



POSITION STATEMENT

Bill: HB 0989 Montgomery County-Subdivision Plats – Conditions (PG/MC 111-24)

Position: Supports

Date: March 28, 2024

Contact: Debra Borden, General Counsel

Jordan Baucum Colbert, Government Affairs Liaison

Dear Chair Brian J. Feldman and Vice Chair Cheryl C. Kagan,

The Maryland National Capital Park and Planning Commission (M-NCPPC or “the Commission”) voted to support this bill. The Commission respectfully requests the Education, Energy and Environment Committee to consider this information and include it in the record.

What this Bill Does. This bill would allow the Board to tentatively approve a subdivision plat subject to specified conditions. This bill would also provide approval and submission of a certain subdivision plat to the County land records and generally relating to subdivision plats in Montgomery County.

Background. Once a subdivision plat is submitted to the Planning Department, it is circulated to the Montgomery County Department of Permitting Services (DPS) and others for their review. With each review cycle, the Planning Department consolidates comments and returns them to the applicant for corrections. The review cycle will be repeated until all agencies deem the plat acceptable and sign it, and then it must go to the Planning Board in public session. There is often several weeks spent obtaining signatures before the plat can go to the Planning Board. The bill would allow the Planning Board to consider the plat in public session first, and the signatures of other agencies could be obtained thereafter, so long as no changes are made.

Expedites Plat Approval Process. During this summer’s Development Review Process Workgroup (Workgroup), members voted in support of adding specific language in State law that allows for conditional Planning Board approval of plats. This process would allow an applicant to receive Planning Board approval of a plat in a public session while the plat is still circulating for

signatures and other administrative tasks. Once the plat is conditionally approved by the Planning Board, it would not need to go back for another public session if the conditions are met. This will help subdivision plats move more quickly through the approval process, with an expected savings of at least three weeks in the development review process.

For these reasons, the Commission requests a favorable vote in support HB 0989.