



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No.10-37

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)  
File No. DSP-09024

## RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 25, 2010, regarding Detailed Site Plan DSP-09024 for Exalted Word Church, the Planning Board finds:

- Request:** The subject application is a request for approval of 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 an 945-square-foot office in the R-R Zone.
- Surrounding Uses:** The subject property is surrounded by a single-family detached residential unit to the north; by multifamily residential development to the south and west and by Bowie Road to the east with multifamily development beyond.
- Previous Approvals:** The site was originally developed as a church under Permit No. 1937-76-CGU. In 1997, a Use and Occupancy Permit was issued for a Day Care Center (Permit No. 7431-97-U) and a Special Exception (SE-3225) was approved on the property for a day care center in 1980. The site is currently the subject of approved Stormwater Management Concept Plan No. 18772-2009, dated September 9, 2009.
- Development Data Summary**

	EXISTING	APPROVED
Zone(s)	R-R	R-R
Use(s)	Church	Church
Acreage	1.0503	1.0503
Parcels	1	1
Square Footage	3,863	4,226
Dwelling Units	0	0

### **Parking Required:**

#### **Church**

125 seats (one space per 4 seats)

32 spaces



**Parking Provided:**

33 standard spaces, of  
which 13 are compact and  
and 2 are handicapped

5. **Design Features:** The site is to be accessed by a one-way twelve-foot-wide proposed asphalt driveway from Bowie Road on the northern portion of the subject site's Bowie Road frontage. The drive is proposed to lead to the main parking lot for the property at the rear of the three existing buildings on the site. The rear parking lot is proposed to contain twenty-four parking spaces. A similar one-way twelve-foot-wide proposed asphalt drive will become the exit from the site leading in an easterly direction from the rear parking lot after passing through a second parking lot, containing nine additional parking spaces, located proximate to the southern portion of the subject site's Bowie Road frontage.

A one-story 945-square-foot building proposed to serve as the church's office is located in the central front portion of the property. A small wood deck is located in the front central portion of the building and leads to a concrete walk which, in turn, leads to the smaller of the two parking lots. A similar small wood deck is located to the rear of the office building. The one-story 1,839-square-foot metal building, proposed for use as the church's sanctuary, is located behind and slightly to the north of the office. The two-story 1,079-square-foot frame building to be enlarged by 363 square feet and utilized as a family life building is located to the west of the smaller parking lot and to the south of the sanctuary building. An area indicated as "asphalt paving" is located at the center of the three buildings. An open, green area, containing some existing trees, is located to the rear of the property.

Architecture of the existing buildings includes a mix of materials such as vinyl siding, exterior insulation finishing systems (EIFS) and metal. The addition to the family life building is proposed to utilize white vinyl siding. The addition to the family life building is proposed as one-story. A condition of this approval requires that the applicant add a note stating that the family life building is intended as a single-story structure and should the applicant at a future date want to install a second floor in the addition, doubling its gross floor area, the applicant would have to seek approval by the Planning Board or its designee.

A single freestanding sign is proposed in the center of the site approximately twenty-five feet back from the Bowie Road right-of-way line, directly in front of the church office. The detail of the sign included on Sheet 3 of 4 "Detail Sheet" specifies that the sign is not drawn to scale, however, the dimensions of 72 inches by 36 inches (six by three feet or 18 square feet) are offered for the sign, and no height is indicated. In addition, details of lettering or materials are illegible in the sign detail. Therefore, a condition requires that the applicant, prior to signature approval, provide a legible detail including both accurate color and description of materials to be utilized for the sign and that those design requirements be reviewed and approved by the Urban Design Section as designee of the Planning Board.



6. **Conformance to the applicable sections of the Zoning Ordinance:** The detailed site plan is in conformance with Section 27-428, R-R Zone, and Section 27-441, Uses Permitted in Residential Zones. The proposed church is a permitted use in the R-R Zone. The detailed site plan is also in conformance with Section 27-442, Regulations in Residential Zones.
7. **Prince George's County Landscape Manual:** This application is exempt from Section 4.7 of the *Prince George's County Landscape Manual* because the 363-square-foot increase in gross floor area is not greater than ten percent of the existing 3,863 square feet of development currently located on the site. The site is, however, subject to Section 4.2, Commercial and Industrial Landscape Strip and Section 4.3a, Parking Lot Interior Planting. The applicant has demonstrated conformance with these two sections on the submitted landscape plan.
8. **Woodland Conservation and Tree Preservation Ordinance:** The application is exempt from the requirements of the Prince George's Woodland Conservation and Tree Preservation Ordinance. The applicant has submitted a Letter of Exemption containing a standard exemption for the site. This exemption was issued on July 28, 2008 and will expire July 28, 2010. The basis of the exemption is because the property contains less than 10,000 square feet of woodland on-site, and has no previous tree conservation plan approvals. The proposed use of the property as stated in the Letter of Exemption, however, is for the issuance of a building permit to build an in-ground pool. Since this is not the request in the instant case, a condition below requires the applicant, prior to signature approval, to procure a corrected letter of exemption from the Environmental Planning Section correctly describing the proposed use of the property as a church with a 125-seat sanctuary and the proposed construction on the site, a 363-square-foot addition.
9. **Referral Agencies and Divisions:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows.
  - a. **Historic Preservation Planning**—The proposed project will have no effect on identified historic sites, resources or districts.
  - b. **Archeological Review**—A Phase I archeological survey will not be recommended on the subject site. There are three existing structures on the site. A search of current and historic photographs, topographic and historic maps and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. Two archeological sites -18PR399 (The Avondale Mill Complex) and 18PR910 (The McCeney Privy) - are located within one mile of the site. Section 106 of the National Historic Preservation Act (NHPA) may require an archeological survey for state or federal agencies when state or federal monies, or permits are required for a project.
  - c. **Community Planning**—The application is consistent with the 2002 General Plan Development Pattern policies for the developing Tier and that the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Subregion I* classified the subject property as high urban land use.



- d. **Transportation Planning**—There are no prior approvals relevant to the subject site that restrict the use on this site from a transportation planning perspective. The access and circulation on the site are acceptable. It is not within or adjacent to any master plan right-of-way.
- e. **Subdivision**—The subject property is located on Tax Map 6, in Grid D-3 and is known as Parcel 48. The property is an acreage parcel never having been the subject of a record plat, though the property was subdivided by deed prior to January 1, 1982 and recorded in the Prince George's County Land Records in Liber 467 at Folio 304. Parcel 48 is accurately described in a conveyance to Chewisco F. and Juanita P. Vogts, and is correctly depicted on the detailed site plan.

As to whether a new preliminary plan of subdivision would be required on the site, it is unclear as to whether the existing structures on the site were built prior to January 1, 1990. If the buildings were built prior to January 1, 1990, the property would be subject to Section 24-107(c) (7) (C ) of the Subdivision Regulations (i.e., that if the development proposed is in addition to development in existence prior to January 1, 1990) and does not exceed five thousand square feet of gross floor area, the applicant would be exempt from having to file a new preliminary plan of subdivision for the subject property. The applicant should note that the trigger for the requirement of a preliminary plan of subdivision of no more than 5,000 square feet is a cumulative total. Further, the applicant should note that the addition of 4,638 square feet of gross floor area in the future would require a preliminary plan of subdivision. Therefore, a note shall by condition below be included on the detailed site plan stating that pursuant to Section 24-107 (c)(7)(C ) of the Subdivision Regulations, the current development proposed does not exceed 5,000 square feet of gross floor area. Any additional gross floor area which would result in a total GFA for this site of more than 5,000 square feet will require a preliminary plan of subdivision.

- f. **Trails**—The subject property is located on Bowie Road which, on the 2009 Approved Master Plan of Transportation is designated as a bikeway. Therefore, the applicant shall by condition below be required to buy and post a "share the road with a bike sign" on the project's Bowie Road frontage. Additionally, since sidewalk exists on one side of the subject property and because the City of Laurel requested it, a condition below requires the installation of sidewalk along the project's frontage, subject to the approval of the City of Laurel.
- g. **Permit Review**—Comments have been addressed by revisions to the plans or by conditions below.
- h. **Environmental**—The applicant is exempt from the Prince George's Woodland Conservation Tree Preservation Ordinance and there are no other environmentally-related issues connected with the project.
- i. **Fire Department**—In a memorandum dated February 22, 2010, the Prince George's



County Fire Department offered comment on private road design, needed accessibility for fire apparatuses and the location and performance of fire hydrants.

- j. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated February 4, 2010, DPW&T stated that the project does not impact any County-maintained roadways and, since the City of Laurel has jurisdiction over the adjacent Bowie Road, coordination with the City is appropriate with respect to the road frontage. DPW&T also reported that the site has an approved Stormwater Management Concept Plan No. 18772-2009, but did not offer an opinion as to whether or not the subject detailed site plan conforms to the requirements of that approved stormwater concept. Therefore, a condition below requires that, prior to signature approval, the applicant proffer a statement from the Department of Public Works and Transportation (DPW&T) stating that the proposed detailed site plan conforms to the requirements of the approved stormwater concept.
  - k. **Maryland State Highway Administration (SHA)**—In a letter dated February 4, 2010, the SHA stated that the subject project fronts on road under county/local jurisdiction and should coordinate with them.
  - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, the WSSC has not offered comment on the subject project.
  - m. **Verizon**—At the time of the writing of this technical staff report, Verizon has not offered comment on the subject project.
  - n. **Baltimore Gas and Electric (BG&E)**—At the time of the writing of this technical staff report, BG&E has not offered comment on the subject project.
  - o. **City of Laurel**—In faxed comments received January 29, 2010, a representative of the City of Laurel stated that while there are no major issues with the project, the right-of-way (ROW) on Bowie Road in this area had been transferred to the City of Laurel Department of Public Works. In a subsequent e-mail however, the city augmented their comments to include a request for the installation of sidewalk along the project's Bowie Road frontage.
10. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-09024, subject to the following conditions:



- I. Prior to certification, the plans shall be revised or additional documentation submitted as follows:
  - 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. 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 (DPW&T) 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, and/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.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Clark, seconded by Commissioner Cavitt, with Commissioners Clark and Vaughns voting in favor of the motion, with Commissioner Cavitt opposing the motion, with Commissioner Parker absent, and with Commissioner Squire temporarily absent at its regular meeting held on Thursday, March 25, 2010, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 22<sup>nd</sup> day of April 2010.

Patricia Colihan Barney  
Executive Director

*Frances J. Guertin*

By Frances J. Guertin  
Planning Board Administrator

PCB:FJG:RG:arj

APPROVED AS TO LEGAL SUFFICIENCY.

*Janelli J. Jurd*  
M-NCPPC Legal Department

Date 3/31/10