

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

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**Meeting Date:** 6/18/2002

**Reference No.:** CB-42-2002

**Proposer:** Shapiro

**Draft No.:** 2

**Sponsors:** Shapiro

**Item Title:** An Ordinance amending procedures and requirements for limited minor revisions of site plans, and limited departures from design standards, authorizing the Planning Director to approve such minor revisions and limited departures administratively

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**Drafter:** Faroll Hamer, M-NCPPC  
Arie Stouten, M-NCPPC  
Steve Adams, M-NCPPC  
Steve Gilbert, Prin. Counsel

**Resource** Cheryl Harrington,  
**Personnel:** Legislative Aide

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**LEGISLATIVE HISTORY:**

**Date Presented:** 4/30/2002

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

**Committee Referral:** 4/30/2002 PZED

**Effective Date:** 8/5/2002

**Committee Action:** 5/14/2002 FAV(A)

**Date Introduced:** 5/21/2002

**Public Hearing:** 6/18/2002 10:00 A.M.

**Council Action:** 6/18/2002 ENACTED

**Council Votes:** PS:A, DB:A, TD:A, JE:A, TH:A, TK:A; RVR:A, AS:A, MW:A

**Pass/Fail:** P

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

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

DATE: 5/14/02

**Committee Vote:** Favorable with amendments, 5-0 (In favor: Council Members Russell, Bailey, Hendershot, Shapiro and Wilson).

Staff summarized the purpose of the bill and informed the Committee of referral comments that were received. The bill's sponsor explained that CB-42 allows the Planning Director, to approve administratively, "limited" minor revisions to site plans and "limited" departures, without public hearing, in accordance with the Interim General Plan's recommendation of streamlining the

development review process. Additionally, the bill contains notice requirements and provisions for allowing citizens and interested parties to request Planning Board hearings in Conceptual Site Plans, Detailed Site Plans, Special Exception site plans and departures that have been approved by the Planning Director.

The Planning Board supports CB-42 as a streamlining measure that would allow for a smoother process for minor revisions and substantially decrease the backlog of zoning cases. At the sponsor's request, Faroll Hamer of the Planning Department provided additional background on the legislation and responded to Committee members' questions. Ms. Hamer explained that this legislation is the first step in the implementation of the recommendations of *Commission 2000*. She also informed the Committee that CB-42 applies to many inner Beltway communities where the County is encouraging revitalization and redevelopment.

A Proposed Draft-2 (DR-2) was presented to the Committee. DR-2 contains technical amendments and additional language for clarity purposes as follows. On page 2, line 8, Section 27-142.01. Signs, is renamed Section 27-125.03. Sign for posting. The following sentence is added on page 8, at the end of Section 27-279, on page 10, at the end of Section 27-289 (a), and on page 11, at the end of Section 27-325 (a)(1): "The Director may authorize staff to take any action the Director may take under this Section." On page 10, in Section 27-289(c)(2)(A) and (B), "fifteen percent (15%)" is deleted and replaced with "ten percent (10%)". On page 13, a new sentence is added in Section 27-325(b)(2) to read: "The Planning Board is further authorized to approve the minor changes described in (d) and later subsections below." Also, on page 13, in subsection (c), beginning on line 24, the following language is inserted after "are limited in scope and nature,": "including an increase in gross floor area or land covered by a structure other than a building up to ten percent (10%)." On page 15, line 11, and page 17, line 5, the sentence is amended in both places to read: "Any [situation] amendment described in [Subsection] (b)[or (c)] above." Finally, on page 18, in Section 27-325(m), the last sentence is deleted in its entirety.

The County Executive takes no position on CB-42. The Office of Law found the bill to be in proper legislative form. The Office of Audits and Investigations determined there should not be any negative fiscal impact on the County as a result of enacting CB-42.

The Committee voted favorably on the bill including the amendments contained in the Proposed DR-2.

## **BACKGROUND INFORMATION/FISCAL IMPACT**

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

Commission 2000's Final Report and the Planning Board's transmitted Interim General Plan recommend streamlining the development review process. This legislation authorizes the Planning Director to approve administratively, without public hearing, limited types of minor site plan revisions and limited departures from design standards. These minor revisions and departure cases involve site plan modifications or design standard departures very limited in scope and nature. For such cases, the normal posting and hearing requirements are unnecessary, a waste of the time and resources of applicants, the Planning Board, and the Technical Staff. Interested persons may still request hearings, but it is anticipated that most cases will be processed administratively.

**CODE INDEX TOPICS:**