July 20, 2026

Policy Analysis and Fiscal Impact Statement

TO: Planning, Housing, Economic Development Committee (PHED)

THRU: Rana Hightower
Planning, Housing, and Economic Development Committee, Director

Rajesh Kumar
Principal Counsel to the District Council

FROM: James Campbell, AICP
Land Use & Development Specialist

RE: Policy Analysis and Fiscal Impact
CB-069-2026 (DR-1) Private Schools

CB-069-2026 DR-1 (*Proposed by:* Council Member Adams)

Assigned to the Planning, Housing, and Economic Development (PHED) Committee

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AN ORDINANCE CONCERNING USE REGULATIONS – Permitted Uses – Private Schools, for the purpose of exempting certain private schools in the Residential, Rural (RR) Zone from the requirement for Special Exception approval.

Fiscal Summary

Direct Impact

Expenditures: There are no expenditures associated with this bill.

Revenue: If a for-profit private school were able to move forward with a project under this bill, there is potential for additional tax revenue.

Indirect Impact

This bill would allow certain private schools to use an existing building in the Residential, Rural (RR) Zone without the need for a special exception under certain circumstances or under certain conditions. This bill would streamline the zoning application and review process and make it less cumbersome for certain private schools to reuse an existing building in a certain residential zone.

Legislative Summary:

CB-069-2026 was proposed by Council Member Adams and referred to the PHED Committee. CB-069-2026 would repeal and reenact with amendments Section 27-5102, The Zoning Ordinance of Prince George's County, Maryland, being also SUBTITLE 27. ZONING. The Prince George's County Code (2023 Edition; 2025 Supplement).

This bill would allow a private school in the Residential, Rural (RR) Zone to be exempt from a special exception if the school occupies a building that was or has previously been used as a private school, and the proposed site does not abut residential properties.

Current Law:

Currently, Subtitle 27 of the County Code permits a private school in the Residential, Rural (RR) Zone as a special exception.

Resource Personnel:

- Josh Hamlin, Legislative Attorney
- Shevaun Culmer-Reid, Chief of Staff, Council District Four

Discussion/Policy Analysis

This bill would allow a private school in the Residential, Rural (RR) Zone to be exempt from a special exception if the school occupies a building that was or has previously been used as a private school, and the proposed site does not abut residential properties.

The PHED Committee may want to discuss what process a private school would need to go through if exempt from the requirement of a special exception.

Questions for Committee Consideration:

1. Does the County want to preserve the Special Exception requirement for private schools, even when the school occupies a building that was or has previously been used as a Private School, and the proposed site does not abut residential properties?
2. Does this bill further the purpose for which it was written?
3. What process would a private school in this situation have to go through?

Fiscal Impact:

- *Direct Impact*

  There will be no direct impact on expenditures with this bill. There is a potential for additional tax revenue associated with this bill if a for-profit private school were to be approved.

- *Indirect Impact*

This bill would allow private schools to use an existing building in the Residential, Rural (RR) Zone without the need for a special exception. This bill would streamline the zoning application and review process and make it less cumbersome for certain private schools to reuse an existing building in a certain residential zone.

Effective Date of Proposed Legislation:

The proposed Act shall take effect forty-five (45) calendar days after its adoption.

If you require additional information or have questions, please feel free to contact me.