

Case No.: DSP-15009
Redeemed Christian Church of God,
Lanham

Applicant: The Redeemed Christian Church

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George’s County Code (2011 Ed. & Supp. 2015, or as amended), the District Council issues the final decision in Detailed Site Plan Application Number 15009 (“DSP-15009”). The District Council finds that the Planning Board’s approval of DSP-15009 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 18-40 (“PGCPB No. 18-40”).

PGCPB No. 18-40, recommending approval of DSP-15009, a request for approval to convert a 1.86-acre property improved with a 3,243-square-foot single-family dwelling in the Rural Residential (R-R) Zone to a 120-seat church with associated parking, on property located on the south side of MD 564 (Lanham-Severn Road), approximately 0.25-mile northeast of Springfield Road, in Councilmanic 4, is hereby AFFIRMED.

DSP-15009 is subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revisions to the site plan shall be made or information provided:
 - a. Reflect an 80-foot-wide master plan right-of-way, instead of a 120-foot-wide master plan right-of-way.
 - b. Show all existing gross floor area on the site plan and label each structure as “to remain” or “to be removed.”

- c. Provide a gross floor area (GFA) tabulation, which provides the GFA on-site on January 1, 1990, and the date of construction and size of all subsequent additions.
 - d. Correct General Note 14 to indicate the operating hours as “9 a.m. to noon, Sunday.”
 - e. Provide a standard sidewalk along the subject site’s entire frontage of MD 564 (Lanham-Severn Road), unless modified by the Maryland State Highway Administration.
 - f. Provide one sidewalk connection from the public right-of-way and sidewalk along MD 564 (Lanham-Severn Road) to the building entrance.
 - g. Provide full-optic cut-off lighting on the site plan.
 - h. Add a Tree Canopy Coverage schedule demonstrating conformance.
 - i. Clearly show the location and dimension of the landscape bufferyards and landscape strips on the site plan.
 - j. Recalculate the Section 4.7 bufferyard on the eastern property line, in accordance with the 2010 *Prince George’s County Landscape Manual*, to reflect the appropriate measurements and required and provided plant units.
2. Prior to signature of the Type 2 tree conservation plan (TCP2), the following revisions to the TCP2 shall be made:
- a. Revise the worksheet to show the correct zoning of the property as Rural Residential.
 - b. Add the symbols used to represent the wetland buffer and intermittent stream to the legend.
 - c. Add a column to the Specimen Tree table to indicate that Specimen Tree 1 (ST-1) is to be saved.
 - d. Add the TCP2 approval block to each sheet of the TCP2, with the TCP2 number included.
 - e. Remove the Forest Stand Summary table from the TCP2.

- f. Identify the location of Specimen Tree (ST-1) on the plan with its critical root zone, in accordance with approved Natural Resources Inventory NRI-144-14-01.
3. Prior to signature of the Type 2 tree conservation plan (TCP2), the required woodland conservation easement documents shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submitted for recordation to the Office of Land Records. The following note shall be added to the standard TCP2 notes on the plan, as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George’s County Land Records at Liber Folio. Revisions to this TCP2 may require a revision to the recorded easement.”
 4. Prior to approval of the first grading permit, copies of the recorded woodland conservation easement documents, with the liber and folio, shall be provided to the Environmental Planning Section, and the liber and folio of the recorded easement shall be added to the Type 2 tree conservation plan.
 5. As proffered by the applicant, and hereby imposed as a condition for approval of alternative compliance with the buffering requirements of Section 4.7 of the 2010 *Prince George’s County Landscape Manual* to address the adverse impacts of noise, smell, and vibrations:
 - a. Soundproofing—Prior to approval of the building permit, the applicant shall hire a reputable, licensed professional sound engineer or soundproofing consultant to analyze the installed soundproofing of all buildings on the site to determine what measures are needed to comply with the maximum noise level of 65 dBA at each property line, taking into consideration the anticipated maximum noise level in the middle of a worship service at its projected maximum of 120 members. Prior to issuance of the use and occupancy permit, the applicant will install all of the required soundproofing measures and test to confirm that the anticipated maximum noise of a worship service will not exceed 65 dBA at each property line, in compliance with the requirements of Code of Maryland Regulations 26.02.03, Control of Noise Pollution. Within five (5) days after completion of any noise study required herein, the applicant shall serve a copy of said noise study, via US Mail, to all persons of record.
 - b. Hours of operation—Religious services, including Bible study, shall only occur at the following times: Tuesday, 7:00 p.m.–9:00 p.m.; Friday, 7:00 p.m.–9:00 p.m.; Saturday, 9:00 a.m.–11:00 a.m.; and Sunday, 9:00 a.m. – noon. No music shall be performed or played outside of these hours, except for the occasional event such as a wedding or funeral, which the applicant

shall schedule at reasonable hours and for which the applicant shall make good faith efforts to reduce the noise and parking impacts on neighbors, including prior notification. Outside of these religious services, administrative work and use of the premises may occur.

- c. Septic tank—Prior to approval of the building permit, the applicant shall hire a reputable, licensed professional septic consultant to analyze the existing disconnected septic tank on the site to determine what measures are needed to cap or remove the septic tank to ensure that no spillage or leakage of material or odor occurs. Prior to issuance of the use and occupancy permit, the applicant will execute all of the required measures and test to confirm that the tank has been removed or capped sufficient to block any spillage or leakage of material or odor.
6. Prior to certification of approval, the Applicant shall install a 6-foot-high, sight-tight, board-on-board fence along the eastern property line of the subject property.

ORDERED this 24th day of September, 2018, by the following vote:

In Favor: Council Members Davis, Glaros, Harrison, Lehman, Patterson, Taveras and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin 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: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council