



1 **Sec. 27-325. Minor changes.**

2 (a) **Minor changes, in general.**

3 (1) The Planning Board and Planning Director are authorized to approve minor  
4 changes to site plans for approved Special Exceptions, as provided in this Section. The Director  
5 may authorize staff to take any action the Director may take under this Section.

6 (2) The Planning Board is authorized to grant the minor changes listed in this Section,  
7 and any variance requested in conjunction with the minor change. The minor change request  
8 shall be in the form of an application filed with the Planning Board. The contents of the  
9 application shall be determined by the Planning Board. Along with filing the application, the  
10 applicant shall submit a revised site plan, and shall pay the required fee. The Planning Board  
11 shall hold a hearing on the request in accordance with the Rules of Procedure established by the  
12 Planning Board. The Planning Board's decision shall be in the form of a resolution. A copy of  
13 the resolution shall be sent to all persons of record and the Clerk of the Council.

14 (3) If the change is approved, the revised site plan shall be made a part of the record  
15 of the original application.

16 (4) The revised site plan shall comply with all applicable requirements of this  
17 Subtitle, and with any conditions, relating to the use, imposed in the approval of the Special  
18 Exception or of any applicable Zoning Map Amendment, subdivision plat, or variance.

19 \* \* \* \* \*

20 **(n) Changes of Planned Retirement Community site plans.**

21 (1) The Planning Board may approve the following modifications, following the  
22 procedures in (a) above:

23 (A) Changes required as the result of an approval of a Preliminary Plan of  
24 Subdivision;

25 (B) Changes required by engineering necessity to grading, utilities, stormwater  
26 management, or related plan elements;

27 (C) New or alternative architectural plans that are equal or superior to those  
28 originally approved, in terms of the quality of exterior building materials and architectural detail;  
29 or

30 (D) Changes to any other plan element determined to be consistent with the  
31 overall design, layout, quality, or intent of the approved special exception site plan.

1           (2) The Planning Board's decision shall be sent to all persons of record in the hearing  
2 before the Planning Board, and to the District Council. This decision may be appealed to the  
3 District Council upon petition by any person of record. The petition shall be filed with the Clerk  
4 of the Council within thirty (30) days after the date of the notice of the Planning Board's  
5 decision. The District Council may vote to review the Planning Board's decision on its own  
6 motion within thirty (30) days after the date of the notice. The Clerk of the Council shall notify  
7 the Planning Board of any appeal or review decision. Within seven (7) calendar days after  
8 receiving this notice, the Planning Board shall transmit to the District Council a copy of all  
9 written evidence and materials submitted for consideration by the Planning Board and a  
10 transcript of the public hearing on the revised plan. The District Council shall schedule a public  
11 hearing on the appeal or review. Testimony at the hearing shall be limited to the facts and  
12 information contained within the record made at the hearing before the Planning Board. Within  
13 sixty (60) days after the close of the Council's hearing, the Council shall affirm, reverse, or  
14 modify the decision of the Planning Board, or return the revised plan to the Planning Board to  
15 take further testimony or reconsider its decision. Where the Council approves a revised site plan,  
16 it shall make the same findings which are required to be made by the Planning Board. If the  
17 Council fails to act within the specified time, the Planning Board's decision is automatically  
18 affirmed. The Council shall give its decision, in writing, stating the reasons for its action.  
19 Copies of the decision shall be sent to all persons of record and the Planning Board.  
20

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
2 (45) calendar days after its adoption.

Adopted this 3rd day of November, 2015.

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: \_\_\_\_\_  
Mel Franklin  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
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.