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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-13-1991 _____

Chapter No. _____

Proposed and Presented by Council Member MacKinnon

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

AN ORDINANCE concerning

Order of Development Approvals

FOR the purpose of requiring that the order of approvals may not be waived nor is approval final until after the expiration of all appeals and reviews.

BY repealing and reenacting with amendments:

Section 27-270,

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Section 27-270 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 9. SITE PLANS.

Subdivision 1. Conceptual Site Plans and Detailed Site Plans, in General.

Sec. 27-270. Order of approvals.

(a) When a Conceptual Site Plan or Detailed Site Plan is required unless otherwise provided for in this Subtitle, the following order of approvals shall be observed:

- (1) Zoning;
- (2) Conceptual Site Plan;
- (3) Preliminary Plat of Subdivision;
- (4) Detailed Site Plan;
- (5) Final Plat of Subdivision (a final plat of

subdivision may be approved prior to a detailed site plan, if the technical staff determines that the site plan approval will not affect final plat approval);

- (6) Grading, building, use and occupancy permits.

(b) This order of approvals may not be waived or varied from

regardless of the source of the requirement of site plan approval.

(c) No Conceptual Site Plan, Preliminary Plat of Subdivision, Detailed Site Plan, or Final Plat of Subdivision shall be deemed approved, regardless of the time limits on final action or provisions for statutory approval set forth in this Subtitle and Subtitle 24, until:

(1) after the expiration of the specified appeal period from a Planning Board decision concerning the subject property, unless the right of appeal has been waived by all parties of record and the right of review has been waived by the District Council,

(2) after the pendency of any appeal to, or review by, the District Council, and

(3) after the pendency of any appeal to the Circuit Court or the appellate courts of Maryland.

(d) No grading or building permit shall be issued by the Department of Environmental Resources until after all appeals or reviews of subsection (a) of this Section have expired in accordance with subsection (c) of this Section.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the thirtieth day of June, 1991.

Adopted this _____ day of _____, 1991.

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: _____
Richard J. Castaldi

Chairman

ATTEST:

Jean M. Schmuhl, CMC
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.