

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2024 Legislative Session

Reference No.:	CB-27-2024
Draft No.:	1
Committee:	PLANNING, HOUSING AND ECONOMIC DEVELOPMENT
Date:	4/18/2024
Action:	FAVORABLE

REPORT: Committee Vote: Favorable, 3-0-2 (In favor: Council Members Ivey, Franklin, and Hawkins) (Unfavorable: Council Members Dernoga and Olson)

The Planning, Housing and Economic Development (PHED) Committee convened on April 18, 2024, to consider CB-27-2024. The PHED Committee Director summarized the purpose of the legislation and informed the Committee of written comments received on referral.

As presented on April 2, 2024, Draft -1 of the bill amends the time for applications to be approved and considered under the prior Subdivision Regulations from two (2) years to four (4) years, or from April 1, 2024, to April 1, 2026.

The Planning Board voted to support CB-27-2024. The Planning Board provided the following analysis of the bill.

Policy Analysis:

In recent weeks, the County Council has been debating the potential of expanding the two-year "overlap period" in which the old Zoning Ordinance and Subdivision Regulations could still be used at the election of an applicant. On March 21, 2024, the Planning Department expressed its official recommendation that any such expansion should be six months in duration.

Following that recommendation, the Council's Planning, Housing, and Economic Development Committee passed an amendment to CB-15-2024, the Zoning Ordinance Omnibus Bill, that extends the two-year "overlap period" by another two years, or until April 1, 2026.

During the County Council session on March 26, 2024, the Council presented CR-22-2024 and CR-25-2024, resolutions that temporarily and with the full force and effect of law extend the two-year "overlap period" of the Zoning Ordinance and Subdivision Regulations (respectively) until April 1, 2026; both resolutions went to Committee of the Whole, then back to Council, and were subsequently adopted on the same day; thus, the two-year extension is already in effect.

Subsequent legislation is necessary to codify the new two-year extension. That will be done for the Zoning Ordinance in CB-15-2024. The pending bill, CB-27-2024, does the same for the Subdivision Regulations.

This two-year extension for the Subdivision Regulations and the two-year extension in effect for the Zoning Ordinance will permit more property owners to vest projects under the provisions of the repealed zoning and subdivision laws. CB-27-2024 is consistent with the action already taken by the Council.

Impacted Property:

This bill will affect all of Prince George's County except property located within the City of Laurel.

Ms. Karen Zavakos, the County Council's Acting Associate County Council Administrator/Legislative Counsel, clarified that CB-27-2024 is a Subdivision bill and a Zoning bill is not needed to vote on CB-27-2024.

After additional discussion, on a motion by Vice Chair Ivey, seconded by Council Member Hawkins, the Planning, Housing and Economic Development Committee voted 3-0-2 favorably on CB-27-2024. Council Members Dernoga and Olson voted in opposition.