

## **CB-27-2024 – Planning Board Analysis (Attachment 1)**

### **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in effect for the Zoning Ordinance will permit more property owners to vest projects under the provisions of the repealed zoning and subdivision laws.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 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.

Following discussion, the Planning Board voted to support CB-27-2024.