

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2020 Legislative Session

Bill No. CB-74-2020

Chapter No. 68

Proposed and Presented by Council Members Davis, Glaros, Harrison, Hawkins, Taveras
and Turner

Introduced by Council Members Davis, Glaros, Harrison, Hawkins, Taveras and Turner

Co-Sponsors _____

Date of Introduction October 6, 2020

SUBDIVISION BILL

1 AN ACT concerning

2 Validity Periods for Preliminary Plans of Subdivision

3 For the purpose of temporarily extending the validity periods of all approved applications for
4 Preliminary Plans of Subdivision that were in a valid status as of January 1, 2020.

5 WHEREAS, the real estate finance sector of the economy, real estate developers,
6 homebuilders, and commercial, office, and industrial developers are still adjusting to the current
7 national and international real estate market in light of the COVID-19 pandemic; and

8 WHEREAS, as a result, the development community still faces uncertainty as to market
9 demand as it relates to financial institutions that lend money to property owners, builders, and
10 developers will experience substantial erosion of collateral and depreciation of their assets
11 should approved preliminary plan approvals be allowed to expire; and

12 WHEREAS, the process of obtaining Planning Board, development review, and zoning
13 approvals for subdivisions, detailed site plans, and specific design plans can be difficult, time-
14 consuming, and expensive for both private applicants and public bodies alike; and

15 WHEREAS, the applicable determinations as to master plan consistency, conformance, or
16 endorsement with regional plans may expire or lapse without implementation without the
17 envisioned development and other infrastructure improvements approved therein; and

1 WHEREAS, as a result of adopting a new County Zoning Ordinance in 2018 via enactment
 2 of Chapter 37, 2018 Laws of Prince George’s County, Maryland, also known as CB-13-2018, the
 3 Council must approve a Countywide comprehensive zoning map; and

4 WHEREAS, concurrent with the Council’s approval of a new County Zoning Ordinance,
 5 the Council also adopted new County Subdivision Regulations via enactment of Chapter 85,
 6 2018 Laws of Prince George’s County, Maryland, also known as CB-15-2018, that will not
 7 become effective until the approval of a Countywide Map Amendment; and

8 WHEREAS, the procedural magnitude of a Countywide comprehensive zoning process has
 9 been impacted by the current State and County Declarations of Emergency; and

10 WHEREAS, as a result, it is anticipated that the consideration and approval of a
 11 Countywide Map Amendment will not be complete for another 8-12 months’ time; and

12 WHEREAS, the District Council finds that there is a need to protect the interests of all
 13 stakeholders in the County, and

14 WHEREAS, in the 2018 Legislative Year, the Council enacted Chapter 69, 2018 Laws of
 15 Prince George’s County (CB-060-2018) to extend the validity periods of all approved
 16 applications for Detailed Site Plans and Specific Design Plans that were in a valid status as of
 17 January 1, 2018; now, therefore,

18 SECTION 1. BE IT ENACTED by the County Council of Prince George’s County,
 19 Maryland, that the provisions of the running of validity periods set forth in Section 24-119 of the
 20 Subdivision Regulations of the Prince George’s County Code, be and the same are hereby
 21 temporarily extended until December 31, 2021, for preliminary plans of subdivision approved
 22 prior to January 1, 2015.

23 SECTION 2. BE IT FURTHER ENACTED that the provisions for the running of validity
 24 periods set forth in Section 24-119 of the Subdivision Regulations of the Prince George’s County
 25 Code, be and the same are hereby temporarily extended until December 31, 2022, for
 26 preliminary plans of subdivision approved after January 1, 2015.

27 SECTION 3. BE IT FURTHER ENACTED that the extension of the validity period for a
 28 given application shall only be applied if the application was in an active, current validity period
 29 as of January 1, 2020. This extension shall not be applied to any application whose validity
 30 begins after the date of the adoption of this Ordinance.

1 SECTION 4. BE IT FURTHER ENACTED that the provisions of this Ordinance shall be
2 abrogated and be of no further force and effect after December 31, 2022.

3 SECTION 5. BE IT FURTHER ENACTED that this Act shall take effect on the date it
4 becomes law.

Adopted this 17th day of November, 2020.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.