

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2017 Legislative Session

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**Reference No.:** CB-097-2017

**Draft No.:** 1

**Committee:** PLANNING, ZONING AND ECONOMIC DEVELOPMENT

**Date:** 9/27/2017

**Action:** FAV

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Committee Vote: Favorable, 5-0 (In favor: Council Members Harrison, Franklin, Glaros, Patterson, and Toles)

The Committee Director provided an overview of the legislation and informed the Committee of written referral comments that were received. This legislation temporarily extends the validity period for all approved applications for Detailed Site Plans and Specific Design Plans with a valid status as of January 1, 2017. CB-97-2017 temporarily extends the validity period until December 31, 2018. The provisions of the legislation will not apply to any Detailed Site Plan or Specific Design Plan where the validity period has expired prior to adoption of the legislation or where any application's validity period begins after the date of adoption of this legislation. Council Member Harrison and Council Chairman Davis, the bill sponsors, explained that the validity period extension provides the opportunity for projects, especially multi-stage projects, that have started and are moving through the development process to continue in the process without expiration.

The Planning Board supports the legislation and noted a technical amendment on page 2, line 30. The Council's Zoning and Legislative Counsel noted and accepted the amendment as a clerical error without the need for the Committee to advance a Draft-2 of the legislation. The Office of Law reviewed CB-97-2017 and determined that it is in proper legislative form with no legal impediments to its enactment.

Council Vice-Chair Glaros requested that the Planning Department staff provide a current listing of all Detailed Site Plans and Specific Design Plans that are in a valid status including the date the applications were approved and the date upon which they will expire.

Andre Gingles, of Gingles, LLC, testified in support of the legislation and requested that the Council Members give consideration to extending the validity period for two years until December 31, 2019 due to adjustments in the development process that may be necessary as a result of the ongoing rewrite of the Zoning Ordinance and Subdivision Regulations. After further discussion on the extension to two years versus one year, the Committee voted favorable on the legislation with the December 31, 2018 extension date as proposed in Draft-1.