception site design criteria for gas stations in the Zoning Ordinance for Prince George's County.
- **CB-80-2022 (DR-2):** (Medlock, Hawkins, Harrison, Streeter, Burroughs, Turner, Glaros, Dernoga, Franklin, and Ivey) A bill to amend the Zoning Ordinance to clarify the definition of convenience store uses; to amend the Use Regulations to add a minimum distance requirement between specific convenience store uses and other specified uses, renumbering Section 27-5102 of the Zoning Ordinance; and generally relating to convenience store use regulations in furtherance of the general health, safety, and welfare of the residents of Prince George's County.
- **CB-103-2022(DR-2):** (Franklin, Harrison, Streeter, and Medlock) A bill for the purpose modifying the definition and increasing the Special Exception distance requirements for tobacco shops, electronic cigarette shops or retail tobacco businesses that sell products for off-site use.
- **CB-105-2022 (DR-2):** (Turner, Franklin, Hawkins, Medlock, and Harrison) A bill for the purpose of authorizing development standards and uses for designed employment areas in Legacy Comprehensive Design (LDC) Zone under certain circumstances.

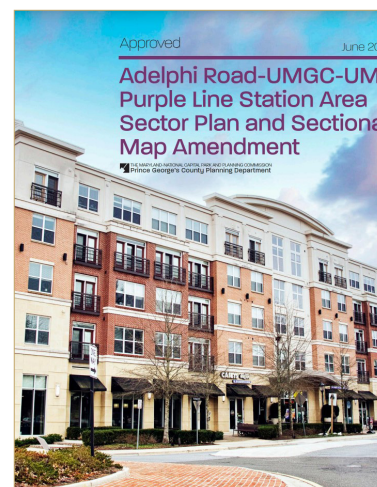
A-1-5. COMPREHENSIVE PLAN OR PLAN ELEMENTS

In 2022, Prince George's County adopted two area plans:

- The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends directing future growth to the Plan 2035-designated Bowie Local Town Center (at the US 50/301 and MD 3 interchange) and Bowie State University MARC Campus Center, expanding economic development opportunities along MD 450 at Free State Shopping Center/ Bowie Marketplace; and the Collington Local Employment Area, revitalizing Old Town Bowie, and strategically investing along US 301/MD 3, MD 450, and MD 197.”¹
- The 2022 *Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment* is “for a new neighborhood surrounding the Adelphi Road-UMGC-UMD Purple Line Station. The Sector Plan supersedes the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity for the portion of Planning Area 66 within this sector, as well as amends portions of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and other Countywide functional master plans.”²

1 Prince George's County Planning Department, Community Planning Division, 2022 Approved Bowie-Mitchellville and Vicinity Master Plan, <https://www.mncppc.org/3390/Bowie-Mitchellville-and-Vicinity-Master->.

2 Prince George's County Planning Department, Community Planning Division, 2022 Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment, <https://www.mncppc.org/4947/Adelphi-Road-UMGC-UMD-Purple-Line-Station-Area-Sector-Plan-and-Sectional-Map-Amendment>.



A-2. Consistency with Adopted Plans

The 2022 *Annual Report on Growth* is required to discuss whether the development in 2022 is consistent with contents and contexts in the following plans or reports:

- The recommendations of the last annual report.
- The adopted plans of the local authority.
- The adopted plans of all adjoining local counties.
- The adopted plans of state and local counties that have responsibility for financing or constructing public improvements necessary to implement the local comprehensive plan.

The development patterns, public facilities improvement, and legislative actions in Prince George's County in 2022 reflect the County's ongoing commitment to planning and growth management. The County has been dedicated in maintaining its growth management policies to ensure quality and sensible development within the Priority Funding Areas (PFA) and in preserving resources outside the PFA.

Prince George's County is dedicated to effective collaboration with state government, County agencies, the Metropolitan Washington Council of Governments, neighboring counties, and all other stakeholders for a sustainable future. The sector plans adopted in 2022 are outlined in Section A-1-5.



Photo by M-NOPPC



Photo by Dan Sonnett

Neighboring counties have developed comprehensive plans similar to Prince George's Plan 2035 for sustainable development and smart growth. Those plans are summarized below:

Anne Arundel County: *Plan 2040* (adopted in 2021) “sets the policy framework to protect the natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy. This framework also seeks to overcome the many problems we continue to experience due to our history of slavery and federally financed segregated living patterns.”³

Calvert County: “The Calvert County *Comprehensive Plan* (Plan) is the official policy document for Calvert County. The Board of County Commissioners, the Planning Commission, and county departments use the Plan as a guide when preparing functional plans and small area plans, evaluating proposed projects or considering changes to legislation, such as the zoning ordinance.... The Plan is a snapshot in time of the dynamic process of managing growth in Calvert County.”⁴ The amendments to the Plan, adopted in December 2022, “reduced or eliminated the future expansions for the Huntingtown, Lusby, Prince Frederick, and Solomons Town Centers.”⁵

Charles County: “The Comprehensive Plan 2040 [adopted in 2016] serves as the policy guide and framework for future growth, development, and preservation in Charles County. ... The Plan addresses land use, water resources ... energy, transportation, public facilities (including police, fire and emergency services, schools, and libraries), economic development, housing, natural resources, environmentally sensitive areas, and community development.”⁶

Howard County: *PlanHoward 2030* (adopted in 2012) is the County's general plan. It is a “forward-looking approach and an exciting launch into a greener and more sustainable future—environmentally, economically, and for our communities. *PlanHoward 2030* celebrates accomplishments and charts the next steps forward so Howard County can continue to enhance our high quality of life.”⁷

Montgomery County: *Thrive Montgomery 2050* (adopted in 2022) “sets a vision for the county and encompasses broad, countywide policy recommendations for land use, zoning, housing, the economy, equity, transportation, parks and open space, the environment, and historic resources. ... [The Plan] provide[s] guidance for future [General] Plans, county and state capital improvement processes, and other public and private initiatives”⁸

3 Anne Arundel County, General Development Plan, <https://www.aacounty.org/departments/planning-and-zoning/long-range-planning/general-development-plan/>.

4 Calvert County, Comprehensive Plan, <https://www.calvertcountymd.gov/ComprehensivePlan2022>.

5 Calvert County, Comprehensive Plan, <https://www.calvertcountymd.gov/2031/Comprehensive-Plan>.

6 Charles County, The Charles County Comprehensive Plan, <https://www.charlescountymd.gov/home/showdocument?id=3674>.

7 Howard County, PlanHoward 2030 Executive Summary, <https://www.howardcountymd.gov/sites/default/files/2021-03/PlanHoward2030Amended.pdf>.

8 M-NCPPC Montgomery County Planning Department, Thrive Montgomery 2050, <https://montgomeryplanning.org/wp-content/uploads/2021/04/Thrive-Planning-Board-Draft-web.pdf>.

A-3. Process Improvements

Prince George's County continues to implement the policies of Plan 2035 that will improve the development process and planning activities. The water and sewerage master plan revisions, zoning changes, public school facilities investments, PFA road improvements, and improvements to parks and recreation facilities demonstrate the County's dedication to enhancing the planning and development process for the betterment of its residents.

A-4. Ordinances or Regulations

In 2022, the legislative action pertinent to planning was consistent with the visions of the state *Land Use Article*. Prince George's County will continue to ensure that future amendments to legislation or regulations (Section A-1-4) successfully implement the Plan 2035 recommendations and follow the state's planning goals and objectives.



Photo by M-NCPPC

Adequate Public Facilities

B-1. Adequate Public Facilities Ordinance for Schools

This section is reported every two years. Hence, there is no update to this section in the 2022 *Annual Report on Growth*.

B-2. Water and Sewerage

The Prince George's County Capital Improvement Program (CIP) is a legal tool to implement Plan 2035's recommendations for planning, designing, and constructing public facilities to meet communities' needs and ensure that growth occurs within the state PFA. Prince George's County established its first CIP in 1967. Since then, the County has refined the CIP to make programming more precise in scope and timing to improve coordination among the government agencies that provide and use public facilities.

"In the newly developing areas, the availability of appropriate support facilities can be critical to the operation of a new project. Likewise, the capacity of existing roads, sewers and water supply lines is an important consideration in building or expanding public facilities in highly developed areas," according to the approved FY 2022 Capital Improvement Program and Capital Budget.⁹

Environment Article Title 9, Subtitle 5, of the Maryland Annotated Code sets procedures for amendments and revisions to the Water and Sewer Plan. The Adopted 2018 Water and Sewer Plan assigns a category to every property in the County. The categories determine whether land can be developed using public (or community) water and sewer or individual well and septic systems. The Water and Sewer Plan requires a category change for development proposals that need subdivision or that disturb more than 5,000 square feet of land.

There are two amendment processes for water and sewer category changes—legislative and administrative. A proposed change from Category 6 or 5 to Category 4 requires a legislative amendment, while administrative amendments are used for proposed changes from Category 4 to Category 3. Administrative amendments are also used for public use allocations.

⁹ Prince George's County, FY 2022 Approved Operating Budget, Capital Improvement Program and Capital Budget, <https://www.princegeorgescountymd.gov/DocumentCenter/View/35007/Capital-Budget-and-Program>.



B-2-1. LEGISLATIVE AMENDMENTS

For the legislative amendment process, the County Council submits a copy of the resolution to The Maryland-National Capital Park and Planning Commission (M-NCPPC), the Washington Suburban Sanitary Commission, and the Prince George's County Health Department for recommendations. This request is made at least 30 days prior to the Council's public hearing on the amendments. The Adopted 2018 Water and Sewer Plan provides four amendment cycles in March, June, September, and December of each year. The fourth cycle is often approved in the following calendar year.

There were three cycles of amendments between January and December 2022. The September cycle of amendments was suspended for 2022. The application in March 2022 was approved by Resolution No. CR-063-2022 on October 4, 2022. The June 2022 cycle of amendments (8 applications) was approved by Resolution No. CR-97-2022 on October 24, 2022. The resolution for the December cycle of amendments (11 applications) is still pending introduction by the County Council. Table 3 lists the legislative amendments requested in the calendar year 2021.

Table 3. Legislative Amendments Requested in 2022

Case Number	Case Name	Legislative Cycle	Water and Sewer Change Request
22/W-01	Darcey Farm*	March 2022	5 to 4
22/WWP-01	Shorb Property	March 2022	Well Withdrawal
22/BP-01	Muirkirk	June 2022	(S) 5 to 4
22/W-01	Darcey Farm*	June 2022	5 to 4
22/W-02	Rustic Woods	June 2022	5 to 4
22/W-03	4805 Church Road	June 2022	5 to 4
22/P-01	8115/8117 Holly Lane	June 2022	5 to 3
22/M-02	17010 Indian Head Highway	June 2022	5 to 3
22/M-03	Love and Light Senior Care LLC	June 2022	Interim Septic System Usage
22/PW-01	13299 Baltimore Avenue	December 2022	5 to 4
22/BP-02	Old Gunpowder Road	December 2022	(S) 5 to 3
22/BP-03	U.S. Bureau of Engraving and Printing	December 2022	6 to 3
22/W-04	Rachakonda Property	December 2022	5 to 3
22/W-05	C Harrison Home	December 2022	5 to 3
22/W-06	Norwich Place Property	December 2022	5 to 3
22/W-07	Bella Crown Foundation LLC Property	December 2022	5 to 3
22/W-08	301 Gas N Go	December 2022	Interim Systems Usage
22/W-09	Carozza Property	December 2022	5 to 4
22/W-10	Tucker Property	December 2022	5 to 3
22/M-04	Buick GMC of Brandywine	December 2022	5 to 3

*22/W-01 for Darcey Farm was carried forward to the June 2022 cycle of amendments

Source: Prince George's County Department of Permitting, Inspections and Enforcement, February 2023.



Photo by M-NCPPC

B-2-2. ADMINISTRATIVE AMENDMENTS

The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) accepts applications for the administrative amendment process. These applications can only be submitted to DPIE after the Prince George's County Planning Board has approved the associated preliminary plan of subdivision or detailed site plan. DPIE transmits a report to the County Executive and County Council for a 30-calendar day review and comment period. During the 30-day review period, the County Executive or County Council may request that an application be processed as a Legislative Amendment. If no comments are made, the Director of DPIE may approve each application included in the transmitted report. In 2022, DPIE accepted fourteen applications for administrative amendments.

The applications for administrative amendments were accepted January 2022 through December 2022. There were fourteen (14) applications for administrative amendments approved during 2022. Table 4 lists the administrative approvals for the calendar year 2022.

Table 4. Administrative Amendments Year 2022 Approvals

Council Resolution	Project	Administrative Cycle	Approval Date
CR-57-2014	Kathmandu Village (formerly Neil Property 8.05 acres)	January 2022	2/14/2022
CR-34-2018	Heppe Property (3.82 acres)	February 2022	3/31/2022
CR-22-2021	Mill Branch (1.8 acres)	April 2022	5/19/2022
CR-22-2021	Spirit of God Deliverance Church (2.89 acres)	May 2022	6/23/2022
Pre-dates 2018 & 2008 Plan	Sycamore Hill (7.91 Acres)	May 2022	6/23/2022
Pre-dates 2018 & 2008 Plan	Chick-Fil-A (8.36 acres)	May 2022	6/23/2022
Pre-dates 2018 Plan	Suitland Self Storage Zone (1.99 acres)	May 2022	6/23/2022
Pre-dates 2018 Plan	Skyview Condominiums (5.03 acres)	June 2022	7/13/2022
Pre-dates 2018 Plan	Dangerfield Road Property (8.13 acres)	June 2022	7/13/2022
Pre-dates 2018 Plan	210 Maryland Park Drive (3.89 acres)	July 2022	8/24/2022
Pre-dates 2018 Plan	Alta New Carrollton (3.719 acres)	October 2022	11/28/2022
Pre-dates 2018 Plan	Clay Drive Subdivision (.9710 acres)	October 2022	11/28/2022
CR-105-2021	Janoske Property (5.8025 acres)	October 2022	11/28/2022
Pre-dates 2018 Plan	Vista 95 Logistics Center (53.2068 acres)	October 2022	11/28/2022

Source: Prince George's County Department of Permitting, Inspections and Enforcement, March 2023.

B-3. Transportation Facilities

B-3-1. THE MASTER PLAN OF TRANSPORTATION

On September 21, 2021, the County Council approved the initiation of the Countywide Master Plan of Transportation 2035 (MPOT 2035). The Prince George's County Planning Department's Transportation Planning Section's work on the MPOT 2035 continued throughout 2022, focusing on the project's recommended goals, concepts, and guidelines, and the public participation plan while completing the Countywide Existing Conditions report. The ultimate goal of the MPOT 2035 is to provide and maintain a safe, affordable, accessible, and energy efficient multimodal transportation network that supports the County's desired land use patterns and Plan 2035 goals.

B-3-2. ROAD PROJECTS

Table 5 lists the proposed road improvement projects within Prince George's County from FY 2023 to FY 2028 by the Maryland Department of Transportation State Highway Administration (MDOT SHA) or the Prince George's County Department of Public Works and Transportation (DPW&T). Each project provides a general description of project information and location, the implementing agency, the status of the project as of FY 2023, and whether the project is located within one of the Maryland Department of Planning's (MDP) Priority Funding Areas. Projects implemented by DPW&T come from the DPW&T FY 2023-FY 2028 Approved Capital Improvement Program and Budget, while projects implemented by MDOT SHA come from Maryland's FY 2023-FY 2028 Consolidated Transportation Program 2023 State Report on Transportation.

B-3-3. ADEQUATE PUBLIC FACILITIES RECOMMENDATIONS

Table 6 lists development cases required to provide Adequate Public Facilities (APF) improvements. In 2022, the Prince George's County Planning Department requested road, bicycle, and/or pedestrian improvements associated with approved cases. A majority of those listed were preliminary plan of subdivision cases, although a conceptual site plan and final plat were included because of the additional APF requirement identified as a part of that case. Each case includes: a unique number, case name, plan type, location of improvements, type of infrastructure affected, and resolution language. The APF recommendations for improvement were taken from the 2022 resolutions approved by the Planning Board. Detailed information about the cases can be found on the Prince George's County Development Activity Monitoring System.

Photo by M-NCPPC



Table 5. Road Projects, Reporting Year 2022

Key	Road Project	Agency	Status	PFA
1	Complete/Green Street Improvements along Ager Road and Hamilton St.	DPW&T	Construction	Yes
2	Marlboro Pike Pedestrian Safety Improvements-Phase 1	DPW&T	Construction	Yes
3	Complete/Green Street Improvements along Montpelier Drive	DPW&T	Construction	Yes
4	Sunnyside Avenue Bridge Replacement over Indian Creek	DPW&T	Construction	Yes
5	Temple Hill Road Bridge Replacement over Pea Hill Branch	DPW&T	Construction	Yes
6	Addison Road at Walker Mill Road Intersection Improvement	DPW&T	Construction	Yes
7	Brandywine Road Bridge Replacement	DPW&T	Construction	Yes
8	Complete/Green Street Improvements along Campus Drive	DPW&T	In Design	Yes
9	Chillum Road, Knollbrook Drive intersection improvement	DPW&T	In Design	Yes
10	Complete/Green Street Improvements along Harry S. Truman Drive	DPW&T	In Design	Yes
11	Harry S. Truman Drive Bridge Replacement	DPW&T	In Design	Yes
12	Livingston Road Bridge Replacement over Piscataway Creek	DPW&T	In Design	Yes
13	Marlboro Pk. Pedestrian Safety Improvements-Ph. 2	DPW&T	Construction	Yes
14	Metzerott Road, MD 650 to Adelphi Road Pedestrian Safety Improvements	DPW&T	Construction	Yes
15	Molly Berry Road Bridge Replacement	DPW&T	In Design	Yes
16	Old Landover Road Bridge Replacement	DPW&T	In Design	Yes
17	Race Track Road Pedestrian Safety Improvements	DPW&T	In Design	Yes
18	Ritchie Marlboro Road, Brooke Lane Intersection Improvement	DPW&T	In Design	Yes
19	Stuart Lane Pedestrian Safety Improvements	DPW&T	In Design	Yes
20	Temple Hill Road Bridge/Culvert Replacement at Tinkers Creek	DPW&T	In Design	Yes
21	I-95/I-495, Capital Beltway Replacement of Overpasses over Suitland Road	MDOT SHA	Construction	Yes
22	I-95/I-495, Capital Beltway Replacement of Overpasses over Suitland Road	MDOT SHA	Construction	Yes
23	I-95/I-495, Capital Beltway Replacement of Overpasses over MD 214	MDOT SHA	Construction	Yes
24	MD 4/Suitland Parkway Interchange	MDOT SHA	Construction	Yes
25	MD 4 Replacement Bridges over MD 717 and Race Track Road	MDOT SHA	Construction	Yes
26	MD 5 and 637 Multimodal Improvements	MDOT SHA	Construction	Yes
27	MD 210/Kerby Hill Road Interchange	MDOT SHA	Construction	Yes
28	MD 277 Riverdale Road Bridge Replacement over Northeast Branch Anacostia River	MDOT SHA	Construction	Yes
29	Improvements along MD 212A (Powder Mill Road) between US 1 and Pine Street	MDOT SHA	Construction	Yes
30	MD 382, Croom Road Bridge Replacement over Charles Branch	MDOT SHA	Construction	Yes
31	Improvements along MD 500 from MD 208 to the District of Columbia line	MDOT SHA	Construction	Yes
32	US 1 from College Avenue to MD 193	MDOT SHA	Construction	Yes
33	I-95/I-495 at Greenbelt Metro Access	MDOT SHA	In Design	Yes
34	I-95/I-495 interchange at Medical Center Drive	MDOT SHA	In Design	Yes
35	MD 3 from US 50 to MD 32 study for pedestrian safety	MDOT SHA	On hold	Yes
36	Study to Upgrade Existing MD 4 to a Multilane Freeway from MD 223 to I-95/I-495	MDOT SHA	Complete	Yes
37	MD 5 upgrade to a Multilane Freeway from US 301 Interchange to I-95/I-495 Capital Beltway	MDOT SHA	On hold	No
38	MD 5 and Linda Lane Geometric Improvements	MDOT SHA	On hold	Yes
39	MD 210 Multimodal Improvements from I-95/I-495 to MD 228	MDOT SHA	In Design	Yes
40	Feasibility Study for US 50 from the District of Columbia to MD 704	MDOT SHA	Complete	Yes
41	US 301, South Corridor Transportation Study of US 301 Corridor between the Potomac River/ Virginia state line and I-95/US 50	MDOT SHA	On hold	No
42	Upgrade and Widen US 301 from North of Mount Oak Road to US 50 and MD 197 from US 301 to Mitchellville Road	MDOT SHA	On hold	Yes
43	Construct a New Flyover from Southbound US 301 to MD 5	MDOT SHA	On hold	TBD
44	Study of MD 201 and US 1 from I-95/I-495 to North of Muirkirk Road	MDOT SHA	On hold	TBD
45	Study of MD 28/MD 198 Corridor Safety Between MD 97 and I-95	MDOT SHA	In Design	No
46	MD 197, Collington Road upgrade and Widening to a Multilane Divided Highway from Kenhill Drive to MD 450	MDOT SHA	In Design	Yes
47	MD 223 Corridor Study from Steed Road to MD 4	MDOT SHA	Complete	Yes
48	MD 450, Annapolis Road Upgrade and Widening to a Multilane Divided Highway from Stonybrook Drive to MD 3	MDOT SHA	On hold	Yes
49	US 1, Baltimore Avenue Multimodal Improvements Study	MDOT SHA	Complete	Yes
50	I-95/I-495, Replacement Bridge over MD 4	MDOT SHA	In Design	No
51	MD 717 Water Street Replacement Bridge over Western Run	MDOT SHA	Construction	Yes
52	MD 202 Largo Road Intersection Improvement at Brightseat Road	MDOT SHA	On hold	Yes

Key: DPW&T- Prince George's County Department of Public Works and Transportation
MDOT SHA- Maryland Department of Transportation State Highway Administration

Sources:

DPW&T FY 2023-FY 2028 APPROVED CAPITAL IMPROVEMENT PROGRAM AND BUDGET, <https://www.princegeorgescountymd.gov/DocumentCenter/View/43068/FY-2023---2028-Approved-CIP-Budget---Complete-Book>
FY 2023-FY 2028 MARYLAND CONSOLIDATED TRANSPORTATION PROGRAM, 2023 STATE REPORT ON TRANSPORTATION, https://www.mdot.maryland.gov/OPCP/FY23_FY28_CTP_Full_Draft_Report_Regular_Resolution_for_viewing.pdf

Table 6. Bicycle and Pedestrian and Road APF Improvements Required in 2022

Case #	Case Name	Case Type	Location of Improvement	Type of Infrastructure Affected	Proposed Resolution
4-21052	Suffrage Point	Preliminary Plan of Subdivision	40th Place and Gallatin Street	Pavement markings, sidewalks, crosswalks	Provide shared roadway pavement markings along the property frontage of Gallatin Street and 40th Place, five-foot-wide sidewalks and associated crosswalks along Gallatin Street and 40th Place.
4-21055	Terrapin House	Preliminary Plan of Subdivision	Hartwick Road between Yale Avenue and Baltimore Avenue	Bicycle track, sidewalk; bicycle parking; pavement typing; curb ramps, pedestrian stop signs	Construct six-foot-wide bicycle cycle track along the property frontage of US 1; construct five- to ten-foot sidewalk and a five- to eight-foot landscape amenity panel along frontage of US 1, minimum six-foot-wide sidewalk and associated ADA curb ramps along property frontage of Hartwick Road, and minimum five-foot-wide sidewalk and associated ADA curb ramps along the property frontage of Yale Avenue; long- and short-term bicycle parking; decorative sidewalk pavement and accent pavement for crosswalks; various locations for U-shaped bicycle racks, continental-style crosswalk, upgrade ADA curb ramps, stop sign on trails for pedestrians and bicycles.
4-20039	Towne Square at Suitland Federal Center, Phase 2c	Preliminary Plan of Subdivision	Towne Square Boulevard and Towne Park Road and Evansgreen Drive	Sidewalk; Transportation Facility	Construct minimum five-foot-wide sidewalk along the frontage of Towne Park Road, including Americans with Disabilities Act curb ramps and associated crosswalks; provide the pedestrian and bicycle facilities and amenities where applicable.
4-21003	Towne Square at Suitland Federal Center, Phase 4	Preliminary Plan of Subdivision	Silver Hill Road and Suitland Road	Sidewalk; Transportation Facility	Construct a minimum eight-foot-wide sidewalk and associated Americans with Disabilities Act curb ramps and crosswalks along the property frontage of Silver Hill Road and Suitland Road, and a minimum five-foot-wide sidewalks or wide sidewalks throughout the site where feasible; Provide pedestrian and bicycle facilities and amenities where applicable; Bicycle facilities along Town Square Boulevard and Evansgreen Drive.
4-21013	Vista 95	Preliminary Plan of Subdivision	Flowers Road and Westphalia Road	Transportation Facility; side paths	Construct approximately 2,800 linear feet of Presidential Parkway, extended from its intersection of Westphalia Road, along the site; provide a minimum 10-foot-wide side path along the subject property's frontage of Westphalia Road, and a minimum 10-foot-wide side path along one side and a sidewalk on the other side of Presidential Parkway; on-site pedestrian connections between all buildings.
4-21038	Wood Property	Preliminary Plan of Subdivision	MD 4 service road	Sidewalk and ADA ramps	Provide sidewalks and ADA ramps along MD 4 Service Road

Source: Prince George's County Planning Department, April 2023.



Smart Growth Goals, Measures, and Indicators

C-1. Measures and Indicators

This section performs an analysis on residential and nonresidential development in 2022 with reference to Maryland's Priority Funding Areas (PFAs). The analysis shows that Prince George's County continued to direct its development within the PFA and make progress toward achieving its preservation goals for areas outside the PFA.

C-1-1. GROWTH INSIDE AND OUTSIDE THE PFA

As indicated in Table 7, 4,906 new residential units were approved. Those approved units were in development occupying approximately 406.65 acres of land. Among total proposed units, 99.94 percent were inside the PFA. All proposed single family detached and multifamily units were inside the PFA. Approved units inside the PFA occupied 96.87 percent of the total land area in approved development. On the nonresidential side (see Table 8), 98.07 percent of total square feet or 94.47 percent of the total land area in terms of approved development were inside the PFA.

Table 9 shows the number and type of units with residential occupancy permits issued in 2022. Of the 1,082 total units, about 86.13 percent were inside the PFA and 13.87 percent were outside the PFA. The nine units outside the PFA were condominiums that are part of the Westphalia East development. For nonresidential uses in occupancy permits, all were inside the PFA, as shown in Table 10.

Table 7. Approved Residential Development by PFA, 2022

Land Use Type	Inside PFA Units	Outside PFA Units	Total
Single-Family Attached	1,277	0	1,277
Single-Family Detached	0	3	3
Multifamily	3,626	0	3,626
Total Units	4,903	3	4,906
Percent total units	99.94%	0.06%	100.00%
Acres	393.92	12.73	406.65
Percent total acres	96.87%	3.13%	100.00%
Overall density (units per acre)	12.45	0.24	12.06

Source: Prince George's County Planning Department, February 2023.

Table 8. Approved Nonresidential Development by PFA, 2022

Land Use Type	Inside PFA			Outside PFA			Total		
	Square Feet	Acres	Density	Square Feet	Acres	Density	Square Feet	Acres	Density
Industrial	4,535,819	229.18	19,791.51	0	0.00	-	4,535,819	229.18	229.18
Institutional	0	0.00	-	18,112	5.28	3,430.30	18,112	5.28	5.28
Office	139,284	35.08	3,970.47	0	0.00	-	139,284	35.08	35.08
Retail	194,988	40.89	4,768.60	0	0.00	-	194,988	40.89	40.89
Mixed	1,009,822	98.84	10,216.73	97,597	18.37	5,312.85	1,107,419	117.21	117.21
Other	0	0.00	-	0	0.00	-	0	0.00	-
Total	5,879,913	403.99	14,554.60	115,709	23.65	4,892.56	5,995,622	427.64	14,020
Percent total	98.07%	94.47%	-	1.93%	5.53%	-	100.00%	100.00%	-

Source: Prince George's County Planning Department, February 2023.

C-1-2. NET DENSITY IN DEVELOPMENT

For all approved residential plans in 2022, the overall net density for residential units per acre within the PFA was considerably higher than that outside the PFA (12.45 units per acre and 0.24 units per acre respectively), which demonstrates the County's growth management commitment (see Table 7).

In 2022, the net density (square feet per acre) for nonresidential uses—overall or by use type—was higher inside the PFA than outside the PFA (see Table 8). This indicates the continued success of growth management by directing nonresidential development inside the PFA where existing or planned infrastructure is in place.

C-1-3. DEVELOPMENT CAPACITY ANALYSIS

Prince George's County development capacity analysis is based on a geographic information systems model that identifies vacant or under-developed parcels and calculates the potential for residential or nonresidential development based on zoning, existing land use, the state growth tiers, and environmental constraints. The most recent development capacity analysis was performed using the adopted zoning ordinance that became effective on April 1, 2022.

The model results show that there would be potentially 48,500 to 60,000 residential units and 25 million to 29 million square feet of nonresidential uses, respectively. These figures do not include redevelopment potential. This analysis is more restrictive for "developable" land. For residential capacity, the model eliminates properties that have an improvement value of \$15,000 or less (as per the State Department of Assessment and Taxation) under the assumption that those properties have been developed.

Table 9. Occupancy Permits for Residential Development by PFA, 2022

Data Category	Single Family Attached	Single Family Detached	Multifamily	Total Units
Total units	714	411	677	1,802
Percent total units	39.62%	22.81%	37.57%	100.00%
Inside PFA	646	238	668	1,552
Percent total units by type	90.48%	57.91%	98.67%	86.13%
Outside PFA	68	173	9	250
Percent total units by type	9.52%	42.09%	1.33%	13.87%

PFA: Priority Funding Area.

Source: Prince George's County Planning Department, February 2023.

Table 10. Occupancy Permits for Nonresidential Development by PFA, 2022

Data Category	Industrial	Institutional	Office	Retail	Mixed	Other	Total Square Feet
Total Square Feet (SF)	288,812	92,841	96,151	66,650	0	0	544,451
Percent total SF	53.05%	17.05%	17.66%	12.24%	0.00%	0.00%	100.00%
Inside	288,811	92,840	96,150	66,649	0	0	544,450
Percent total SF	100.00%	100.00%	100.00%	100.00%	-	-	100.00%
Outside	0	0	0	0	0	0	0
Percent total SF	0.00%	0.00%	0.00%	0.00%	-	-	0.00%

PFA: Priority Funding Area.

Source: Prince George's County Planning Department, February 2023.

C-1-4. LAND PRESERVATION

In 2022, Prince George's County adopted the Land Preservation Park and Recreation Plans (LPPRP). Maryland law requires all counties and Baltimore City to develop or update an LPPRP "related to the evaluation of parks, recreation, and land preservation."¹⁰

The County's land area is 311,686.4 acres (or 487.01 square miles), according to the most recent calculations by the Maryland Geological Survey.¹¹ The "Department of Parks and Recreation (DPR) in Prince George's County has an inventory of more than 28,000 acres of parkland, which encompass an array of facilities and amenities to meet the active and passive recreational needs of County residents and visitors."¹²

According to LPPRP, there are two types of land preservation: natural resources and agriculture. The DPR "increased its natural resources lands by 690.43 acres since the 2017 LPPRP submission. This sum represents 54 percent of all the land acquired for parks and recreation in the last five years."¹³

In addition, according to the Maryland Agricultural Land Preservation Foundation's (MALPF) FY2022 Report, as of June 2022, 20 easements amounting to 1,972 acres were preserved for agricultural land in Prince George's County."¹⁴

Furthermore, in July 2016, the M-NCPPC adopted the Preliminary Resource Conservation Plan (RCP): A Countywide Functional Master Plan.¹⁵ "This countywide functional master plan combines the related elements of green infrastructure planning and rural and agricultural conservation into one functional master plan to streamline the process, meet state requirements for planning elements, and more efficiently update existing plans and maps.

The RCP was prepared in response to recommendations in Plan 2035. "Plan 2035 contains a vision for Prince George's County that supports the contents of the RCP when it envisions strong, green, healthy communities... [with] quality open space; restored ecosystems; and iconic destinations."¹⁶ The goal of preliminary resource conservation is to create "healthier communities to encourage businesses and workers to relocate to the County by greening the built environment, restoring degraded resources, and promoting a more sustainable development pattern that reduces reliance on driving and shifts development pressures away from greenfields and forests."

10 The Maryland-National Capital Park and Planning Commission, 2022 Land Preservation Parks and Recreation Plan, <https://www.pg parks.com/5182/Land-Preservation-Parks-and-Recreation-P>.

11 Maryland Department of Natural Resources, The Maryland Geological Survey, http://www.mgs.md.gov/geology/areas_and_lengths.html.

12 M-NCPPC, 2022 Land Preservation Parks and Recreation Plan, <https://www.pg parks.com/5182/Land-Preservation-Parks-and-Recreation-P>.

13 M-NCPPC, 2022 Land Preservation Parks and Recreation Plan, <https://www.pg parks.com/5182/Land-Preservation-Parks-and-Recreation-P>.

14 FY2022 MALPF Report. [https://mda.maryland.gov/malpf/Documents/MALPF%20annual%20report%20\(2\).pdf](https://mda.maryland.gov/malpf/Documents/MALPF%20annual%20report%20(2).pdf).

15 Preliminary Resource Conservation Plan: A Countywide Functional Master Plan Planning Department On-Line Publications, https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=314&category_id=1&category=&name=&pricemin=&pricemax=&author=&Pubs_year=all&price=&.

16 Preliminary Resource Conservation Plan, <https://www.mncppcapps.org/planning/publications/PDFs/314/RCP-Section%20I.pdf>.

C-2. Compliance with the County Land Use Goals

Prince George's County is the second most populous jurisdiction in Maryland, behind Montgomery County. In the past decade, the County's population grew by 103,790 from 863,420 in 2010 to 967,210 in 2020, according to the U.S. Census Bureau. Approximately 92.70 percent of its population resides within a state PFA, indicating success in implementation of the County's growth management policy as outlined in the County's Plan 2035.

The *2022 Annual Report on Growth* demonstrates that in 2022, the County continued to achieve the Plan's goal for managed growth, resource protection, and agricultural preservation. Public facilities maintenance and construction serve the goal of growth management by directing development within the state PFA.



Photo by M-NCPPC

Acknowledgments

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