



PLANNING IN OUR COUNTY

A course for municipal officials

SETTING THE STAGE

History, Present, & Future of Prince George's County

Session 1

Prince George's County
Neighborhood Planning Academy

March 14, 2026

FACILITATOR



Marian Honeczy

Planner III

Countywide Planning Division

Marian.Honeczy@ppd.mncppc.org

CURRICULUM OVERVIEW



CURRICULUM

● Session 1 – Setting the Stage

● Session 2 – Planning 101

● Session 3 – Development Process

● Session 4 – Building Healthy, Sustainable and Resilient Communities

● Session 5 – Multimodal Transportation and Street Safety

● Session 6 – Project Presentations & Graduation



PROJECT

BRIEF

Your table has received a planning related issue, challenge, or concern (topic) in your community. Consider how, when, and who you might engage to implement a solution to your topic. Consider possible solutions, tradeoffs, and other perspectives based on each presentation today. Present an action plan or project. You will have time at the end of the day to work on the project with others at your table.

All presentations are limited to 2 minutes.

SESSION 1



AGENDA

● Introductions and Welcome

● Lecture

- History of Prince George's County
- Overview of Prince George's County Government
- Role and Structure of the Planning Department

INTRODUCTIONS

SENIOR LEADERSHIP



Darryl Barnes

Chairman

Prince George's County Planning Board

SENIOR LEADERSHIP



James Hunt

Acting Planning Director

Prince George's County Planning Department

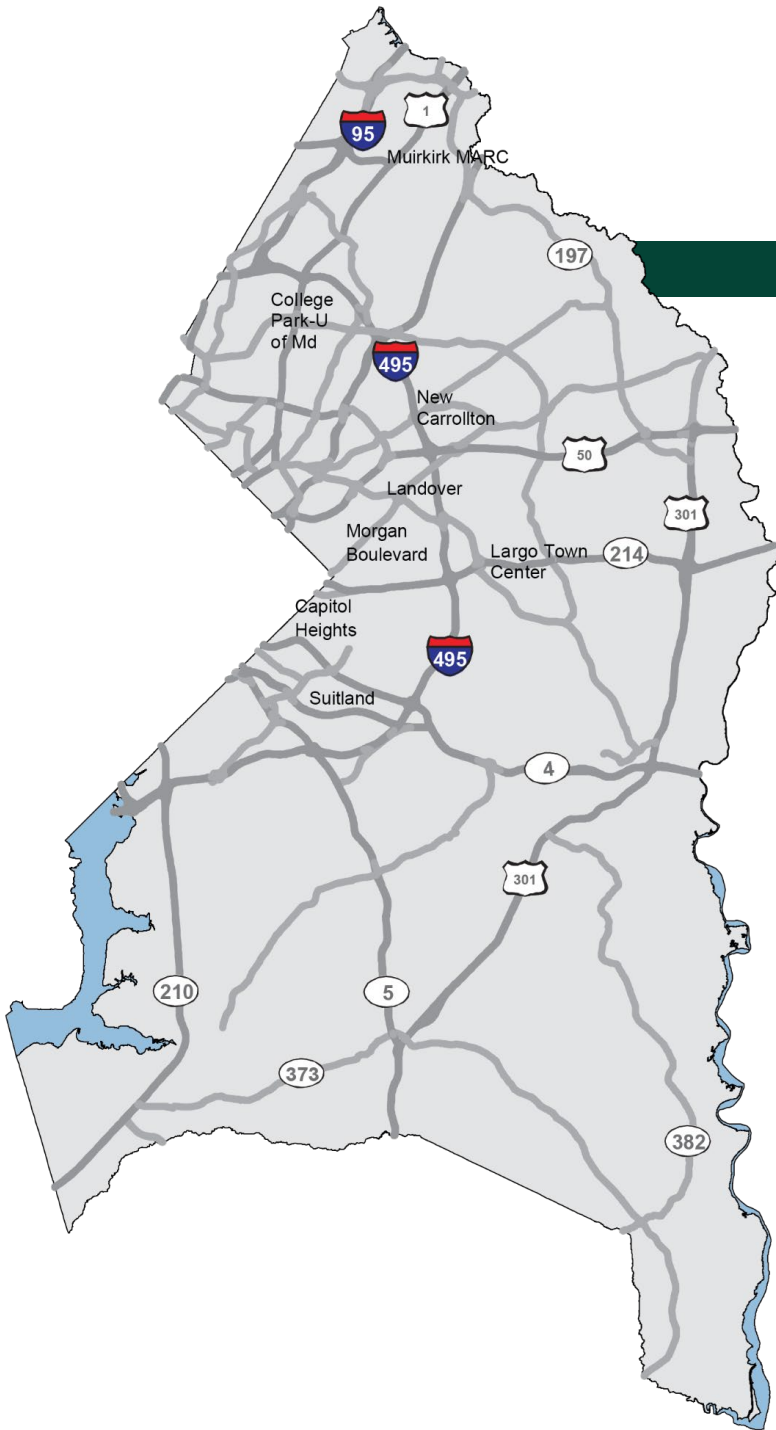
GUEST SPEAKER



Tom Gross

Planning Supervisor, Historic Preservation Section
Prince George's County Planning Department

PRINCE GEORGE'S COUNTY



483 Square Miles



27 municipalities



365,506 housing units



347,744 households



\$101,798 median household income

Source: The U.S. Census Bureau, 2024 American Community Survey, 5-Year estimates

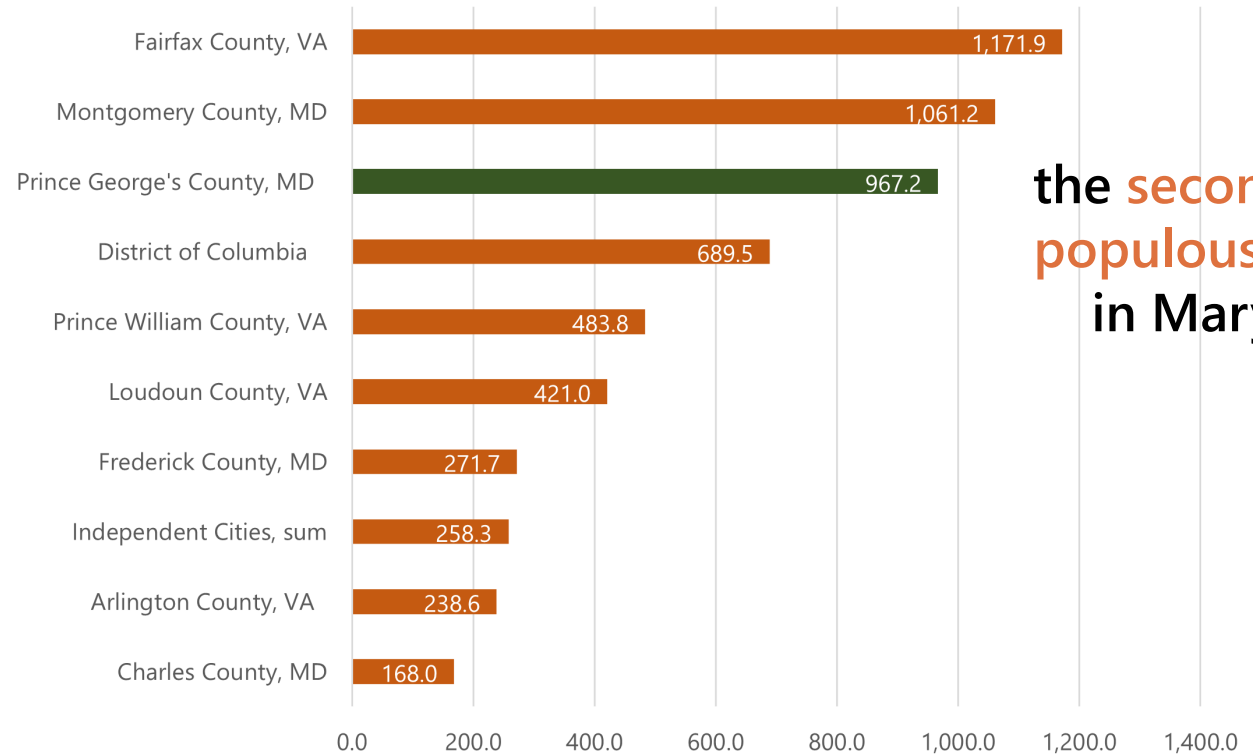
PRINCE GEORGE'S COUNTY



Source: Metropolitan Washington Council of Governments (MWCOG), Bylaws, <https://www.mwcog.org/transportation/about-tpb/more-about-the-tpb/bylaws/>



Metropolitan Region Population in 2020 by Jurisdiction
(Thousands)



the **second-most**
populous county
in Maryland

Source: Metropolitan Washington Council of Governments (MWCOG) Cooperative Forecasts: Round 10.0 Summary Tables Adopted June 14, 2023

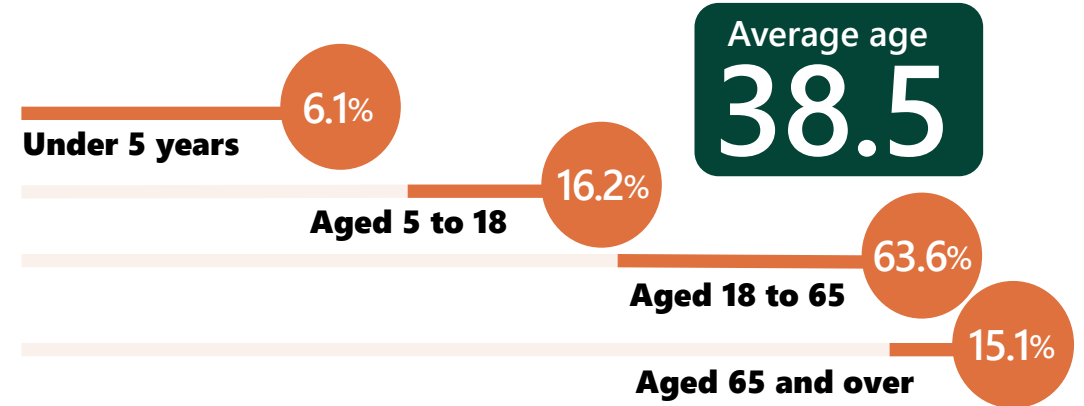
WHO WE ARE



In PGCPs, 27,000+ English Learners from 104 countries who speak 107 different languages



25.3% Foreign born, ACS 2017-2021



LAND USE

What drives land use at the macro level?

1. Transportation
2. The Local Economy
3. Where People Want to Live

A BRIEF HISTORY OF
**PRINCE
GEORGE'S
COUNTY**



8000 B.C.: The County's First Residents

Original inhabitants include the Piscataway, Mattaponi, Chickahominy, Monacan, Nacotchtank, and Powhatan Indigenous Nations; descendant communities continue to live in Prince George's County.



1634: European Settlement

Prince George's County formally established by Council of Maryland in 1696 from portions of Charles and Calvert Counties. Montgomery County was created in 1748 from part of Prince George's County.



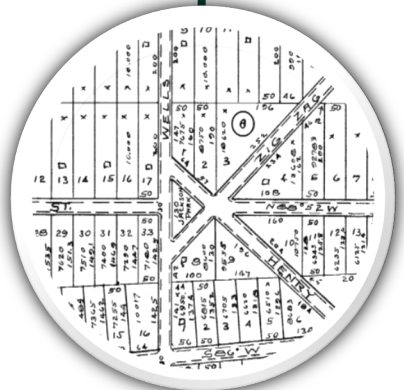
18th&19th Centuries: Tobacco and Slavery

Economic growth driven by tobacco growing and exportation, made possible by large population of enslaved persons; Prince George's County had largest enslaved population in Maryland



1860s-1880s: Emancipation, Outmigration, and Railroads

Civil War and emancipation of the enslaved population lead to collapse of the plantation-based economy and outmigration of many African Americans from Prince George's County; development concentrated along railroad (and later streetcar) lines.



1880s-1920s: Streetcars

Development of suburbs adjacent to Washington, D.C., many with racially restrictive deed covenants; areas without such restrictions, including Fairmount Heights and North Brentwood, become thriving African American communities but remain disadvantaged in terms of public services.



1920s-1940s: Suburbanization and the Federal Government

Maryland-National Capital Park and Planning Commission established in 1927 to promote the orderly development of Washington, D.C. suburbs; Prince George's County Commissioners approve first zoning proposals in April 1928; population growth driven by expansion of Federal workforce.



1950s-1960s: Cars are King

Suburban growth accelerates in the postwar period, with de facto housing segregation persisting despite the invalidation of racial deed covenants by the Supreme Court in 1948; urban renewal and freeway construction (e.g. Capital Beltway) bring uneven benefits as historic African American communities are disproportionately impacted.



1970s-1980s: Metrorail

Metro provides greater connectivity to established communities but is slow to catalyze infill or redevelopment; proliferation of subdivisions in the “developing tier” transforms the landscape and puts pressure on road networks, environmental assets, and historic resources.



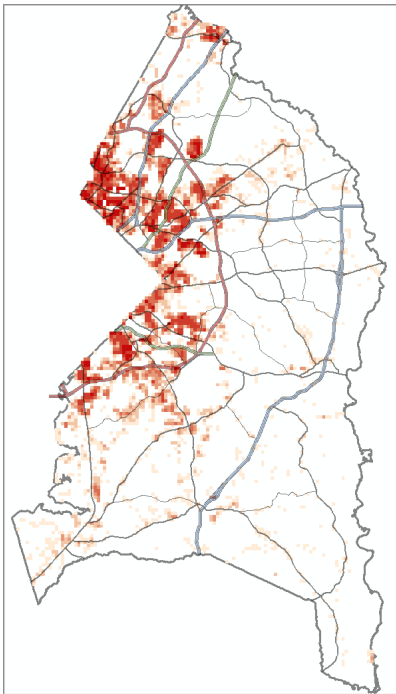
1990s—Present: Diversity, Affluence and TOD

County population (again) becomes majority African American by 1990 Census, driven by influx of middle-class and affluent residents from Washington D.C. and other regions; suburbs (particularly northwest) see growth in Hispanic population.

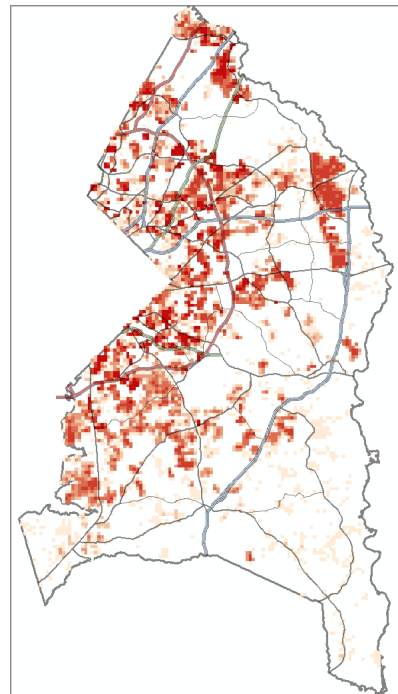
RESIDENTIAL GROWTH PATTERNS

PERSPECTIVE: 100 YEARS OF GROWTH

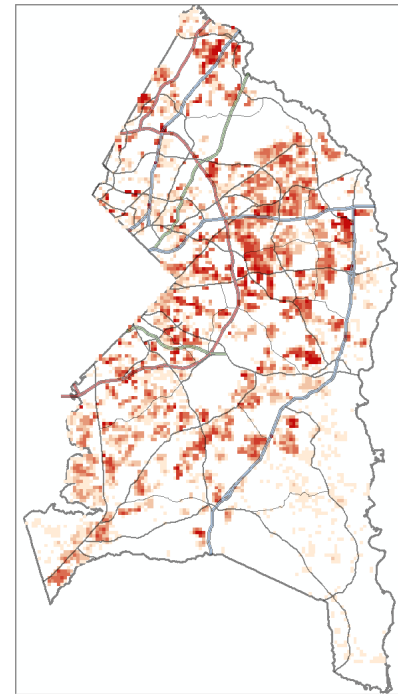
1935-60
Suburbanization



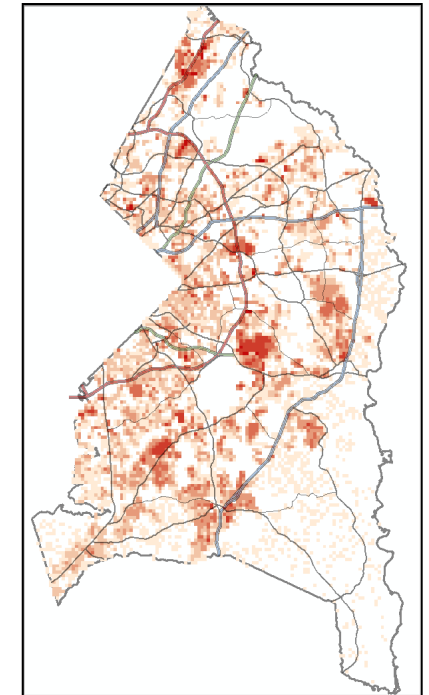
1960-85
Leap-frog development



1985-2010
Sprawl



2010-2035
Forecast



QUESTIONS

COUNTY GOVERNMENT



**Prince
George's
County
Executive**



**Prince
George's
County Council**

- Board of Health
- District Council



**Prince
George's
Circuit Court**



**Independent
Agencies**

EXECUTIVE BRANCH

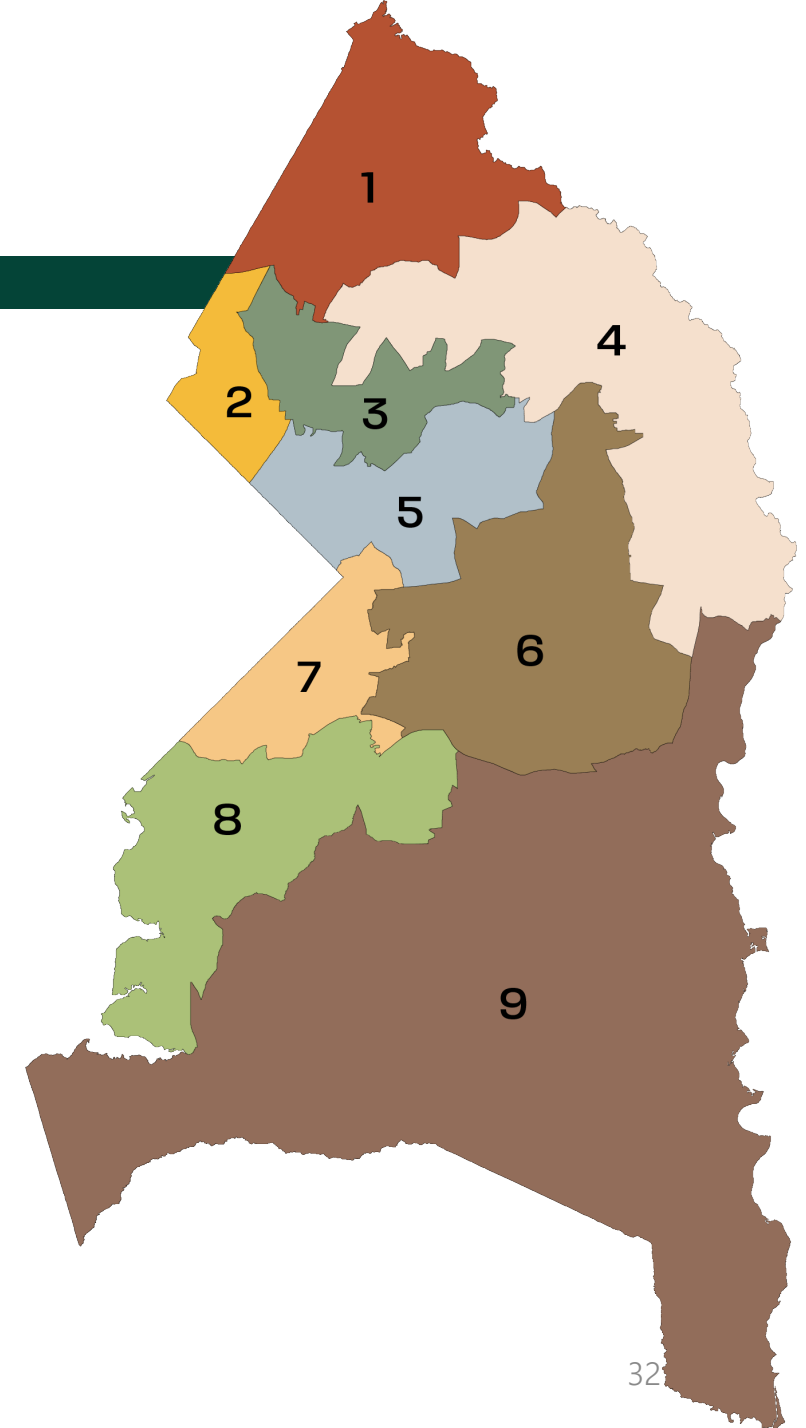
County Executive, Aisha N. Braveboy

- Department of Permitting, Inspections, and Enforcement (DPIE)
- Department of Public Works and Transportation (DPW&T)
- Department of Environment (DoE)
- Health Department
- Department of Housing and Community Development (DHCD)



LEGISLATIVE BRANCH

- 2 At-Large; 9 District representatives
- Sits as Board of Health & District Council
- Standing Committees
 - Education and Workforce Development
 - Health, Human Services, and Public Safety
 - **Planning, Housing, and Economic Development**
 - Government Operations and Fiscal Policy
 - Transportation, Infrastructure, Energy, and Environment
 - General Assembly





Krystal Oriadha
Chair, District 7



Eric C. Olson
Vice Chair, District 3



Wala Blegay
At-Large



Jolene Ivey
At-Large



Thomas E. Dernoga
Chair, District 1



Wanika B. Fisher
District 2



Timothy Adams
District 4



Shayla Adams-Stafford
District 5



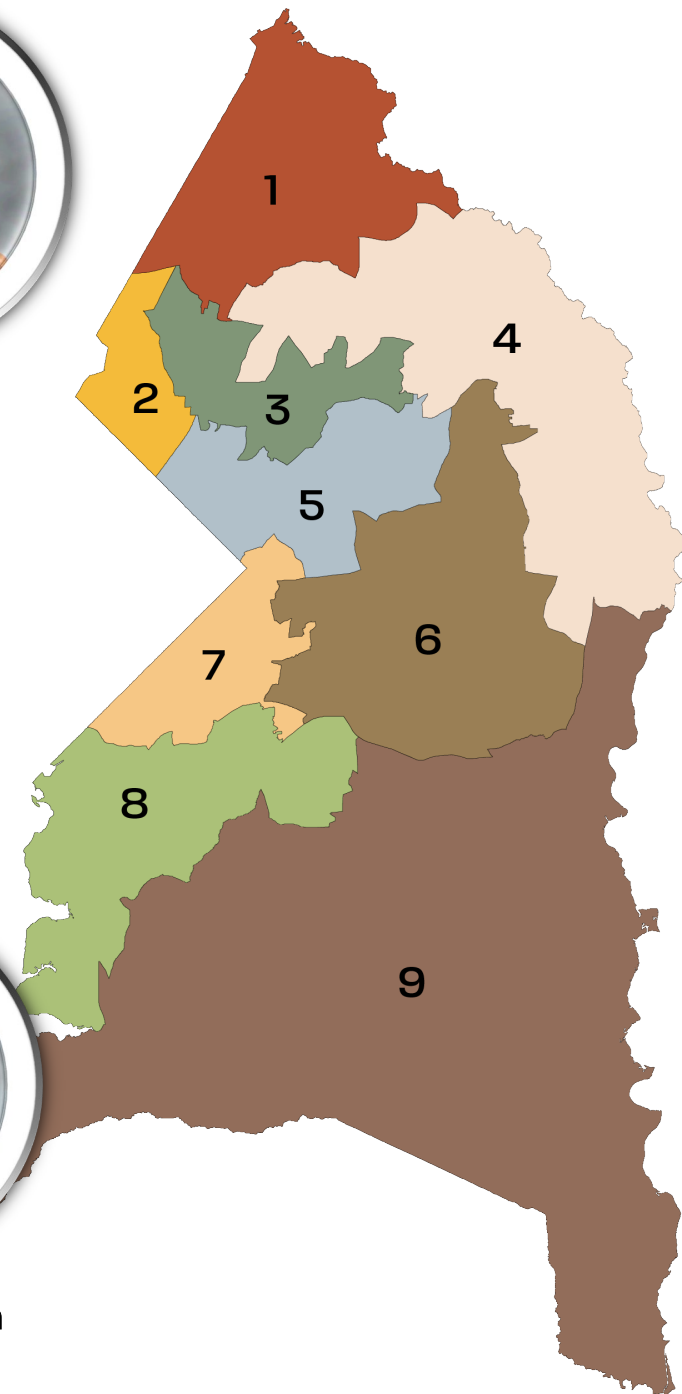
Danielle Hunter
District 6



Edward P. Burroughs III
District 8



Sydney J. Harrison
District 9



CIRCUIT COURT

Hon. DaNeeka V. Cotton, Chief Administrative Judge

General jurisdiction trial court

- Civil and criminal matters
- Non-jury trials in equity matters involving family law and other matters



INDEPENDENT AGENCIES

- Washington Suburban Sanitary Commission
- Prince George's County Economic Development Corporation
- Prince George's County Redevelopment Authority
- **The Maryland-National Capital Park and Planning Commission**

WHAT IS M-NCPPC

The Maryland-National
Capital Park and
Planning Commission

A bi-county
agency covering
Montgomery and Prince
George's Counties

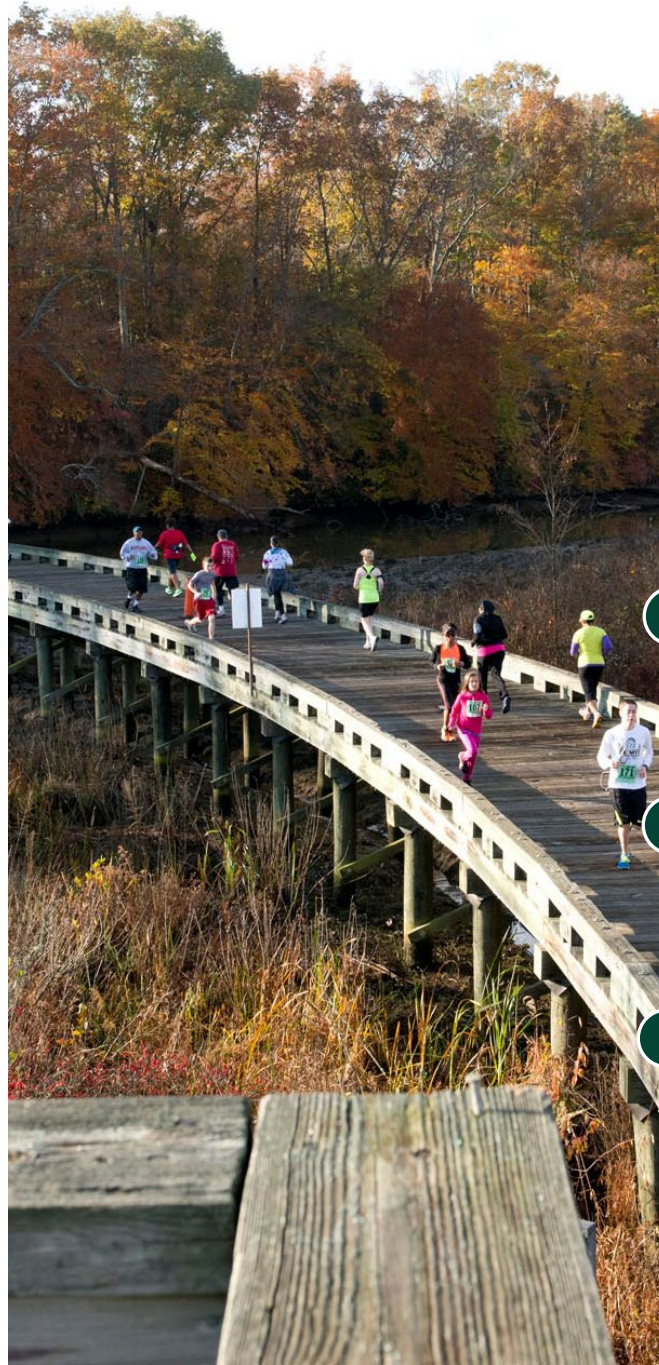
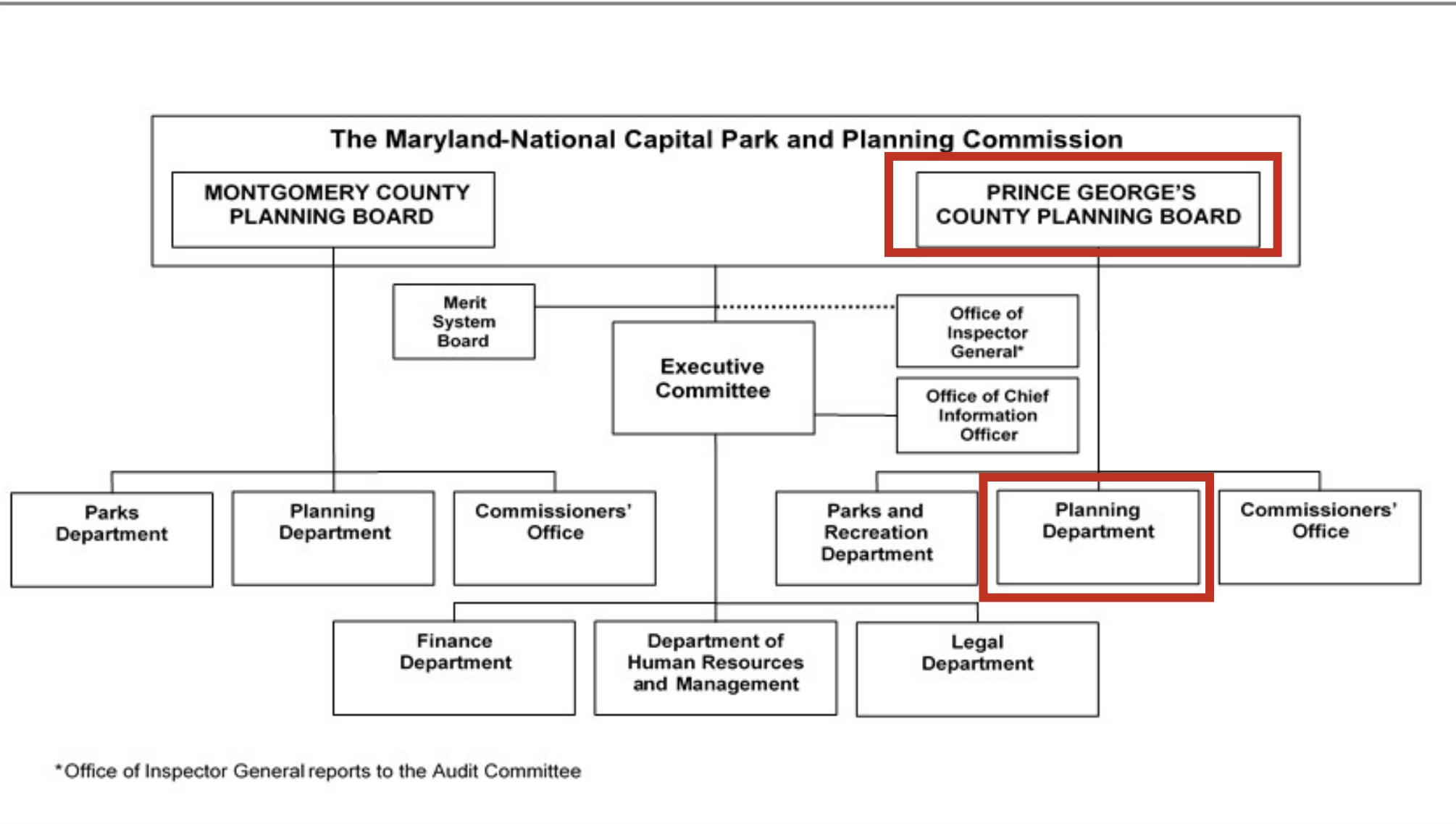


Image: Boardwalk at Merkle State Wildlife
Sanctuary & Visitor's Center

An independent agency charged with improving the quality of life for all the citizens of Prince George's and Montgomery Counties.

- Manage physical growth and plan communities.
- Protect and steward natural, cultural and historic resources.
- Provide leisure and recreational experiences.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



PRINCE GEORGE'S COUNTY PLANNING BOARD

Darryl Barnes, Chair

- Five-Member Body
- Prepares master plans and zoning maps subject to Council review
- Approves subdivisions
- Approves site plans subject to Council review
- Advises the County Council on changes to the text of the zoning ordinance



PLANNING DEPARTMENT

Office of the Planning Director

Human Resources —●— Finance

Community Planning Division

- Long Range Planning
- Master Plans and Studies
- Neighborhood Revitalization
- Placemaking

Countywide Planning Division

- Environmental Planning
- Historic Preservation
- Transportation Planning
- Special Projects

Development Review Division

- Urban Design Review
- Subdivision Review
- Zoning Review

Intake Regulatory Review Division

- Applications
- Permit Review
- Planning Information Services

Information Management Division

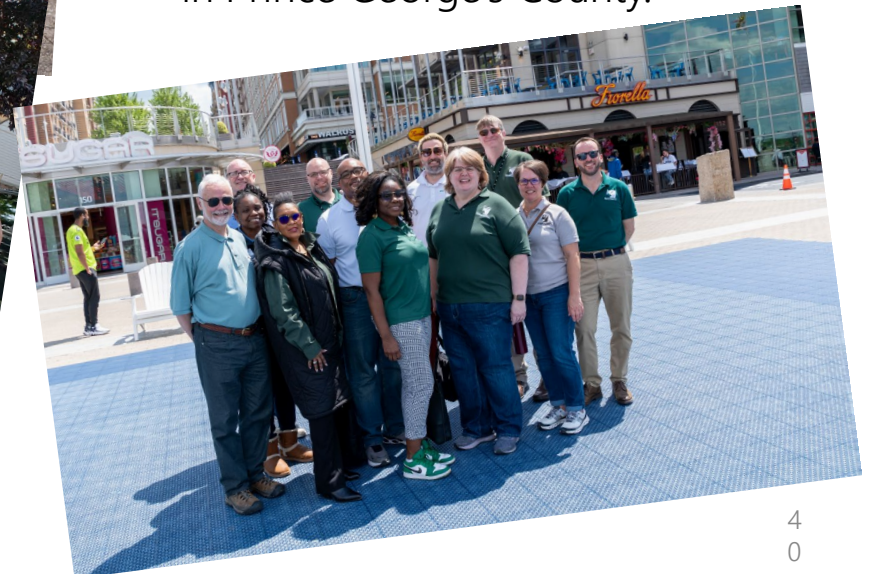
- Data Resources
- Data Systems
- Geographic Information Services
- Network Support
- Research

Management Services Division

- Facilities Management
- Office Services
- Publications and Graphics
- Visual Media Services
- Web Development

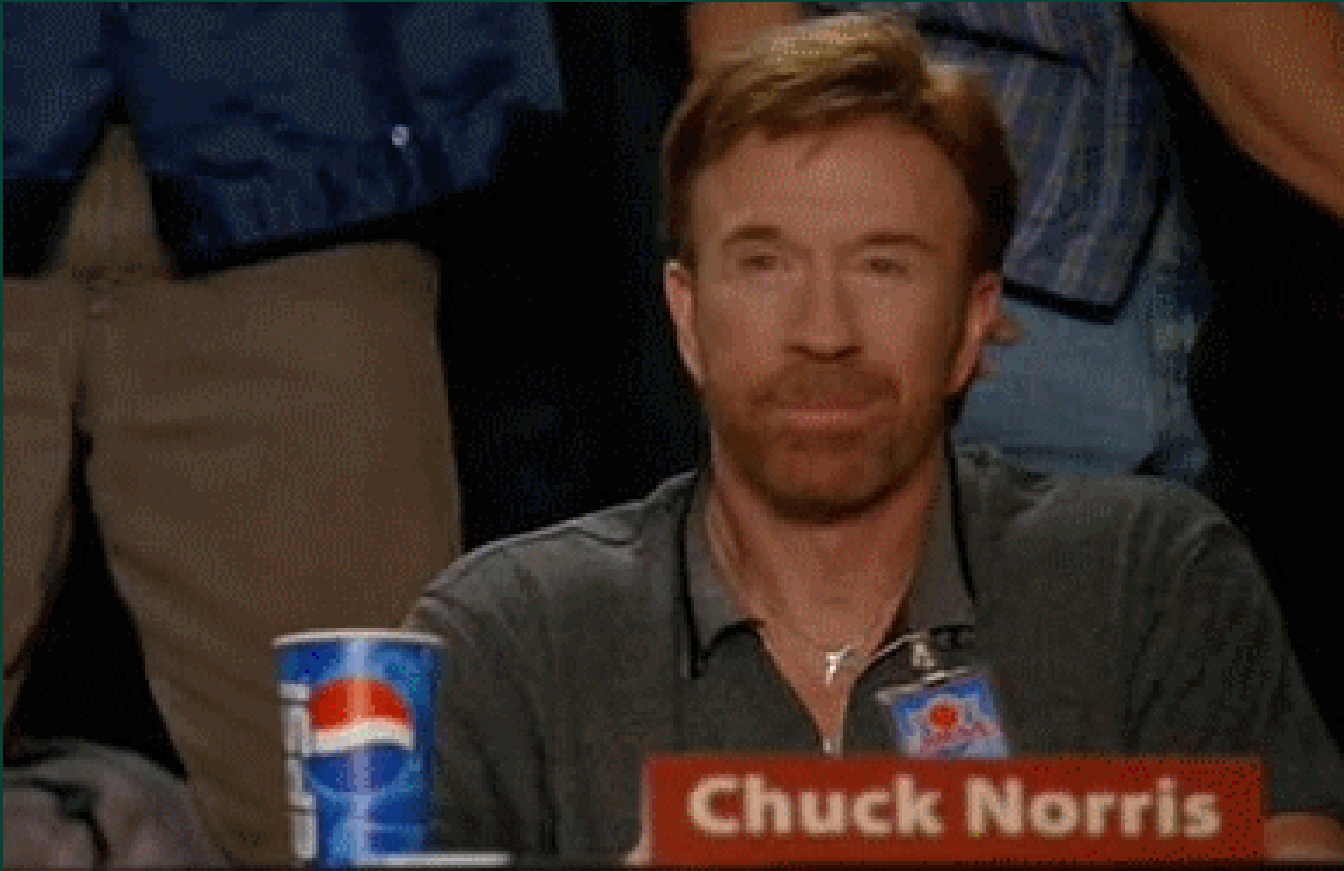
WHAT DRIVES US

The mission of the Prince George's County Planning Department is to promote economic vitality, environmental stability, design excellence, and quality development in Prince George's County.



YOUR ROLE IN --- PLANNING

GET INVOLVED



EARLY

Things you can do at **any time** to be a part of the process:

- Attend meetings
- Share information with neighbors
- Citizen Registry at pgplan.org/record
- Civic Association Registration at pgplan.org/association
- Weekly Development Activity Notification at notify.pgatlas.com
- Join our email lists at pgplan.org/email
- Follow us on social media @PGPlanningMD



QUESTIONS
