

Case No. SP-88062/08

Applicant: New Life Assembly of God, Inc.

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. 10-130, to approve with conditions a detailed site plan for construction of a 45,810-square-foot church, to include a private school for 175 students, an after-school youth fellowship program for 24 students, a day care center for 60 children, and a rectory in the 17,100-square-foot existing building, on property described as 21.17 acres of land in the R-80 Zone, located on the northern side of Central Avenue (MD 214), approximately 1,000 feet east of its intersection with Hill Road, Landover, 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 plans shall be revised as indicated and the following actions accomplished:
 - a. A simplified tree canopy coverage schedule that demonstrates how the tree canopy coverage requirement is being fulfilled shall be placed on the landscape plan.
 - b. A revised alternative compliance recommendation from the Alternative Compliance Committee that incorporates the still-applicable elements of AC-04011 into AC-10004 shall be incorporated into the plans, with the Planning Director as the final approval authority for the alternative compliance. The landscape plan shall conform to the requirements of the 2010 update to the Landscape Manual as much as practical as determined by the Alternative Compliance Committee as designee of the Planning Board.

- c. The applicant shall add a note to the cover sheet that states the following:

“Youth Fellowship is an after school mentoring program. Parking for this activity is provided at the private school parking rate for the purposes of the parking schedule.”

2. Separate grading and building permits shall be issued for development of the site. Prior to the issuance of the first grading permit, the Type 2 tree conservation plan (TCP 2) shall be revised to show the general location of the bulk trash and the following note shall be added to the TCP 2:

“Prior to the issuance of the first building permit for the project, all bulk trash shall be removed by hand or with chains, if needed. No heavy equipment shall be used beyond the limits of disturbance. Any areas that are disturbed within the preservation areas shall be stabilized prior to the issuance of the first building permit. Evidence verifying that all existing bulk trash has been removed shall be submitted to the county inspector. The evidence shall include, but not be limited to, before/after photos and a certification by a qualified professional that the preserved areas outside the limits of disturbance are free of trash and debris.”

3. Prior to issuance of the first building permit for the site, the trash removal from the preserved areas shall be completed and verified by the County inspector. The inspector shall send copies of the final report to Urban Design and the 7th District office.
4. The applicant shall place a six-foot fence to prevent trash disposal on the preserved areas. The fence shall be an estate type, of wrought iron (or equivalent), along the frontage on Central Avenue, and black vinyl, coated-chain in appearance, along the boundaries not fronting on the street.
5. The architecture shall be enhanced as shown in Exhibits 1 and 2, offered at the public hearing on the application.

Ordered this 16th day of May, 2011, by the following vote:

In Favor: Council Member Franklin, Johnson, Lehman, Olson, Patterson, Toles.

Opposed:

Abstained:

Absent: Council Member Campos, Harrison and Turner.

Vote: 6 - 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: _____
Ingrid M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council