

Agriculture Listening Session



Soil Conservation District Office
Thursday, December 18, 2025

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department



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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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Agenda

01

Welcome & Introductions

02

Planning 101

03

Current Planning Efforts & Agriculture

04

Community Input Stations



Purpose



Review

The planning and zoning process



Understand

Current planning efforts and their relation to agriculture and associated industries



Engage

With interactive stations to capture vision, goals, and priorities for this area



PLANNING...

- Is fact-based
- Seeks consensus among competing goals
- Balances immediate and long-term goals
- Is often long-term (20-25 years)
- Incorporates best planning practices and principles



What Planning Can Do & Can Not Do



Can Do

- Contain strategies to attract and retain a various vendors
- Contain strategies that preserve rural and agricultural land use
- Recommend zoning changes that could allow for new uses

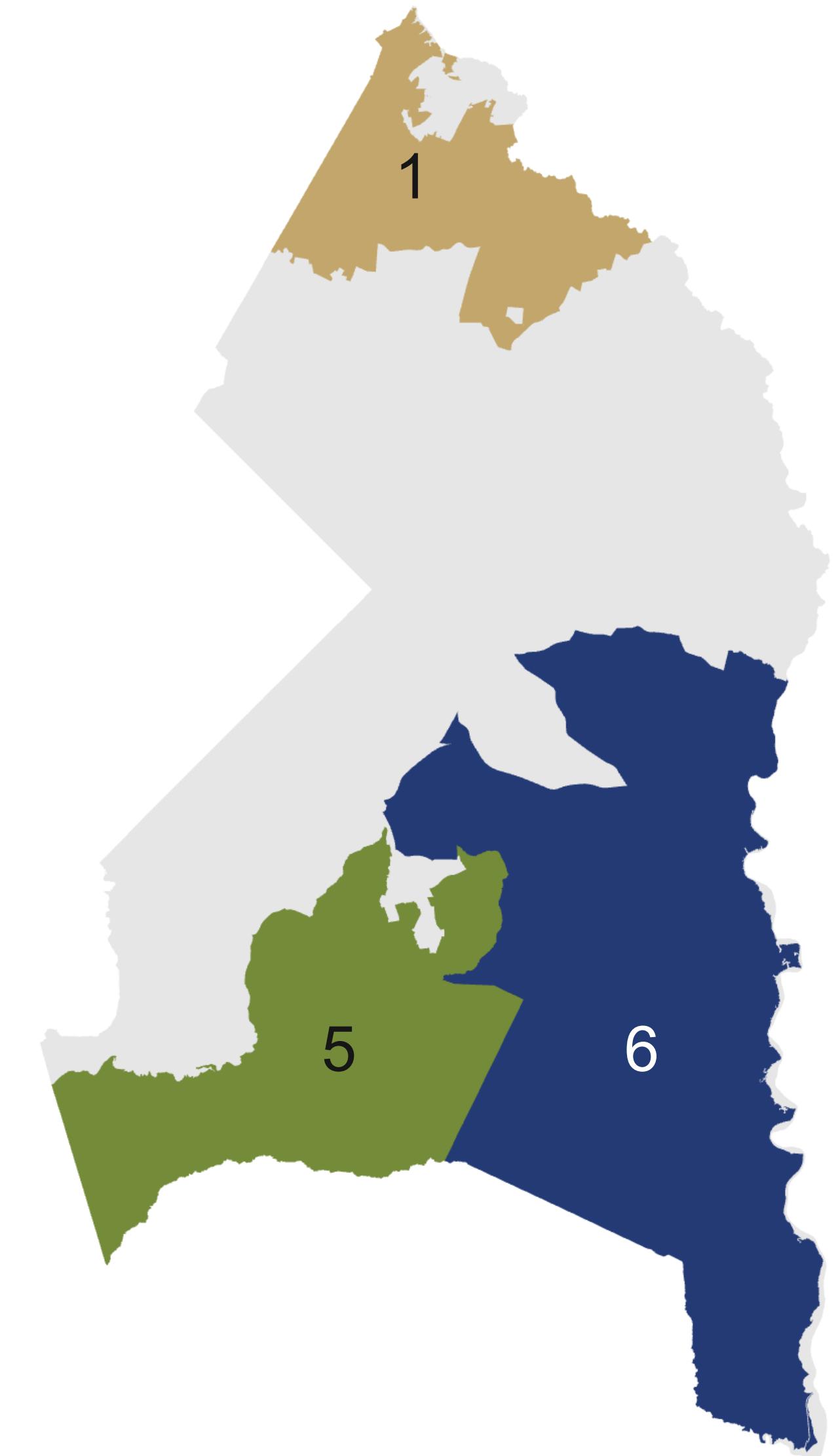
Can Not Do

- Bring a specific business or facility to an area
- Entirely stop development
- Raise or lower property taxes
- Lead to specific projects being funded or constructed by implementing agencies

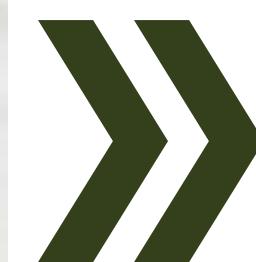


3 Active Planning Projects

- Minor Plan Amendments:
 - Subregion 1 (Konterra, Muirkirk)
 - Subregion 5 (Clinton, Tippett, Brandywine, Accokeek)
 - Subregion 6 (Upper Marlboro, Marlton, Baden, Croom, Eagle Harbor)
- Other agricultural areas like Bowie and Collington have recently Approved Plans

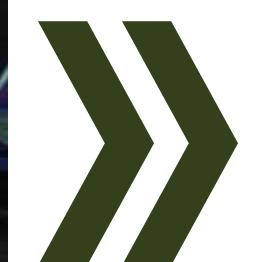


What is a Minor Plan Amendment



A revision to existing master plans

- Taking the existing/approved plans and zoning & modifying to reflect community input and changes in demand/market realities
- Small in geographic area (less than 50% of the land area)
- Targeted in scope (regarding public objectives)
- Updates zoning classifications on certain properties to advance communal goals



Limitations (per County Code)

- Can't change water/sewer categories
- Can't add more land to the rural/agricultural tier
- Can't make amendments that would trigger major transportation analysis



WHAT IS ZONING?

The law (Subtitle 27) that determines:

- WHAT can be built
- WHERE we can build it
- HOW it is built

WHAT DOES ZONING ALLOW

Zone

Sample of Allowed Uses

What this can look like

ROS
(Reserved
Open Space)

Agriculture, Forestry, Urban Agriculture,
Agriculture Research Facility, Farm Market,
Food Hub, Riding Stable

Traditional Farming, Raised-bed
Farming, Hydroponics, Rooftop
Farming, On-site processing and sale,
Forest and Open Space, Space to
sell/deliver produce

AG
(Agriculture
and
Preservation)

Agriculture, Forestry, Urban Agriculture,
Farm Market, Food Hub, Food Processing,
Compost Facility, Stable

Raised-bed Farming, Hydroponics,
Rooftop Farming, On-site processing
and sale, Off-Site processing, Forest
and Open Space, Composting

IH (Industrial,
Heavy)

Community Garden, Nursery and Garden
Center, Urban Agriculture, Agricultural
Research, Equestrian Center,
Slaughterhouse, Food Processing, Food or
Beverage Wholesale

Community Garden Co-Op, Nurseries,
Soil and Plan Labs, Slaughterhouse,
Meat/Dairy Processing, Wholesale
Warehouses



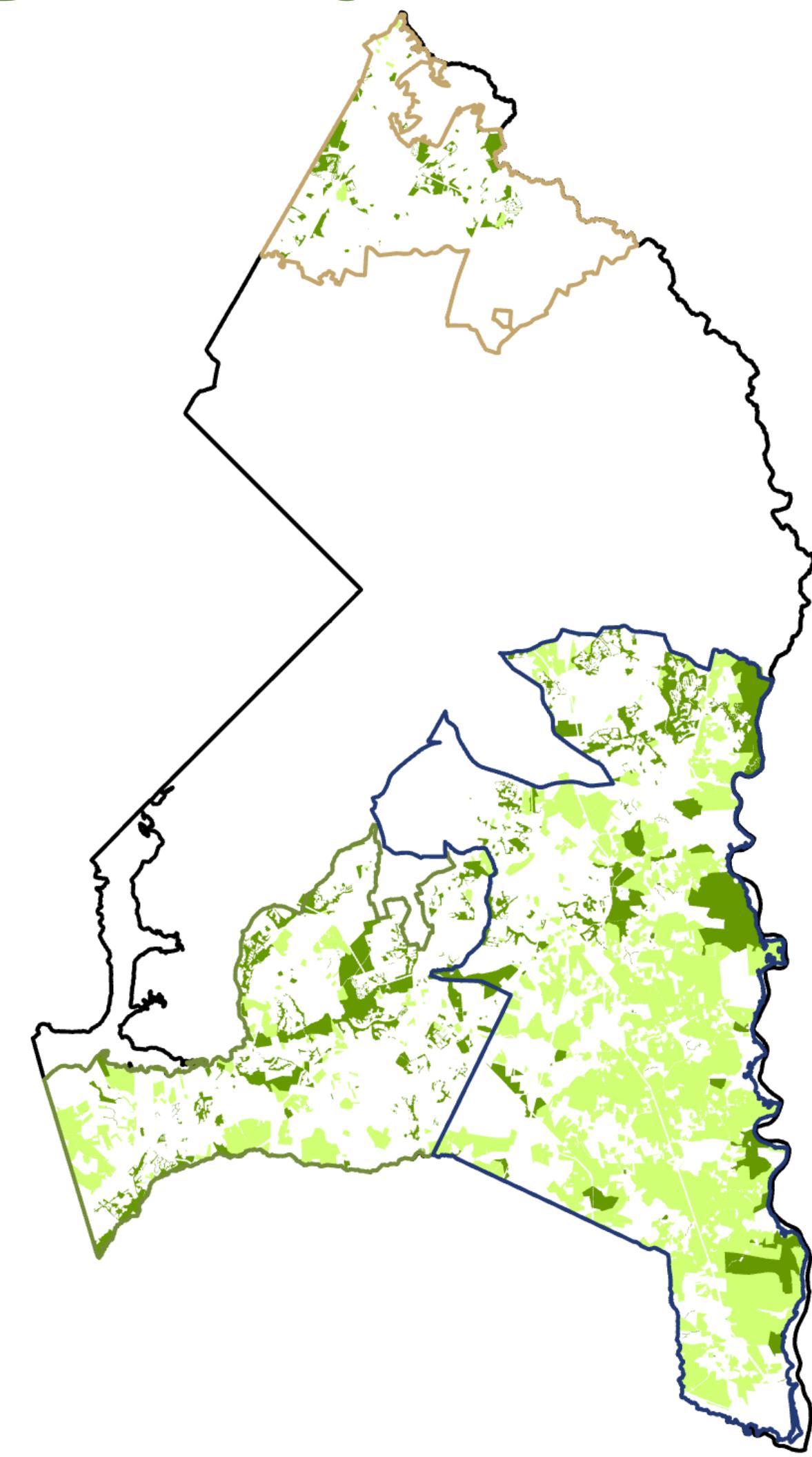
Current Planning and Zoning Projects

We recognize the predominance of agriculture here!

Subregion 1: **17%** Rural and Agriculture or Open Space

Subregion 5: **26%** Rural and Agriculture or Open Space

Subregion 6: **46%** Rural and Agriculture or Open Space



We want to figure out what things you need to keep your farm, nursery, vineyard, etc. thriving



What We've Heard So Far

- No residential development & sprawl in rural areas
- No more traffic
- No low-quality commercial



Now is the time to figure out what you do want!

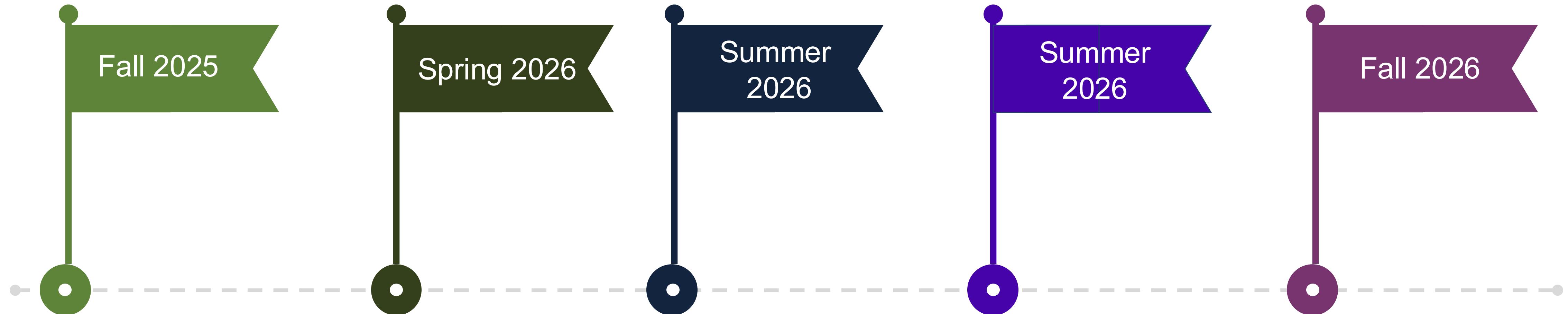
Still in the visionary phase, no amendments drafted yet



Listening Session Activity Stations



Minor Plan Amendment Process



Engagement and Evaluation

- Evaluate existing plan
- Analyze market conditions
- Engage community and stakeholders



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Initiate Minor Amendment Process

- Release draft for public review and comment
- Initiate concurrent SMA to rezone properties

Joint Public Hearing

- Opportunity to comment on proposed amendment

Planning Board Adoption and Endorsement

- Reviews public testimony and staff analysis
- Adopts the amendment; endorses the SMA

County Council Approval

- Reviews the adopted minor amendment and endorsed SMA and approves

Subregion 1



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Subregions 5 & 6



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