

Case No. SP-04089

Applicant: Walker Mill
Baptist Church

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 05-123, to approve a detailed site plan for an addition of a day care center for children to an existing church, on property described as approximately 2.71 acres of land in the C-O Zone, located at the intersection of Walker Mill Road and Pine Grove Road, Capitol Heights, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certificate approval, the applicant shall provide the following information and revisions to the plan:
 - a. Graphically illustrate on the site plan the location of the day care center and the proposed square footage.
 - b. Graphically illustrate on the site plan a vehicular and pedestrian circulation plan that demonstrates a safe method of crossing the driveway between the day care center and the playground area during operation and use.
 - c. Graphically illustrate on the site plan a revised layout of the existing playground area that will meet the required area for the playground per Section 27-464.02.

- d. Provide a revised cut sheet and specifications of playground equipment that illustrate the required playground area size and equipment layout.
 - e. Provide a parking schedule on the site plan that identifies the number of parking spaces required for the existing use on the site and the proposed day care center use, and graphically illustrate on the site plan the location of designated parking spaces as required per Section 27, Part 11, Off-Street Parking and Loading.
 - f. Graphically illustrate on the site plan the location of waste collection areas and proposed screening.
 - g. Graphically illustrate the location of all buildings on adjoining lots to the property on the site plan.
2. Prior to issuance of any permits, the applicant shall obtain a standard letter of exemption from the Environmental Planning Section, Countywide Planning Division, to be included in the detailed site plan file.
3. The applicant shall amend the site plan to show a six-foot vinyl fence around the play area.

Ordered this 24th day of October, 2005, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrington, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council