

Case No. DSP 12049 Little Gifts from God  
Day Care Center

Applicant: Karen Williamson

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. 13-86, to approve with conditions a detailed site plan for approval of a day care center for 64 children within an existing 2,600-square-foot building and an associated outdoor play area, in the Light Industrial (I-1) Zone, located on the northeast side of Old Alexandria Ferry Road, at its intersection with Highland Meadows Drive, within Planning Area 81A, Council District 9, in the Developing Tier, is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-86, as its findings and conclusions in this case.

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

1. Prior to certification of this detailed site plan (DSP), the applicant shall:
  - a. Add a note listing the required and provided green area on-site.
  - b. The location of, and details for, any proposed freestanding or building-mounted sign for the day care center shall be included in the DSP. The sign shall meet the requirements of the Zoning Ordinance.
  - c. Revise the DSP to note that the outdoor play area is limited to daylight hours only, or if the play area is to be used after dark, satisfactory lighting shall be demonstrated on the site plan.
  - d. Provide a copy of an approved Woodland Conservation Ordinance (WCO) exemption letter and, if required, a natural resources inventory (NRI) equivalence letter.

- e. Provide a copy of an approved stormwater management concept plan and letter. Revise the DSP, if necessary, to reflect any improvements required by DPW&T.
  - f. Revise the DSP to show a minimum six-foot-high, vinyl, sight-tight fence extending along the entire length of the northern, eastern, and southern property lines. The fence along the southern property line shall include a two-foot high masonry base.
  - g. Revise the DSP to show the removal of the chain-link fence along the entire frontage on Old Alexandria Ferry Road, to be replaced with a minimum six-foot-high, black, metal, ornamental fence and a minimum five- to ten-foot-wide landscape strip planted with a minimum of three shade trees and 20 shrubs.
  - h. Provide industry standard landscape specifications on the DSP for planting site preparation and planting procedures.
  - i. Revise the DSP to note the relationship of the site to the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) categories.
  - j. Revise the DSP to show freestanding light poles in the northwest, northeast, and southeast corners of the property, with directional lights pointed into the property.
2. Prior to the issuance of any use and occupancy permit for a day care center on the subject property, the applicant shall provide documentation of a Phase I and Phase II environmental site assessment, including air and soil testing, having been done for the property. Any Phase III investigations/remediation recommended by the Phase II, shall also be completed prior to issuance of a use and occupancy permit.
  3. Prior to the issuance of any use and occupancy permit for a day care center on the subject property, the applicant shall remove the two (2) existing bay doors and replace them with a solid enclosed brick or masonry wall.

Ordered this 27<sup>th</sup> day of January, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Olson, Lehman, Patterson and Turner.

Opposed:

Abstained:

Absent: Council Members Harrison and Toles.

Vote: 7-0

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: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council