

# Prince George's County Council

## Agenda Item Summary

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**Meeting Date:** 10/19/2004  
**Reference No.:** CB-098-2004  
**Draft No.:** 2  
**Proposer(s):** Bland, Dernoga, Harrington  
**Sponsor(s):** Bland, Dernoga, Harrington  
**Item Title:** An Act providing interim development standards for new subdivision plat applications in the Rural Tier as designated in the Approved General Plan.

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**Drafter:** Jackie Brown, Director PZED Committee  
**Resource Personnel:** Arie Stouten, M-NCPPC Development Review Division

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### LEGISLATIVE HISTORY:

**Date Presented:** 10/5/2004  
**Committee Referral:** 10/5/2004 - PZED

**Executive Action:**  
**Effective Date:**

**Committee Action:** 10/12/2004 - HELD  
10/20/2004 - FAV

**Date Introduced:** 10/19/2004  
**Public Hearing:** 11/30/2004 - 10:00 AM

**Council Action:**  
**Council Votes:**  
**Pass/Fail:**  
**Remarks:**

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### AFFECTED CODE SECTIONS:

24-120.01

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### COMMITTEE REPORTS:

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### BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

The Approved General Plan (2002) established three policy areas in the County: Developed, Developing and Rural Tiers. The growth objective of the Plan is that 33 percent of the County's residential growth over the next 25 years is to be located in the Developed Tier, 66 percent in the Developing Tier, and one percent in the Rural Tier.

The General Plan states: "the vision for the Rural Tier is protection of large amounts of land for woodland, wildlife habitat, recreation and agriculture pursuits, and preservation of the rural character and vistas that now exist."

The number of new residential completions has gradually increased from 1.6 percent in 2000 to 3.3 percent in 2003. In addition, the number of lots created through new subdivisions has been approximately 4 to 5 percent of the total approved for the last four years. Since 2001, approximately 2800 acres have been subdivided. In the first half of 2004, over 900 acres were subdivided.

The County Council plans to develop a comprehensive policy on development in the Rural Tier. This legislation amends Subtitle 24, Subdivision Regulations, to provide interim development standards for new subdivision plat applications in the Rural Tier until such time as a comprehensive policy is developed.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

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