

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2020 Legislative Session**

Bill No. CB-73-2020

Chapter No. 55

Proposed and Presented by Council Members Davis, Glaros, Harrison, Hawkins, Taveras,  
and Turner

Introduced by Council Members Davis, Glaros, Harrison, Hawkins, Taveras and Turner

Date of Introduction October 6, 2020

**ZONING BILL**

1 AN ORDINANCE concerning

2 Validity Periods for Detailed Site Plans and Specific Design Plans

3 For the purpose of temporarily extending the validity periods of all approved applications for  
 4 Detailed Site Plans and Specific Design Plans that were in a valid status of January 1, 2020.

5 WHEREAS, the real estate finance sector of the economy, real estate developers,  
 6 homebuilders, and commercial, office, and industrial developers are still adjusting to the current  
 7 national and international real estate market in light of the COVID-19 pandemic; and

8 WHEREAS, as a result, the development community still faces uncertainty as to market  
 9 demand as it relates to financial institutions that lend money to property owners, builders, and  
 10 developers will experience substantial erosion of collateral and depreciation of their assets  
 11 should approved preliminary plan approvals be allowed to expire; and

12 WHEREAS, the process of obtaining Planning Board, development review, and zoning  
 13 approvals for subdivisions, detailed site plans, and specific design plans can be difficult, time-  
 14 consuming, and expensive for both private applicants and public bodies alike; and

15 WHEREAS, approvals for detailed site plans and specific design plans are impossible to  
 16 renew and can be difficult, if not impossible, to re-obtain once expired or lapsed; and

17 WHEREAS, the applicable determinations as to master plan consistency, conformance, or  
 18 endorsement with regional plans may expire or lapse without implementation without the  
 19 envisioned development and other infrastructure improvements approved therein; and

1 WHEREAS, as a result of adopting a new County Zoning Ordinance in 2018 via enactment  
 2 of Chapter 37, 2018 Laws of Prince George's County, Maryland, also known as CB-13-2018, the  
 3 Council must approve a Countywide comprehensive zoning map; and

4 WHEREAS, the procedural magnitude of a Countywide comprehensive zoning process has  
 5 been impacted by the current State and County Declarations of Emergency; and

6 WHEREAS, as a result, it is anticipated that the consideration and approval of a  
 7 Countywide Map Amendment will not be complete for another 8-12 months' time; and

8 WHEREAS, the District Council finds that there is a need to protect the interests of all  
 9 stakeholders in the County, and

10 WHEREAS, in the 2018 Legislative Year, the Council enacted Chapter 32, 2018 Laws of  
 11 Prince George's County (CB-059-2018) to extend the validity periods of all approved  
 12 applications for Detailed Site Plans and Specific Design Plans that were in a valid status as of  
 13 January 1, 2018; and

14 WHEREAS, given the length of time that is anticipated to complete a Countywide  
 15 comprehensive zoning process, the District Council finds that a further temporary extension to  
 16 validity periods for those approved applications for Detailed Site Plans and Specific Design  
 17 Plans will help ensure economic stability and the financial health for the benefit of citizens and  
 18 residents of the County while the Council considers a Countywide comprehensive zoning  
 19 process to implement a new Zoning Ordinance for Prince George's County; and

20 WHEREAS, the Council appreciates that the process of obtaining County development  
 21 review, and zoning approvals for preliminary plans of subdivision, detailed site plans, and  
 22 specific design plans can be difficult, time-consuming, and expensive for both private applicants  
 23 and public bodies alike; and

24 WHEREAS, the governing determinations as to master plan consistency, conformance, or  
 25 endorsement with regional plans may expire or lapse without implementation of the envisioned  
 26 development or other infrastructure improvements approved therein; and

27 WHEREAS, it is the purpose of this Ordinance to help prevent the wholesale abandonment  
 28 of approved projects and activities due to unfavorable economic conditions by extending the  
 29 validity periods for all approved applications for Detailed Site Plans and Specific Design Plans  
 30 that were in a valid status as of January 1, 2020; now, therefore,

31 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,

1 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
2 District in Prince George's County, Maryland, that the provisions for the running of validity  
3 periods set forth in Sections 27-287, 27-527, 27-528, 27-546.07, and 27-548.08 of the Zoning  
4 Ordinance, being also Subtitle 27 of the Prince George's County Code, be and the same are  
5 hereby temporarily extended until December 31, 2021, for detailed site plans and specific design  
6 plans approved prior to January 1, 2015.

7 SECTION 2. BE IT FURTHER ENACTED that the provisions for the running of validity  
8 periods set forth in Sections 27-287, 27-527, 27-528, 27-546.07, and 27-548.08 of the Zoning  
9 Ordinance, being also Subtitle 27 of the Prince George's County Code, be and the same are  
10 hereby temporarily extended until December 31, 2022, for detailed site plans and specific design  
11 plans approved after January 1, 2015

12 SECTION 3. BE IT FURTHER ENACTED that the extension of the validity period for a  
13 given application shall only be applied if the application was in an active, current validity period  
14 as of January 1, 2020. This extension shall not be applied to any application whose validity  
15 begins after the date of the adoption of this Ordinance.

16 SECTION 4. BE IT FURTHER ENACTED that the provisions of this Ordinance shall be  
17 abrogated and be of no further force and effect after December 31, 2022.

1       SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2       date of its adoption.

Adopted this 17th day of November, 2020.

COUNTY COUNCIL OF PRINCE GEORGE’S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE’S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Todd M. Turner  
Council Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.