

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

**Meeting Date:** 5/12/98

**Reference No.:** CB-41-1998

**Proposer:** Scott, Hendershot

**Draft No.:** 3

**Sponsors:** Scott, Hendershot

**Item Title:** A Zoning Ordinance establishing a procedure for amendments to special exception site plans for buildings and uses serving health campuses

**Drafter:** Ralph Grutzmacher  
Legislative Officer

**Resource Personnel:** Joyce Nichols  
Principal Counsel

**LEGISLATIVE HISTORY:**

**Date Presented:** 3/31/98

**Executive Action:** \_\_/\_\_/\_\_ \_\_

**Committee Referral:** 3/31/98 PZED

**Effective Date:** 7/27/98

**Committee Action:** 4/30/98 FAV (A)

**Date Introduced:** 5/12/98

**Pub. Hearing Date:** 6/9/98 2:15 P.M.

**Council Action:** 6/9/98 ENACTED

**Council Votes:** RVR:A, DB:A, SD:A, JE:A, IG:A, TH:A, WM:A, AS:A, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

**6/9/98:** Amended on the floor.

**PLANNING, ZONING & ECON. DEV. COM. REPORT**

DATE: 4/30/98

Committee Vote: Favorable as amended, 4-0 (In favor: Council Members Del Giudice, Gourdine, Maloney and Russell)

Staff summarized the purpose of the bill explaining that it will allow the Planning Board to approve minor changes to Special Exception site plans for buildings and uses serving health campuses. Currently, the Zoning Ordinance requires that all changes to these site plans be reviewed by the District Council.

Council Member Scott, the bill's sponsor, indicated to the Committee that the Council enacted legislation in 1997 allowing the same process for minor changes for buildings and uses serving public health purposes located on property owned by the County. Mrs. Scott commented that this legislation will allow these procedures for two hospitals, Doctors Community Hospital and Southern Maryland Hospital. Council Member Hendershot, also a sponsor of this legislation, concurred with Mrs. Scott's comments on the purpose of CB-41-1998.

The Legislative Officer finds the bill to be in proper legislative form. The Executive Branch supports the legislation. The Planning Board supports the intent of the legislation and recommended that the Council consider eliminating Section 27-362 (a)(6) from the Zoning Ordinance in order to make the process even more streamlined and consistent with minor changes to all Special Exceptions. By eliminating this section regarding amendments to Special Exceptions for health campuses, all such minor change amendments would be processed under the requirements of Section 27-325 which specifically deals with minor changes to all Special Exceptions.

The Zoning Hearing Examiner suggested the following amendments to the bill: on page 2, lines 13 and 17, change "original" to "original or amended site plan", because there are often may revised site plans for these special exceptions, on page 2, line 18, change "boundary line of the property" to "boundary line of the special exception", in keeping with the wording of Section 27-328.01 of the Zoning Ordinance.

The Office of Audits and Investigations has determined there should be no negative fiscal impact on the County as a result of enacting CB-41-1998.

Dan LaPlaca, representing Doctors Community Hospital, spoke in support of the legislation. The Chamber of Commerce supports the bill.

The Committee voted a favorable recommendation on this legislation including the amendments recommended by the Zoning Hearing Examiner as well as one additional amendment on page 2, line 7 as follows: change "its authorized representative" to "Planning Director." These amendments are incorporated in Draft-2.

#### **BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

#### **CODE INDEX TOPICS:**