Division VI
Section D

PLANNING BOARD
POLICIES AND
RESOLUTIONS

Final Development Plans.................................................................209
FINAL DEVELOPMENT PLANS

On November 18, 1993, the Planning Board passed a resolution which delegates the responsibility for reviewing Final Development Plans to the Director of Planning and Zoning. All comments shall then be forwarded to the Zoning Commissioner for final review and approval, modification or denial.

BCZR Section 1B01.3A.7.b. specifies procedures for review and approval of amendments to previously approved Final (or Partial) Development Plans, including approval by the Planning Board, as being in accordance with provisions adopted under the authority of Section 504.

Section 1B01.3A.7.b. was enacted at a time when the review and approval of all development plans were performed solely by the Planning Board. Since that time, the Planning Board has almost entirely been removed from the development plan process by the enactment of the County Review Group system in 1982, which in turn, was replaced by the Hearing Officer system in 1992.

Proposed amendments to FDPs or PDPs are also subject to approval by the Zoning Commissioner after a public, quasi-judicial hearing including receipt of testimony under oath and other evidence. Having both the Zoning Commissioner and Planning Board review FDPs and PDPs is redundant.

Since the Planning Board is no longer approving development plans, the Board hereby amends the Comprehensive Manual of Development Policies (CMDP) and delegates to the director of Planning and Zoning the Board’s authority pursuant to BCZR Section 1B01.3A.7.b(1) as follows:

In addition to determining whether the proposed amendments are “in accordance with the specific standards and requirements of (BCZR) Article (1B),” as required by sub-section 7.b(2), the Director’s review shall also determine whether the amendments are in accordance with the other provisions of the CMDP, as required by sub-section 7.b(1), and the Director shall, on behalf of the Planning Board, notify the Zoning Commissioner accordingly.