

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2014 Legislative Session**

Bill No. _____ CB-8-2014 _____

Chapter No. _____

Proposed and Presented by _____ Council Member Patterson _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Special Exception – Minor Changes

3 For the purpose of amending provisions for limited minor revisions to site plans for approved
4 special exceptions.

5 BY repealing and reenacting with amendments:

6 Section 27-325 (b),

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

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2011 Edition; 2013 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-325 (b) of the Zoning Ordinance
15 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County
16 Code, be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 4. SPECIAL EXCEPTIONS.**

19 **DIVISION 1. ADMINISTRATIVE PROCEDURES.**

20 **Subdivision 10. AMENDMENTS OF APPROVED SPECIAL EXCEPTIONS.**

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 (b) **Minor changes, Planning Board.**

20 (1) The Planning Board is authorized to approve the following minor changes:

21 (A) An increase of no more than fifteen percent (15%) in the gross floor area of
22 a building;

23 (B) An increase of no more than fifteen percent (15%) in the land area covered
24 by a structure other than a building;

25 (C) The redesign of parking or loading areas; ~~or~~

26 (D) The redesign of a landscape plan[.]; or

27 (E) The relocation or addition of one (1) sign that meets the requirements of
28 Section 27- 617 (a).

29 (2) The Planning Board is further authorized to approve the minor changes described
30 in (d) and later subsections below.

1 (3) In reviewing proposed minor changes, the Board shall follow the procedures in
2 (a) above.

3 * * * * *

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

Adopted this _____ day of _____, 2014.

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.