



Subdivision Staging Policy: Request to Transmit to County Executive and County Council

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Description

The Subdivision Staging Policy (formerly the Growth Policy) seeks to ensure timely delivery of public facilities (schools, transportation, water, sewer, and other infrastructure) to serve existing and future development. The Growth Policy Law (Article 3. Sec. 33A-15) requires that a Planning Board Draft be prepared and sent to the County Council by August 1, 2012.

The Subdivision Staging Policy (SSP) is established to regulate the relative timing of development and facilities. Approved and adopted community master and sector plans regulate the amount, pattern, location, and type of development in the county. The SSP tools promote smarter growth and assure that sufficient funds are available to serve areas where growth is approved.

The Public Hearing Draft Subdivision Staging Policy Staff Draft report was published on June 15, 2012 and posted on the Planning Department Web page. A public hearing was held on June 28, 2012 to receive testimony on the proposed policy. Worksessions were held on July 12, July 19 and July 23, 2012.

Summary

Staff Recommendation: Review the Planning Board Draft and Transmit the Subdivision Staging Policy report to the County Executive and County Council, including the draft County Council resolution.

The Planning Board has reviewed and discussed all the recommendations of the Subdivision Staging Policy. Staff has revised the Public Hearing Draft, including the Appendices and the draft County Council resolution based on the worksessions prior to transmitting it to the County Executive and County Council. Redlined copies will be distributed to the Planning Board and the final copy will be posted at www.montgomeryplanning.org/growsmart after it is transmitted to the County Council on August 1, 2012.

Attachment

Draft County Council Resolution

MD/EG/kr