

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session _____ 1990 _____

Bill No. _____ CB-64-1990 _____

Chapter No. _____ 51 _____

Proposed and Presented by The Chairman (by request-MNCPPC)

Introduced by Council Members Bell, Casula and Pemberton

Co-Sponsors _____

Date of Introduction _____ June 12, 1990 _____

SUBDIVISION BILL

AN ACT concerning

Time Limits for Action on Major Subdivisions

FOR the purpose of clarifying the time frames within which the Planning Board is required to take action on preliminary and final plats of subdivision pursuant to State law.

BY repealing and reenacting with amendments:

SUBTITLE 24. SUBDIVISIONS.

Section 24-119,

The Prince George's County Code

(1987 Edition, 1988 Supplement, as amended

by CB-60-1989 and CB-100-1989).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 24-119 of the Prince George's County Code be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 24. SUBDIVISIONS.

DIVISION 2. APPLICATION PROCEDURES AND DOCUMENTS.

Sec. 24-119. Procedures for major subdivisions.

* * * * *

(d) Preliminary Plat. The subdivider shall present a preliminary plat to the Planning Department, accompanied by a check or money order made payable to the Maryland-National Capital Park and Planning Commission, covering the filing fee.

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(4) Within seventy (70) calendar days of acceptance, the Planning Board shall take final action, provided that, with the written consent of the applicant, this time period may be extended for up to seventy (70) additional calendar days. The month of August and the period between and inclusive of December 20 and January 3 shall not be included in calculating either seventy (70) day period.

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(e) Final Plat. Upon approval of the preliminary plat of subdivision, the subdivider may proceed to prepare the final plat(s). Such final plat(s) shall be prepared in accordance with the approved preliminary plat and shall include any modifications made by the Planning Board. A final plat may be filed no later than twenty-four (24) months from the original date of approval of the preliminary plat of subdivision, unless an extension of the approved preliminary plat is granted pursuant to the provisions of Subsection (d) (5), above. In all cases, a final plat shall be filed during the period in which the corresponding approved preliminary plat is valid.

(1) Within thirty (30) calendar days of acceptance, the planning Board shall take final action, provided that, with the

written consent of the applicant, this time period may be extended for up to thirty (30) additional calendar days.

(2) Sectionalized Plats. The Planning Board may approve a final plat for a portion of an approved preliminary plat when it determines that it is impractical to require the final plat(s) for the entire subdivision at one time; provided that approval of a portion in no way precludes final platting of the entire subdivision in accordance with the approved preliminary plat, and that each final plat is submitted in proper sequence. Final plats for portions of cluster subdivisions shall provide for the appropriate open space and other public amenities shown on the preliminary plat.

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SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect on the date it becomes law.

Adopted this 24th day of July, 1990.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
Clerk of the Council

APPROVED:

DATE: August 10, 1990

BY: _____
Parris N. Glendening
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.