

Case No. SP-08078

Applicant: Church of the Rapture

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 09-159, to approve with conditions a detailed site plan for a day care center within an existing church, with a proposed enrollment of 250 children, referred to as Little Stars of Heaven Day Care, described as approximately 4.45 acres of land in the C-O Zone, in the southwest quadrant of the intersection of St. Barnabas Road (MD 410) and Wilkinson Drive, Suitland, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

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

1. Prior to certification, the applicant and the applicant's heirs, successor and/or assignees shall:
 - (a) Add a note to the plans indicating that the play areas will not be used after dark.
 - (b) Revise the plans to show the location and use of all buildings on adjoining lots.
 - (c) Revise the plans to show a low (three- to four-foot high) decorative masonry screen wall or shrub hedge between the portion of the parking lot located in the front of the building and Wilkinson Drive, and between the eastern edge of the parking lot and St. Barnabas Road. Details of such screening elements shall be provided on the plans.

- (d) Provide photographic verification that all portions of the existing chain-link fencing are in good condition. Any fencing that is in disrepair shall be repaired to the satisfaction of Urban Design staff as designee of the Planning Board or shall be indicated on the plans to be replaced.
- (e) Revise the plans to remove the proposed fencing around Play Area 1 in order to provide a large open play area. The existing fencing on the site shall remain. Provide a gate near the northwest corner of Play Area 2 in order to provide access to the large open play area.
- (f) Notwithstanding what is stated in paragraph (e) above, the entire play area or areas on the site shall be enclosed by a sight-tight, non board-on-board, 6-foot high fence.

2. Enrollment shall be limited to 220 children.

Ordered this 10th day of May, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrison, Knotts, Olson and Turner

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council