

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2024 Legislative Session

Resolution No. CR-025-2024

Proposed by Council Member Ivey

Introduced by Council Members Ivey, Watson, Harrison, and Hawkins

Co-Sponsors _____

Date of Introduction March 26, 2024

RESOLUTION

1 A RESOLUTION concerning

2 Transitional Provisions—Extension of Time for Access to Prior Subdivision Regulations

3 For the purpose of approving, as a temporary measure of the governing body for Prince George's
 4 County, an extension of the time for applications to be approved and considered under the prior
 5 Subdivision Regulations for an additional two (2) years, from April 1, 2024, to April 1, 2026.

6 WHEREAS, the governing body of Prince George's County approved new, comprehensive
 7 Subdivision Regulations via enactment of Chapter 85, 2018 Laws of Prince George's County
 8 (Council Bill No. "CB-015-2018") on October 23, 2018; and

9 WHEREAS, during this monumental public undertaking, the Council carefully assessed,
 10 discussed, and weighed the costs and benefits associated with implementation of a wholesale
 11 replacement to the County Subdivision Regulations in open session; and

12 WHEREAS, during public work sessions conducted in the consideration of CB-015-2018,
 13 the Council received written and verbal comments from the public, particularly the development
 14 community, concerning the protection of viable development and land assets while transitioning
 15 to the prescriptions of the new County Subdivision Regulations; and

16 WHEREAS, in so doing, the Council Committee voted to approve an initial two-year
 17 transition period for access to review and approval using the prior Zoning Ordinance, which
 18 could be extended thereafter as the Council deems appropriate; and

19 WHEREAS, as a result, the Council approved CB-015-2018 with a two-year transition
 20 period for access to the prior Ordinance which, in order to become effective, depended on the
 21 Council's review and approval of a countywide rezoning process to implement the new and
 22 updated zoning classifications within the new Zoning Ordinance; and

1 WHEREAS, on July 23, 2019, the Council initiated the Countywide Map Amendment
2 (“CMA”) process via adoption of Council Resolution No. CR-027-2019, thereby approving an
3 approval matrix, as well as goals, concepts, guidelines, and a public participation program for the
4 process; and

5 WHEREAS, throughout the Council’s consideration of the CMA, the Council carried
6 forward its two-year proviso for transitional access to the prior Subdivision Regulations; and

7 WHEREAS, soon after the CMA process was underway, the nation was stricken by the
8 worldwide COVID-19 pandemic which, besides compelling the Council’s shift to all-virtual
9 transaction of public business, imposed oppressive economic, workforce, and supply chain
10 impacts nationwide, particularly in the development industry in Prince George’s County; and

11 WHEREAS, during the public hearing processes and public work sessions concerning the
12 CMA, the Council heard repeated calls from community stakeholders to extend the time for
13 access to the prior Regulations to protect valuable financial investments in development projects
14 throughout the County; and

15 WHEREAS, when the Council approved the CMA by way of its adoption of Council
16 Resolution No. CR-136-2021 on November 21, 2021, the Council set April 1, 2024, as the
17 terminal date for the two-year access period to application review and approval using the prior
18 Subdivision Regulations, with the understanding that the Council could revisit the issue at any
19 time prior to its expiration on April 1, 2024; and

20 WHEREAS, the County governing body, composed of the County Council and the County
21 Executive, has determined that it is in the interest of the County public safety, health, and
22 welfare to extend the time for access to review and approval of development proposals under the
23 prior Subdivision Regulations for a period of two (2) years, being until April 1, 2026, which in
24 turn may be extended by such subsequent legislative action of the Council; and

25 WHEREAS, a subdivision bill to amend the County Subdivision Regulations extending the
26 time for access to the prior Regulations is moving through the legislative process but will not be
27 effective prior to the current April 1, 2024, expiration date, this Resolution will temporarily
28 extend that time until CB-027-2024 is effective; and

29 WHEREAS, pursuant to Section 1017(c) County Charter, a Resolution has the force and
30 effect of law but of a temporary or administrative character.

1 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
2 County, Maryland, that the time for applications filed pursuant to the prior Subdivision
3 Regulations, as set forth in Section 24-1901 of the Prince George's County Code, be and the
4 same is hereby EXTENDED for a period of two (2) years, expiring on April 1, 2026.

5 BE IT FURTHER RESOLVED that this Resolution shall take effect upon approval by the
6 County governing body.

Adopted this 26th day of March, 2024.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive