

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2015 Legislative Session**

Bill No. CB-82-2015

Chapter No. 75

Proposed and Presented by Council Members Franklin and Davis

Introduced by Council Members Franklin and Davis

Co-Sponsors \_\_\_\_\_

Date of Introduction October 6, 2015

**SUBDIVISION BILL**

1 AN ACT concerning

2 Preliminary Plans and Final Plats of Subdivision

3 For the purpose of clarifying the time periods for Planning Board review of applications for  
4 preliminary plans and final plats of subdivision.

5 BY repealing and reenacting with amendments:

6 SUBTITLE 24. SUBDIVISIONS.

7 Section 24-119,

8 The Prince George's County Code

9 (2011 Edition; 2014 Supplement).

10 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
11 Maryland, that Section 24-119 of the Prince George's County Code be and the same is hereby  
12 repealed and reenacted with the following amendments:

13 **SUBTITLE 24. SUBDIVISIONS.**

14 **DIVISION 2. APPLICATION PROCEDURES AND DOCUMENTS.**

15 **Sec. 24-119. Procedures for major subdivisions.**

16 (a) General.

17 (1) Optional Approaches. The application procedures for major, Comprehensive  
18 Design Zone, and optional residential design approach are the same, except to the extent that  
19 Division 6 requires additional information.

20 (2) Sustainable Growth Tier IV. Acceptance of an application for approval of a major  
21 residential subdivision is not permitted after October 1, 2012.

1 \* \* \* \* \*  
2 (d) Preliminary Plan. The subdivider shall present a preliminary plan to the Planning  
3 Department.

4 (1) The Planning Department staff shall promptly check for completeness; accept a  
5 complete application for processing; reproduce the application; and send copies to all affected  
6 public agencies.

7 (2) Within four (4) weeks, the preliminary plan shall be reviewed by the Subdivision  
8 Review Committee.

9 (3) Adequate notice to the public shall be provided in accordance with the Rules of  
10 Procedure adopted by the Planning Board.

11 (4) Within seventy (70) calendar days of acceptance, the Planning Board shall take  
12 final action, provided that, with the written consent of the applicant, this time period may be  
13 extended for up to seventy (70) additional calendar days. If final action is not taken by the  
14 Planning Board within the specified time periods in this subsection, the preliminary plan of  
15 subdivision shall be deemed to have been approved. The month of August and the period  
16 between, and inclusive of, December 20 and January 3 shall not be included in calculating either  
17 seventy (70) day period.

18 \* \* \* \* \*

19 (e) Final Plat. Upon approval of the preliminary plan of subdivision, the subdivider may  
20 proceed to prepare the final plat(s). Such final plat(s) shall be prepared in accordance with the  
21 approved preliminary plan and shall include any modifications made by the Planning Board. A  
22 final plat may be filed no later than twenty-four (24) months from the original date of approval  
23 of the preliminary plan of subdivision, unless an extension of the approved preliminary plan is  
24 granted pursuant to the provisions of Subsection (d)(5), above. In all cases, a final plat shall be  
25 filed during the period in which the corresponding approved preliminary plan is valid.

26 (1) Within thirty (30) calendar days of acceptance, the Planning Board shall take final  
27 action, provided that, with the written consent of the applicant, this time period may be extended  
28 for up to thirty (30) additional calendar days. If final action is not taken by the Planning Board  
29 within the specified time periods in this subsection, the final plat(s) shall be deemed to have been  
30 approved.

31 \* \* \* \* \*

1 SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect thirty (30)  
2 calendar days after it becomes law.

Adopted this 17th day of November, 2015.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Mel Franklin  
Chairman

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.