

Case No. SP-09024

Applicant: Exalted Word Church

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. 10-37, to approve with conditions a detailed site plan for a three-building complex, to be utilized as a 125-seat, 1,839-square-foot church, a 1,079-square foot family life building (to be enlarged by 363 square feet as part of this application), and a 945-square foot office building, for a project referred to as the Exalted Word Church, located on the west side of Bowie Road, just north of its intersection with Buckingham Court, Laurel, 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 certificate approval, the following revisions shall be made or additional information submitted:
 - a. The applicant shall revise General Note 7 to correctly identify the gross floor area of the site, add a general note that indicates the date of construction for each building on the site, and add a general note identifying which provision of the Subdivision Regulations is applicable to the site based on the information provided about the construction dates of the buildings on the site.
 - b. The applicant shall revise the elevation drawings to indicate a single-story addition and include a general note stating that "the addition to the family life building is hereby approved only as a single-story addition measuring 363 square feet of gross floor area." Should the applicant wish to construct a second floor in the subject addition, the applicant shall receive approval of a separate revision to the detailed site plan from the Planning Board or its designee.

- c. The applicant shall provide staff with a written statement from the Department of Public Works and Transportation regarding the proposed detailed site plan's conformance with the requirements of the approved stormwater concept.
 - d. The applicant and the applicant's heirs, successors, or assignees shall provide evidence that they have made a financial contribution of \$210 to the City of Laurel for the placement of the bicycle facility signage along the project's Bowie Road frontage.
 - e. The handicap spaces shall be revised to demonstrate one 16-foot by 19-foot van accessible, and one 13-foot by 19-foot car accessible space.
 - f. The applicant shall obtain from the Environmental Planning Section and submit to Urban Design staff a revised Letter of Exemption describing the proposed use of the property as a church.
 - g. The applicant shall submit a revised statement of justification deleting all reference to a day care or special use permit applied for on the subject property.
 - h. The applicant shall replace the specification for a wood/chain-link fence on the three sides of the subject property with a specification for a non-white, non-wood, low sheen, sight-tight fence and provide a detail for same in the plans. The same type fencing shall be utilized for the dumpster enclosure, and the detail in the plans shall be revised to reflect same. Design of said detail shall be approved by the Urban Design staff as designee of the Planning Board.
 - i. The applicant shall provide a legible color detail for the proposed sign that indicates its height and the materials to be utilized in its construction. Final design of said detail shall be approved by the Urban Design staff as designee of the Planning Board.
 - j. The applicant shall indicate a standard five-foot-wide sidewalk on the site plan along the subject site's Bowie Road frontage, in the City of Laurel's right-of-way, subject to the approval of the City of Laurel. If the City of Laurel declines sidewalk construction, this condition shall be void.
2. The site plan should be revised to show landscaping along the foundation of the worship building, as appropriate, and as approved by the Urban Design Section.
 3. The District Council notes that the applicant agrees to further site plan review, if it decides to construct a second floor in the addition approved in this Order.

Ordered this 18th day of October, 2010, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Knotts

Vote: 8-0

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