



CITY OF LAUREL, MARYLAND

RESOLUTION NO. 6-2024

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND DECLARING A TEMPORARY MORATORIUM REGARDING THE PROCESSING OF ZONING MATTERS WITHIN THE CITY OF LAUREL, MARYLAND.

Sponsored by the President at the request of the Administration.

WHEREAS, Md. Land Use Code Ann., §3-301 “Plan revision” requires that at least once every 10 years, each planning commission review the comprehensive plan and, if necessary, revise or amend the comprehensive plan to include all of (1) the elements required under Subtitle 1, Title 3, Division I of the Land Use Article and (2) the visions outline in §1-201 of the Land Use Article; and

WHEREAS, Md. Land Use Code Ann., §3-303 “Periodic review; implementation,” subsection (a) requires that at least once every 10 years a local jurisdiction, such as the City, ensure the implementation of the visions, the development regulations element, and the sensitive areas element of its master plan; and

WHEREAS, the City adopted a Master Plan in 1989 that was amended in 1997, eight years later; and

WHEREAS, on November 26, 2007, ten years later, adopted a Comprehensive Amendment to the City’s Master Plan (See Ordinance No. 1572); and

WHEREAS, on September 28, 2009, the City amended its Master Plan (See Ordinance No. 1647); and

WHEREAS, on July 25, 2016, the City amended its most recent Master Plan (See Ordinance No. 1873); and

WHEREAS, the City anticipates that it may take up to eighteen (18) months to conduct requisite reviews by City Staff, Planning Commission, and the City Council that will result in a revision of the City’s Master Plan and a Comprehensive Rezoning Plan for the City; and

WHEREAS, to comply with the requirements of Md. Land Use Code Ann., §3-301 and §3-303, that the City review its master plans and enact necessary amendments before July 26, 2026, the City must now embark on the process of preparing a new Master Plan and Comprehensive Rezoning Plan; and

WHEREAS, it is anticipated that public hearings upon the proposed revisions will be held during 2025 and 2026; and

WHEREAS, the Mayor and City Council believe that it would be prudent to place a reasonable moratorium upon the processing of zoning requests, special exception requests, and text amendments during the pendency and review of the new Master Plan and Comprehensive Rezoning Plan, and that said moratorium should thus begin on January 2, 2025 through October 31, 2025, a period of approximately ten (10) months from the adoption of the revised Master Plan and Comprehensive Rezoning Plan; and

WHEREAS, the Mayor and City Council believe that said moratorium will allow the City an adequate period of time to complete its review and revision of the Master Plan and Comprehensive Rezoning Plan without requiring the review of and action upon zoning requests, special exception requests and text amendments, which could be in conflict with possible revisions to the City's Master Plan and Comprehensive Rezoning of the City; and

WHEREAS, said moratorium provides a reasonable balance between the rights of property owners and the statutory mandate to timely revise the Master Plan and Comprehensive Rezoning Plan; and

WHEREAS, this Resolution is not intended to affect or include subdivision of properties in their current zone; site and landscape approvals of properties in their current zone; the issuance of permits for property in their current zone.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Laurel, Maryland that a moratorium on the acceptance and processing of zoning requests, special exception requests and text amendments be and hereby is imposed from January 2, 2025 through October 31, 2025, until the adoption of the new Master Plan and Comprehensive Rezoning Plan.

ADOPTED this _____ day of _____, 2024.

ATTEST:

SARA A. GREEN, CPM, CMC
City Clerk

KYLA CLARK
President of the City Council

APPROVED:

KEITH R. SYDNOR
Mayor