

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2018 Legislative Session**

Bill No. CB-60-2018

Chapter No. 69

Proposed and Presented by Council Members Davis, Franklin, Glaros, Taveras, Turner

Introduced by Council Members Davis, Franklin, Glaros, Taveras, Turner,  
Patterson and Harrison

Date of Introduction September 11, 2018

**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, 2018.

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; 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, in addition, the Council is currently considering legislation, CB-013-2018, to  
13 enact a new, comprehensive rewrite of the text of the Prince George's County Zoning Ordinance,  
14 being also Subtitle 27 of the Prince George's Code; and

15 WHEREAS, notwithstanding any final action by the Council as to CB-013-2018 to enact a  
16 new comprehensive text of a new County Zoning Ordinance, in order for such new Zoning  
17 Ordinance to take effect, a separate, Countywide comprehensive zoning process to apply and to  
18 update the specific zoning classifications in the new Zoning Ordinance to all County properties;  
19 and

20 WHEREAS, in order to accomplish this comprehensive task, the Council is also  
21 considering concurrent legislation, CB-014-2018, for the purpose of enacting a comprehensive

1 zoning process which, when approved, will apply the specific zoning classifications set forth in  
2 the new Zoning Ordinance as to all properties in the County; and

3 WHEREAS, in light of the procedural magnitude of a Countywide comprehensive zoning  
4 process and, as announced by the Council during the course of various public meetings, the  
5 Council finds that such Countywide comprehensive zoning process will likely require a  
6 minimum timeframe of 18–24 months, or sometime during calendar year 2020; and

7 WHEREAS, in the 2017 Legislative Year, the County enacted Chapter 84, 2017 Laws of  
8 Prince George’s County (CB-098-2017) to extend approved preliminary plans that were in a  
9 valid status as of January 1, 2017, thereby providing temporary, one-year extensions for  
10 approved, valid preliminary plans of subdivisions until December 31, 2018; and

11 WHEREAS, given the length of time that is anticipated to complete a Countywide  
12 comprehensive zoning process, the County has determined that a further temporary extension as  
13 to validity periods for those previously approved applications for Preliminary Plans of  
14 Subdivision will help ensure economic stability and the financial health for the benefit of citizens  
15 and residents of the County while the Council considers a Countywide comprehensive zoning  
16 process to implement a new Zoning Ordinance for Prince George’s County between December  
17 31, 2018, and calendar year 2020; and

18 WHEREAS, the County appreciates that the process of obtaining County development  
19 review, and zoning approvals for preliminary plans of subdivision, detailed site plans, and  
20 specific design plans can be difficult, time-consuming, and expensive for both private applicants  
21 and public bodies alike; and

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

25 WHEREAS, it is the purpose of this Act is to help prevent the wholesale abandonment of  
26 approved projects and activities due to unfavorable economic conditions by extending the  
27 validity periods for all approved applications for all Preliminary Plans of Subdivision that were  
28 in a valid status as of January 1, 2018; now, therefore,

29 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
30 Maryland, that the provisions for the running of validity periods set forth in Section 24-119 of  
31 the Subdivision Regulations of the Prince George’s County Code, be and the same are hereby

1 temporarily extended until December 31, 2020.

2 SECTION 2. BE IT FURTHER ENACTED that the extension of the validity period for a  
3 given application shall only be applied if the application was in an active, current validity period  
4 as of January 1, 2018. This extension shall not be applied to any application whose validity  
5 begins after the date of the adoption of this Ordinance.

6 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Ordinance shall be  
7 abrogated and be of no further force and effect after December 31, 2020.

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

Adopted this 23rd day of October, 2018.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Dannielle M. Glaros  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Rushern L. Baker, III  
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.