

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**1997 Legislative Session**

Resolution No. CR-63-1997

Proposed by Council Members Bailey and Estepp

Introduced by Council Members Bailey and Estepp

Co-Sponsors

Date of Introduction November 25, 1997

**RESOLUTION**

A RESOLUTION concerning

Countywide Growth Policy and Strategic Economic Development Plan

For the purpose of directing that the Prince George's County Planning Department of the M-NCPPC prepare legislation which will establish a growth management program for Prince George's County.

WHEREAS the Prince George's County Council has recognized that the County has limited financial resources and that the costs of providing infrastructure and services to new development while improving services for existing development could strain the County's fiscal well-being; and

WHEREAS the Prince George's County Council has therefore recognized a need to direct growth to areas where it can best be accommodated; encourage revitalization and, where needed, redevelopment within older communities; and promote quality economic development that creates employment opportunities and business growth and increases the assessable base; and

WHEREAS the Council supports and desires to implement the State's "Smart Growth" program which encourages development in areas with existing infrastructure and focuses certain State government funds to preserve existing neighborhoods and provide for orderly growth; and

WHEREAS, in 1996, the Council initiated an effort to develop a Countywide Growth Policy and Strategic Economic Development Plan; and

WHEREAS, the Planning Department has conducted analyses and studies of the

development “pipeline” (amount and type of unbuilt development approvals) and its public facilities and fiscal impacts and the results have been presented to the Council; and

WHEREAS, Council Resolution 18-1997 established an Interagency Work Group to develop a proposal for a growth management program and a Task Force on Growth and Economic Development to review growth management proposals; and

WHEREAS, the Interagency Work Group met in June and July of 1997, prepared and forwarded a growth management program concept to the Task Force, and during September 1997, the Task Force reviewed and commented on the proposals; and

WHEREAS, the Council has reviewed the proposal and the Task Force’s comments and is in general agreement with the proposed concepts put forward by the Interagency Work Group; and

WHEREAS, the Council wishes to move forward to implement the concepts of the proposal while providing additional opportunity for public participation through the County Council’s legislative review process and through a public participation process during the development of a growth management policy plan.

NOW, THEREFORE, BE IT RESOLVED, that the Prince George’s County Planning Department of M-NCPPC is directed to prepare legislation which will establish a process to:

- classify the County into at least three growth policy areas with corresponding public facilities standards;
- designate preferred growth/economic development districts where development is to be actively encouraged;
- re-evaluate older, unbuilt recorded lots based on new public facilities standards;
- place time limits on the period of validity for approved preliminary subdivisions and special exceptions;
- focus the County’s limited operating and capital fund resources to maximize benefits;
- establish a biennial review to evaluate progress toward meeting growth management

and economic development goals;

BE IT FURTHER RESOLVED that the legislation establishing at least three growth policy areas include:

- detailed, specific criteria for the designation of growth policy areas that recognize the existing and planned characteristics of each area;
- consideration of additional growth policy areas;
- specific adequate public facilities standards for transportation, public safety, schools and water and sewer facilities which reflect the different needs of each policy area and which encourage growth in areas with existing infrastructure and require greater developer contribution toward expansion of infrastructure;

BE IT FURTHER RESOLVED that the legislation concerning preferred growth/economic development districts include:

- detailed, specific criteria which can be used to identify areas where development should be encouraged to implement the County's economic development strategy, encourage quality job formation, strengthen the County's tax base, decrease the net cost of providing public facilities and services, focus/maximize use of State and County government efforts, capitalize on existing infrastructure, implement the County's land use policies and enhance the County's image;
- alternative approaches for the provision of needed public facilities which will encourage the development of desirable residential and job growth within the districts;
- identification and development of incentives which can be focused to encourage appropriate development within districts;

BE IT FURTHER RESOLVED that the legislation concerning the development "pipeline" include:

- a six-year limit on the length of the period of validity for a finding of public facility adequacy for recorded plats of subdivision. Consideration shall be given to lengthening the period of validity for large subdivisions and for

commercial/industrial subdivisions.

- a three-year limit (with no extensions) on the period of validity for a preliminary plat of subdivision for a residential subdivision of 49 dwellings or less and a six-year limit (with no extensions) for a preliminary subdivision of more than 49 residential dwellings.
- a limit on the period of validity (with no extensions) for nonresidential preliminary subdivision approvals based on the size of the subdivision.
- a limit on the period of validity for an approved, unbuilt special exception of two years if no subdivision or detailed site plan is required or three years if a subdivision or detailed site plan is required.

BE IT FURTHER RESOLVED that the County Council will seek removal of the grandfather provision for the School Facilities Surcharge from the State legislature; and

BE IT FURTHER RESOLVED that the legislation will establish a Biennial Growth Management Policy Plan which will:

- establish and, if necessary, adjust the boundaries of the growth management policy areas
- designate and, if necessary, delete preferred growth/economic development districts
- monitor and assess the effect of the growth management program on County goals
- evaluate other County plans and policies in relation to growth management policies
- include an action plan which will guide the capital improvement program.

BE IT FURTHER RESOLVED that the legislation establishing a Biennial Growth Management Policy Plan will provide for review of the Plan and recommendations by an extensive Countywide Advisory Committee comprised of representatives from all aspects of the County during a six month period prior to County Council approval; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Department, working with County Council staff and other relevant County agencies, is directed to prepare the legislation described above and submit it to the County Council by March 1998.

BE IT FURTHER RESOLVED that a schedule be prepared that will result in transmittal of the first Biennial Growth Management Policy Plan by the Planning Board to the Countywide Advisory Committee by December 1998, review and comment by the Committee by June 1999, County Council review, and adoption of the first Biennial Plan by January 1, 2000.

Adopted this 25th day of November, 1997.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY:  
Dorothy F. Bailey  
Chair

ATTEST:

Joyce T. Sweeney  
Clerk of the Council