

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Resolution No. CR-098-2025
Proposed by Council Members Blegay, Oriadha, Adams-Stafford, Watson, and Dernoga
Introduced by _____
Co-Sponsors _____
Date of Introduction September 16, 2025

RESOLUTION

1 A RESOLUTION concerning

2 Temporary Pause on Data Center Development Approvals

3 For the purpose of adopting a temporary pause on processing, review and approval of building
4 and grading permits for the construction of qualified data center uses or preliminary plans of
5 subdivision which include qualified data centers among its proposed uses for a period of six
6 months to allow the County sufficient time to consider and enact reasonable, thoughtful zoning
7 and building requirements pertaining to data center developments to protect the public health,
8 safety, and welfare.

9 WHEREAS, Prince George's County has identified the data center industry as viable path
10 to economic development within the County and taken steps to attract data center development
11 by relaxing certain zoning requirements (CB-011-2021) and providing for personal property tax
12 exemptions (CB-055-2020); and

13 WHEREAS, during the 2024 legislative session, the Prince George's County Council
14 received community feedback expressing concerns about the environmental, energy and land
15 impacts of data centers and a desire for a comprehensive plan to govern development of this
16 industry within the County; and

17 WHEREAS, by way of CR-016-2025 the County Council established the Qualified Data
18 Center Task Force with representation across stakeholder groups including civic and
19 environmental groups, the building industry, the labor community, electric service providers,
20 County government, and the data center community; and

21 WHEREAS, the Qualified Data Center Task Force was established to study the community
22 benefits and potential risks of data center developments in Prince George's County as well as

1 recommend potential location and siting policies for data center uses; and

2 WHEREAS, the Qualified Data Center Task Force, which began meeting on May 14, 2025,
3 requires time to adequately study these issues and obtain public input before recommending
4 effective and enduring policy and/or legislative amendments; and

5 WHEREAS, the Qualified Data Center Task Force will submit research, policy and
6 regulatory recommendations to the County Council no later than November 30, 2025; and

7 WHEREAS, subsequent to the release of this report, the County Council requires time to
8 meaningfully consider these recommendations and craft appropriate, comprehensive legislation
9 on these issues;

10 WHEREAS, the County Council finds that a temporary pause on data center development
11 approvals and activity is appropriate to prevent future problems with the placement, construction
12 and operation of data center uses pending completion of this necessary study and consideration
13 of amendments to the current County law designed to protect the health, safety and welfare of
14 the County's residents and businesses; and

15 WHEREAS, the County Council finds that this temporary pause is necessary to prevent
16 additional development that may frustrate the goals of the Qualified Data Center Task Force or
17 adversely affect the orderly land development of the County; and

18 WHEREAS, Title 23 of the Land Use Article of the Annotated Code of Maryland
19 authorizes the governing body of Prince George's County to adopt regulations and amendments
20 governing a subdivision in the respective portion of the regional district in the County; and

21 WHEREAS, Section 20-502 of the Land Use Article of the Annotated Code of Maryland
22 prohibits any person from constructing a building or other structure within the Maryland-
23 Washington Regional District without a building permit; and

24 WHEREAS, Section 20-513 of the Land Use Article of the Annotated Code of Maryland
25 places responsibility for uniformly regulating building construction, improvement and demotion
26 with the County Council and further requires the Council to provide for the issuance of permits
27 to construct, repair, or remodel buildings; and

28 WHEREAS, Section 32-126 of the County Code requires all property owners to obtain a
29 grading permit from the Department of Permitting, Inspections & Enforcement prior to any site
30 development or grading of land for any purpose, subject to certain exceptions.

31 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's

1 County, Maryland, that a temporary pause is established on the processing, review, and approval
2 of applications for building and grading permits associated with a qualified data center use as
3 well as preliminary plans of subdivision which proposes a qualified data center use until the
4 earlier of one-hundred eighty (180) days from the adoption of this resolution or the effective date
5 of the comprehensive legislation enacted by the County Council to address the placement,
6 construction and operation of data center uses.

7 BE IT FURTHER RESOLVED that the temporary pause established herein shall apply
8 irrespective of whether the applicable application is submitted for review under the current
9 Zoning Ordinance and/or Subdivision Regulations or the provisions of the prior Zoning
10 Ordinance and/or Subdivision Regulations in effect prior to April 1, 2022.

11 BE IT FURTHER RESOLVED that this temporary pause is established to allow a
12 reasonable time within which the County Council can review the recommendations of Qualified
13 Data Center Task Force as well as consider and enact legislation based on those
14 recommendations.

15 BE IT FURTHER RESOLVED that the County Council, in collaboration with the
16 Department of Permitting, Inspections and Enforcement and the Prince George's County
17 Planning Board, will work to enact comprehensive legislation and implementing regulations
18 within one-hundred eighty (180) days of the adoption of this resolution.

19 BE IT FURTHER RESOLVED that during this temporary pause, the Director of the
20 Department of Permitting, Inspections & Enforcement shall not accept, process, review or
21 approve any building or grading permit application proposing a qualified data center use. This
22 temporary pause shall apply to building and grading permit applications currently pending before
23 the Department to the extent that they are not subject to a mandatory review timeline, as well as
24 all applications filed after the effective date of this resolution.

25 BE IT FURTHER RESOLVED that during this temporary pause, the Director of the Prince
26 George's County Planning Department shall not accept, process, or review any preliminary plan
27 of subdivision which proposes a qualified data center among its planned uses of the property.

28 BE IT FURTHER RESOLVED that this temporary pause shall take effect immediately
29 upon adoption of this Resolution.

30 BE IT FURTHER RESOLVED that the County Council reserves the right to extend or
31 modify this temporary pause for such additional period(s) and upon such terms and conditions as

1 it deems necessary to protect the public health, safety, and welfare.

2 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable; and, in
3 the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word
4 of this Resolution is declared invalid or unconstitutional by a court of competent jurisdiction,
5 such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses,
6 sentences, subparagraphs, paragraphs, subsections, or sections of this Resolution, since the same
7 would have been adopted without the incorporation in this Resolution of any such invalid or
8 unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

Adopted this _____ day of _____, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Aisha N. Braveboy
County Executive