

PGCPB No. 2024-101

File No. 4-23047

R E S O L U T I O N

WHEREAS, Mountain of Fire and Miracles MFM Bowie MD., Inc. is the owner of a 12.02-acre parcel of land known as Parcel 9, said property being in the 7th Election District of Prince George's County, Maryland, and being zoned Residential, Rural (RR); and

WHEREAS, on May 7, 2024, Mountain of Fire and Miracles Ministries MFM Bowie MD., Inc. filed an application for approval of a Preliminary Plan of Subdivision for one parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-23047 for Mountain of Fire and Miracles Ministries was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on September 26, 2024; and

WHEREAS, new Subdivision Regulations, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 24-1900 *et seq.* of the Prince George's County Subdivision Regulations, subdivision applications submitted and accepted as complete before April 1, 2024, may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022 (prior Subdivision Regulations); and

WHEREAS, the applicant has complied with the procedures required in order to proceed with development under the prior Subdivision Regulations contained in Section 24-1904 of the Prince George's County Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the September 26, 2024 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-018-2024, APPROVED a Variance to Section 25-122(b)(1)(G), and APPROVED Preliminary Plan of Subdivision 4-23047 for one parcel, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
 - a. Ensure General Notes 7, 8, and 9 reflect the site acreage data as provided on the Type 1 tree conservation plan and the approved natural resources inventory.

- b. Revise General Note 13 to read, “The proposed use of the property is institutional (place of worship/800 seats).”
 - c. Change the zone in General Note 14 from Residential, Rural (RR) to Rural Residential (R-R).
 - d. Revise General Note 21 to reflect the property is within Water and Sewer Category 4, and to include the resolution number of the approved category amendment (Prince George’s County Council Resolution CR-2023-024).
 - e. Revise General Note 25 to read only as follows, “There are no historic sites on or in the vicinity of the property.”
 - f. Revise General Note 26 to read, “Type 1 Tree Conservation Plan—Yes, TCP1-018-2024.”
 - g. Revise General Note 28 to include “Wetlands: Yes.”
 - h. Revise General Note 29 to include “Streams: Yes.”
 - i. Provide the signature in addition to the seal of a registered professional engineer.
 - j. Revise the title of the PPS and the page title blocks to read, “Mountain of Fire and Miracles Ministries, Proposed Parcel 1” and ensure the sheet numbering is accurate.
 - k. Remove all internal circulation arrows from the plan. Leave only the site access (in and out) arrows.
- 2. Prior to signature approval of the preliminary plan of subdivision, an approved stormwater management (SWM) concept plan shall be submitted. The limits of disturbance shall be consistent between the Type 1 tree conservation plan and SWM concept plan.
 - 3. Prior to approval of the Type 2 tree conservation plan, obtain a floodplain waiver from the Prince George’s County Department of Permitting, Inspections and Enforcement.
 - 4. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Revise the TCP1 worksheet as follows:
 - (1) Add the following note below the specimen tree table:

“This plan is in accordance with the following variance to the strict requirements of Subtitle 25 approved by the Planning Board on [ADD DATE] for the removal of specimen trees ST-44, ST-45, ST-46, ST-50, ST-51, ST-61, ST-73, ST-82, ST-88, ST-100, and ST-103.”

- (2) Correct the worksheet to show the correct amount of existing woodlands in the floodplain, as reported on the site statistics table on the approved Natural Resources Inventory NRI-052-2023-01.
 - (3) Have the plans signed and dated by the qualified professional who prepared them.
5. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall show on their permit application plans and shall construct the following facilities:
 - a. A minimum 5-foot-wide sidewalk and shared roadway markings (sharrows) along the site's frontage of Old Church Road, unless modified by the operating agency with written correspondence.
 - b. A minimum of two inverted-U or similar style bicycle racks at locations no more than 50 feet from the entrance to the building.
 - c. Crosswalks and associated Americans with Disabilities Act curb ramps at the site access, unless modified by the operating agency with written correspondence.
6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-018-2024). The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-018-2024 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.”
7. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland and Wildlife Habitat Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”

8. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section of the Prince George’s County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

9. Prior to approval, the final plat of subdivision shall include the following:
 - a. The granting of public utility easements along the public rights-of-way, in accordance with the preliminary plan of subdivision.
 - b. The dedication of right-of-way along Church Road, in accordance with the preliminary plan of subdivision.
10. Development of this site shall be in conformance with Stormwater Management Concept Plan 36488-2024-SDC and any subsequent revisions.
11. Prior to issuance of any permits which impact wetlands, wetland buffers, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George’s County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George’s County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject site is located on the west side of Church Road, at its intersection with Westview Forest Drive, on Tax Map 46 Grids C-2, C-3, D-2, and D-3. The property totals 12.02 acres and consists of one parcel designated by the Maryland State Department of Assessments and Taxation as Parcel 9, and is recorded by deed dated July 31, 2018, in the Land Records of Prince George’s County, Maryland, in Book 41244 page 593. The property is subject to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan).

The property is in the Residential, Rural (RR) Zone. However, this preliminary plan of subdivision (PPS) was submitted and reviewed under the applicable provisions of the Prince

George’s County Zoning Ordinance and Prince George’s County Subdivision Regulations effective prior to April 1, 2022 (the “prior Zoning Ordinance” and “prior Subdivision Regulations”), pursuant to Section 24-1903(a) of the Subdivision Regulations. Under the prior Zoning Ordinance, the site was in the Rural Residential (R-R) Zone, which is used for the analysis contained herein.

The subject site is almost completely wooded, except for approximately 1.5 acres in the northeast corner of the property, which is developed with an existing 200-seat, 5,000-square-foot church to be removed. This PPS allows subdivision of the existing property into one parcel for 44,094 square feet of institutional development for a proposed church with 800 seats.

The site has been identified to contain 34 specimen trees. The applicant filed a request for a variance to Section 25-122(b)(1)(G) of the 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO), for the removal of 11 specimen trees. This request is discussed further in the Environmental finding.

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1903(a) of the current Subdivision Regulations. In accordance with Section 24-1904(a) of the Subdivision Regulations, a pre-application conference was held on September 25, 2023. In accordance with Section 24-1904(b), the applicant provided a statement of justification explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c), this PPS is supported by and subject to Certificate of Adequacy ADQ-2023-084.

3. **Setting**—The site is located within Planning Area 71A. The subject property has frontage on Church Road running the full length of its eastern property line with land zoned RR (formerly R-R) and Agriculture and Preservation (formerly zoned Open Space) beyond, developed with single-family detached homes. North and west of the property are single-family detached homes in the RR Zone (formerly R-R), and to the south lies a vacant parcel in the RR Zone (formerly R-R), with single-family detached homes beyond in the same zone.
4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zones	RR	R-R
Use(s)	Institutional	Institutional
Acreage	12.02	12.02
Lots	0	0
Parcels	1	1
Dwelling Units	0	0
Subtitle 25 Variance	No	Yes, Section 25-122(b)(1)(G)

PPS 4-23047 was accepted for review on May 7, 2024. Pursuant to Section 24-119(d)(2) of the prior Prince George’s County Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee (SDRC), which held a meeting on May 24, 2024, at which

comments were provided to the applicant. Revised plans and information were received on July 26, 2024, that did not adequately address the comments provided at SDRC. On August 16, 2024, the applicant resubmitted plans and information which fully addressed the SDRC comments and were used for the analysis contained herein.

5. **Previous Approvals**—The site is not subject to any previous development approvals.
6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the master plan are evaluated as follows:

Plan 2035

The subject property is located in the Established Communities. “Plan 2035 classifies established communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. Established communities are most appropriate for context-sensitive infill and low- to medium-density development (page 20).” Plan 2035 considers it “vital” that the County “support its Established Communities (page 75).” In addition, the plan notes that, “Established Communities make up the County’s heart—its established neighborhoods, municipalities, and unincorporated areas outside designated centers (page 106),” and “Urban design is equally relevant to the planning and design of urban and suburban Established Communities as it is to rural areas (page 196).”

Master Plan

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035, remain in full force and effect except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master plan, unless events have occurred to render the relevant recommendations no longer appropriate, no longer applicable, or the Prince George’s County District Council has not imposed the recommended zoning. The master plan recommends institutional land uses on the subject property (Map 16, Future Land Use, page 50.) The description of the institutional land use category is, “Uses such as military installations, hospitals, sewage treatment plants, and schools” (Table 3, Future Land Use Categories, page 49). The PPS conforms to the preceding stated land use recommendation of the master plan because it is a continuation of the existing institutional land use.

Pursuant to Section 24-121(a)(5), the PPS also conforms to the relevant goals, strategies, and policies of the master plan, as discussed throughout this resolution.

Sectional Map Amendment/Zoning

The 2006 *Approved Sectional Map Amendment for Bowie and Vicinity* retained the subject property in the R-R Zone. On November 29, 2021, the District Council approved Prince George’s County Council Resolution CR-136-2021, the Countywide Map Amendment, which reclassified the subject property from the R-R Zone to the RR Zone, effective April 1, 2022. However, this PPS was reviewed pursuant to the prior zoning.

7. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. A SWM concept plan was filed under Case No. 36488-2024-SDC, with the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE). The SWM concept plan shows the use of numerous micro-bioretenention facilities and an underground SWM structure to meet the current requirements of environmental site design (ESD) to the maximum extent practicable. A floodplain compensatory area is also shown adjacent to the floodplain southwest of the parking area and is currently being evaluated by DPIE. The SWM concept plan also shows a stormdrain outfall within the floodplain and wetland buffer. Prior to signature approval of the PPS, the SWM concept plan shall be approved and shall match the layout shown on the PPS and TCP1.

Development of the site in conformance with the SWM plan submitted, and any subsequent revisions thereof, will ensure that no on-site or downstream flooding will occur. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject PPS is exempt from mandatory dedication of parkland requirements because it evaluates nonresidential development.
9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), master plan, and prior Subdivision Regulations to provide the appropriate transportation facilities.

MPOT and Master Plan Conformance

Master Plan Right-of-Way

The subject property has frontage on Old Church Road (addressed and identified by the Maryland State Department of Assessments and Taxation as Church Road), along the eastern bounds of the site. The master plan identifies Old Church Road as a secondary roadway, with a minimum ultimate right-of-way width of 50 feet recommended along the subject site’s frontage. The dedication shown on the PPS conforms to the requirements of the master plan and will be adequate to serve the additional traffic generated by the project. The applicant requested a waiver from road frontage improvements in the area of land to be dedicated to public use along Church Road, from DPIE. The request was submitted to DPIE by email on June 19, 2024 (Troxler to Adamu, Abdullah, and De Guzman). While DPIE confirmed receipt of this request, approval or denial of that request has not been received.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends a shared roadway along Old Church Road.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 *AASHTO Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

Policy 6: Work with the State Highway Administration and the Prince George's County Department of Public Works and Transportation to develop a complete streets policy to better accommodate the needs of all users within the right-of-way.

The master plan discusses transportation and mobility strategies along Old Church Road, which are copied below (page 113):

TM 2.4 Reconstruct, or construct streets as recommended in Appendix D.

TM 3.2 Construct the pedestrian and bicycle facilities identified in Appendix D.

Appendix D. Recommended Master Plan Transportation Facilities.

The master plan recommends installing S-301 (Old Church Road, page 251) as a 50-foot-wide right-of-way including two vehicle lanes, sidewalks, and shared roadway markings (sharrows), from Church Road to Old Annapolis Road, in accordance with the following strategy (page 129):

TM 15.3: Create sidewalks and a shared roadway (sharrows) along Old Church Road from Church Road to Old Annapolis Road. (See also Map 39, Church Road Improvements, page 131.)

There is an existing 5-foot-wide sidewalk with an associated Americans with Disabilities Act ramp north of the site access along Old Church Road. The sidewalk extends north to the adjacent development and terminates near the intersection of Old Annapolis Road and Old Church Road. There are no shared lane road markings for bicycles along this section of Old Church Road. As previously discussed in this resolution, the applicant indicated that they had discussions with DPIE relating to the frontage improvements and were pursuing a waiver from frontage

improvements. However, a waiver for the frontage improvements, or correspondence indicating these master plan recommendations are not to be implemented, was not received from DPIE. A sidewalk and shared roadway markings or sharrows shall be provided along the site's entire frontage, to fulfill the intent of the master plan, unless modified by the operating agency with written correspondence.

The applicant shall provide a crosswalk crossing the drive aisle at the point where vehicles enter the site. Short-term bicycle parking shall also be provided no more than 50 feet from the building entrances, in accordance with the recommendations of the American Association of State Highway and Transportation Officials (AASHTO) and the 2015 *Association of Pedestrian and Bicycle Professionals, Essentials of Bicycle Parking*. These improvements shall be shown on a permit site plan.

Access and Circulation

The PPS shows one access point along Old Church Road. A parking lot is proposed within the subject site that includes two-way drive aisles and the vehicular circulation is fully contained within the site. The results of the traffic impact analysis, as seen in Certificate of Adequacy ADQ-2023-084, indicate that all study intersections operate within the acceptable levels of service. The applicant has also noted that a hired traffic control officer is utilized to manage traffic for the peak church activities on Sunday mornings, to improve operation along Old Church Road. Vehicular access and circulation for the proposed development are found to be sufficient.

Based on the findings presented above, multimodal transportation facilities will exist to serve the subdivision, as required under Subtitle 24 of the prior Subdivision Regulations, and will conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Sections 24-121(a)(5) and 24-122(b) of the prior Subdivision Regulations. The master plan has a Section (XIII) devoted to public facilities and contains the following overall goals (page 176):

1. **All students have quality educational instruction in modern facilities.**
2. **High-quality, well-maintained public facilities catalyze economic development and revitalization, stimulate employment growth, strengthen neighborhoods, and improve quality of life.**
3. **Fire and emergency medical services (EMS) respond area-wide in established response times.**

The project will not impede achievement of the above-referenced goals or specific facility improvements. This PPS is subject to ADQ-2023-084, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities. However, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in water and sewer Category 5, Future Community Service. Category 5 consists of properties inside the envelope that are eligible for public water and sewer service (which may not be developed until adequate public facilities, including water and sewer lines, are available to serve the development). However, an application for a legislative water and sewer amendment was filed with the December 2023 cycle (23W/03) to change from Category 5 to 4. The change was approved with the passage of CR-023-2024 on June 18, 2024, and the property is now eligible for PPS approval. In addition, the property is within Tier 2 of the Sustainable Growth Act, which includes properties to be served by public systems (except for minor subdivisions). The property currently has water and sewer connections.

For a project located inside the water and sewer envelope to advance to permitting, a water and sewer category of three is required. DPIE will require the applicant to secure an administrative water and sewer category change to Category 3 prior to final plat approval.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along both sides of all public rights-of-way. The site has frontage along Church Road, on its entire eastern side. The required PUE is reflected on the PPS, along the public right-of-way.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 157–165). However, these are not specific to the subject site. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is moderate; however, the portion of the subject property proposed for development has already been substantially graded. Therefore, a Phase I archeology survey is not required. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
NRI-052-2023	N/A	Staff	Approved	6/8/2023	N/A
NRI-052-2023-01	N/A	Staff	Approved	8/15/2024	N/A
4-23047	TCP1-018-2024	Planning Board	Approved	9/26/2024	2024-101

Grandfathering

The project is subject to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27 because the application is for a new PPS.

Site Description

This 12.02-acre site is partially wooded and located across from the intersection of Church Road and Westview Forest Drive. A review of the approved Natural Resources Inventory Plan (NRI-052-2023-01) indicates that a stream, wetlands, 100-year floodplain, and steep slopes occur on the property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. The site has a stream system that runs along the western portion of this site, which runs into the Collington Branch in the southern portion of the site and flows into the Western Branch of the Patuxent River watershed.

Plan 2035

The site is located within Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and within the Established Communities of the General Plan Growth Policy (Plan 2035).

Environmental Conformance with Applicable Plans

Master Plan Conformance

The master plan contains environmental goals, policies, and strategies. The following policies are applicable to the current project regarding natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the master plan, and the plain text provides comments on plan conformance.

Natural Environment Section

Green Infrastructure

Policy NE 1: Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.

The regulated environmental features (REF) found on-site will remain connected and the ecological functions will be maintained during development. Minimal impacts to the primary management area (PMA) are included and are discussed in detail in the Preservation of Regulated

Environmental Features section of this finding. The PPS is found to be in conformance with the 2017 *Green Infrastructure Plan* (GI Plan) of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. Protection of green infrastructure elements and REF of the site will be further evaluated with future development applications.

Policy NE 2: Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 41. Nontidal Wetlands of Special State Concern (NTWSSC)—2017).

There are no Nontidal Wetlands of Special State Concern within the vicinity of this property, as mapped on Map 41 of the master plan.

Stormwater Management

Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.

The SWM concept plan is under review with DPIE. A final SWM design plan in conformance with County and State laws will be required prior to issuance of any grading permits for this site. The SWM concept plan proposes 12 micro-bioretention facilities and one underground storage facility to manage stormwater. Prior to signature approval of the PPS, the SWM concept plan shall be approved and match the layout shown on the PPS and TCP1.

Forest Cover/Tree Canopy Coverage

Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.

Development of this project is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) requirements and the 2024 Prince George's County Tree Canopy Coverage Ordinance for the zone. The TCP1 submitted with the PPS shows approximately 1.24 acres will remain in woodland, and 0.26 acre will be reforested. Street tree planting requirements will be reviewed by the Prince George's County Department of Public Works and Transportation (DPW&T) at the time of permit review.

Impervious Surfaces

Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.

Strategies:

NE 5.1 Retrofit all surface parking lots using ESD and best stormwater management practices when redevelopment occurs. Plant trees wherever possible to increase tree canopy coverage to shade impervious surfaces, to reduce urban heat island effect, limit thermal heat impacts on receiving streams, and slow stormwater runoff (see TM 11.1).

NE 5.2 Retrofit streets pursuant to the 2017 DPW&T Urban Streets Design Standards as recommended in the Transportation and Mobility Element, which include increased tree canopy cover for active transportation comfort and stormwater management practices.

Development of the site will be subject to the current SWM regulations, which require that ESD be implemented to the maximum extent practicable. Development of this site will be subject to the WCO requirements and the 2024 Tree Canopy Coverage Ordinance. Street tree planting requirements will be reviewed by DPW&T at the time of permit review.

Climate Change

Policy NE 6: Support local actions that mitigate the impact of climate change.

Development of this site is subject to the WCO and the 2024 Tree Canopy Coverage Ordinance for the zone. The presence of woodland and tree canopy, particularly over asphalt and other developed surfaces, are proven elements to lessen climate impacts of development and the associated heat island effect, which are known contributors to climate change.

Conformance with the Green Infrastructure Plan

The GI Plan was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017), on March 7, 2017. According to the approved GI Plan, this site contains regulated and evaluation areas. The following policies and strategies are applicable to the subject PPS. The text in **BOLD** is the text from the master plan, and the plain text provides findings on plan conformance:

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

- 1.1 Ensure that areas of connectivity and ecological functions are maintained, re- stored, and/or established by:**
 - a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
 - c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
 - d. Recognizing the ecosystem services provided by land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**
- 1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**
 - a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

The property is within the Collington Branch of the Patuxent River watershed and is not within a Tier II catchment area. The site contains a stream system, which is within the regulated area of the green infrastructure network. The PPS leaves the majority of the stream system and wetlands undisturbed and provides woodland preservation within the stream buffer and PMA. There is an existing PMA impact on-site for a sanitary sewer line. Additional impacts to the PMA were proposed and are evaluated in the Preservation of Regulated Environmental Features/ Primary Management Area section of this resolution. The TCP1 shows reforestation and woodland preservation around the on-site stream systems, to further buffer the sensitive areas and protect downstream

habitats. Sensitive species habitat is not identified on this site, and this area is not in a special conservation area. SWM will be reviewed by DPIE, and sediment and erosion control measures will be reviewed by the Prince George's County Soil Conservation District. The limits of disturbance (LOD) shown on the SWM plans and the sediment and erosion control plans shall be consistent with the LOD on the future Type 2 tree conservation plan (TCP2). Prior to signature approval of the PPS, the SWM concept plan shall be approved.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping, and/or street trees.**
- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

The site is encumbered by regulated and evaluation areas, which will be impacted. The site does not have a network gap, as the regulated area runs through the center and along the western boundary of the property; on either side of the regulated area is the evaluation area. Most of the existing forest area will be preserved within the floodplain, except in the area of Church Road, with additional reforestation shown in the area of the floodplain compensatory storage area.

A TCP1 was provided with this PPS which shows that the required woodland conservation requirement is met through woodland preservation, reforestation, and off-site credits. This PPS meets the 20 percent woodland conservation threshold on-site through woodland preservation and reforestation.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

- a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No transportation-related impacts are included with this PPS.

- b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are included with this PPS.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

On-site woodland conservation shall be placed in a woodland and wildlife habitat conservation easement, prior to the approval of the TCP2. All remaining undisturbed areas within the PMA will be protected within a conservation easement on the plat.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

The proposed development has not received SWM concept approval, but it is in review with DPIE. The unapproved draft concept plan submitted with this PPS shows use of micro-bioretenment facilities and an underground stormwater storage facility to improve the water quality and quantity of runoff that will discharge off-site. The unapproved plan shows impacts to the wetland buffer and floodplain for the stormdrain outfall.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

Woodland exists on-site along the stream systems. This PPS meets the 20 percent woodland conservation threshold on-site by providing preservation and reforestation, while meeting the balance of the woodland conservation requirement with the use of off-site credits. Retention of existing woodlands and planting of native species on-site is required by both the 2018 *Environmental Technical Manual* (ETM), and the 2010 *Prince George's County Landscape Manual* (Landscape Manual), which can count toward the tree canopy coverage (TCC) requirement for the development. TCC requirements will be evaluated at the time of permit.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.

7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

The subject PPS includes clearing of woodland; however, the woodland conservation threshold of 20 percent is met with on-site woodland preservation and reforestation, while the balance of the woodland conservation requirement is met with the use of off-site woodland credits. Woodland conservation will be designed to minimize fragmentation and reinforce new forest edges. Green space is encouraged to serve multiple eco-services.

Environmental Review

Natural Resources Inventory/Existing Conditions

Approved NRI-052-2023-01 was submitted with the PPS. The site is partially wooded and contains REF, steep slopes, a stream, wetlands, 100-year floodplain, and their associated buffers; all of which comprise the PMA. The site statistics table on the NRI for this subject site shows 6.48 acres of PMA, with 515 linear feet of regulated streams. No additional information is required for conformance to the NRI.

Woodland Conservation

This site is subject to the provisions of the WCO because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of woodland. This project is also subject to the ETM.

This overall 12.02-acre property contains a total of 4.37 acres of woodland outside the floodplain and 4.82 acres of woodland in the floodplain, according to the worksheet. The woodland conservation threshold is 20 percent, or 1.30 acres. The woodland conservation worksheet shows the removal of 3.22 acres of woodland for a woodland conservation requirement of 2.24 acres. According to the TCP1 worksheet, the requirement is met with 1.24 acres of on-site woodland preservation, 0.26 acre of reforestation, and 0.80 acre of off-site woodland mitigation credits for a total of 2.30 acres of woodland conservation provided.

Section 25-122(c)(1) of the Prince George's County Code prioritizes methods to meet woodland conservation requirements. The applicant submitted a statement of justification (SOJ) dated July 25, 2024, demonstrating why all the woodland conservation requirements could not be met on-site. The site contains a total of 9.46 acres of existing woodland; however, 5.09 acres of this woodland is located in the floodplain and is not counted towards the woodland conservation

requirement. The woodland conservation worksheet on the submitted TCP1 shows 1.5 acres of the woodland conservation requirement being met on-site, but 0.80 acre of the requirement is being met using off-site woodland conservation credits. It should be noted that the wrong amount of woodland in the floodplain was shown in the worksheet, however, this did not change the amount of woodland conservation required. The priorities to meet the woodland conservation requirements were reviewed and it was concluded that the woodland requirement cannot be completely met on-site, due to preservation of the REF, to the maximum extent practicable. The on-site woodland clearing and the use of off-site woodland mitigation credits is, therefore, approved.

Any forest mitigation banks used to satisfy off-site woodland conservation requirements for this project must conform to Subtitle 25 of the County Code and Sections 5-1601 through 5-1613 of the Natural Resources Article of the Maryland Code (the Maryland Forest Conservation Act), as amended. In accordance with Subtitle 25, Division 2, Section 25-122(a)(6), Methods for Meeting the Woodland and Wildlife Conservation Requirements, "If off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed: within the same eight-digit sub-watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County."

Specimen Trees

Tree conservation plans are required to meet all the requirements of Subtitle 25, Division 2, which include the preservation of specimen trees, as stated in Section 25-122(b)(1)(G) of the County Code. Every effort should be made to preserve the trees in place considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the ETM for guidance on each species' ability to tolerate root zone disturbances).

The authorizing legislation of Prince George's County's WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in the County's WCO are set forth in Section 25-119(d) of the County Code. Section 25-119(d)(4) of the County Code clarifies that variances granted under Subtitle 25 are not considered zoning variances.

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance to Section 25-122(b)(1)(G) is required. Applicants can request a variance to the provisions of Division 2 of Subtitle 25 (the WCO), provided all the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a SOJ stating the reasons for the request and how the request meets each of the required findings. A Subtitle 25 variance application and a SOJ in support of a variance dated July 25, 2024, were submitted.

The approved NRI identifies a total of 34 specimen trees; 10 trees are considered off-site, with 24 on-site. The following analysis is the review of the request to remove 11 specimen trees located on-site.

The SOJ requested removal of 11 of the existing 24 specimen trees located on-site. Specifically, the applicant sought to remove specimen trees ST-44, ST-45, ST-46, ST-50, ST-51, ST-61, ST-73, ST-82, ST-88, ST-100, and ST-103. The TCP1 shows the location of the trees proposed for removal. These specimen trees were proposed for removal for development of the driveway, parking lot, and associated infrastructure.

The removal of the 11 specimen trees requested by the applicant is approved, based on the findings in accordance with Section 25-119(d)(1) of the County Code below.

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain specimen trees ST-44, ST-45, ST-46, ST-50, ST-51, ST-61, ST-73, ST-82, ST-88, ST-100, and ST-103. The site contains 5.50 acres of floodplain that divides the site into two developable segments, which is a special condition peculiar to this property. Due to the large amount of floodplain on this property, which is required to be preserved, the only upland area where development could occur is in the location of the existing church. Demolition of the existing church is proposed with this PPS, to accommodate the new church. The proposed development has been designed to avoid the PMA to the maximum extent possible. The requested specimen trees are located in the areas of required infrastructure for this project, which if not allowed would cause unwarranted hardship.

The 11 specimen trees approved for removal are located within the northern upland portion of the site and along Church Road. Eight specimen trees will be removed for construction of the roadway, driveway, and parking lot, and three will be removed for SWM facilities.

The species approved for removal are mainly tulip poplar, as well as two silver maples, one red oak, and one swamp white oak. Two trees are in fair condition, eight are in poor condition, and one is dead. All of the tree species except the red oak and swamp white oak have a poor construction tolerance; however, all species of the included specimen trees have limiting factors for their construction tolerance, specifically if significant impacts are proposed to the critical root zone.

This specimen tree removal variance request was analyzed using the Woodland and Wildlife Habitat Conservation Priorities, as outlined in Section 25-121(b)(1) of the County Code.

(1) The required locational priorities for consideration as woodland conservation are as follows in the order listed:

- (A) Green infrastructure network elements designated in the GI Plan and any subsequent updates, or within the designated green infrastructure networks in master or sector plans.**
- (B) Critical habitat areas.**
- (C) Contiguous wooded areas with high structural and species diversity; few nonnative and invasive species present; very good overall stand health; and high potential to provide a significant amount of habitat for forest interior dwelling plant, animal, and bird species.**
- (D) Champion trees designated by the United States, the State of Maryland, the County or municipalities.**
- (E) Specimen trees and historic trees.**
- (F) Forest Legacy Areas as defined by the state.**
- (G) Trees that are within the environmental setting of a historic site or associated with a historic resource.**

Based on these priorities and the uniqueness of the property siting, it was found that specimen trees ST-44, ST-45, ST-46, ST-50, ST-51, ST-61, ST-73, ST-82, ST-88, ST-100, and ST-103 are located on the upland northern portion of the site, and in areas necessary to meet the state and County infrastructure requirements. This makes it possible for preservation of the REF with 12 specimen trees in the PMA to be saved, allowing for protection of critical habitat areas and protection of the trees within the PMA. The removal of these trees will allow for development of the site that is both significant and reasonable through the creation of a new church building, the parking needed to support the building, and for construction of SWM facilities to detain and safely convey stormwater off-site.

The specimen trees approved for removal also allow for the protection of the woodlands with the highest priorities, as listed in Section 25-121(b)(1), to be protected to the maximum extent practicable and allow for the development of this site to occur in the lower priority conservation areas of the site. Retention of these trees and protection of their respective critical root zones would have a considerable impact on the proposed development by creating challenges for building siting, and for adequate circulation and infrastructure through the site.

- (B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.**

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others seeking to develop institutional uses in similar areas with comparable zoning.

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 and the ETM for site specific conditions. Specimen trees grow to such a large size because they have been left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site.

Based on the location and species of the specimen trees approved for removal, the trees and avoiding disturbance to the critical root zone would have a considerable impact on the development potential of the property. When similar trees were encountered on other sites for comparable developments, they were evaluated under the same criteria.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would prevent the project from being developed in a functional and efficient manner like other developments of similar size and use. This is not a special privilege that would be denied to other applicants. Other properties featuring REF and specimen trees in a similar condition and locations have been subject to the same considerations that would be provided during the review of the required variance application. This is not a special privilege that would be denied to other applicants.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The location, species composition, and health of the trees, as well as other existing natural features throughout the property, is based on natural or intentional circumstances that long predate the applicant's interest in developing this site. The removal of the 11 specimen trees would be the result of the required infrastructure for the development. The request to remove the trees is solely based on the trees' locations on-site, their species, and their condition.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.

There are no existing conditions on the neighboring properties or existing building uses that have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size under natural conditions and have not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

Granting this variance request will not violate state water quality standards, nor cause measurable degradation in water quality. The project is subject to SWM regulations, as implemented locally by DPIE. The project is subject to ESD to the maximum extent practicable. Erosion and sediment control requirements are reviewed and approved by the Prince George's County Soil Conservation District. SWM, erosion, and sediment control requirements are to be met in conformance with state and local laws, to ensure that the quality of water leaving the site meets the state's standards.

State standards are set to ensure that no degradation occurs. The removal of 11 specimen trees will not directly affect water quality.

Conclusion

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of specimen trees ST-44, ST-45, ST-46, ST-50, ST-51, ST-61, ST-73, ST-82, ST-88, ST-100, and ST-103. The variance for removal of 11 specimen trees is approved, for the construction of a new religious institution and associated grading and SWM.

Preservation of Regulated Environmental Features/Primary Management Area

This site contains REF that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the prior Subdivision Regulations. The on-site REF includes streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

Section 24-130(b)(5) states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of REF in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the REF. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative

impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

A letter of justification was received on July 26, 2024, and revised on August 16, 2024, for the proposed impacts to the subject property. Impacts to the PMA are shown on the TCP1 for the installation of outfalls for a stormdrain and sediment control device, retaining walls, a parking lot in the area previously disturbed by a sewer main installation, floodplain compensatory storage, and roadwork along Church Road. The impacts total approximately 18,119 square feet.

Analysis of Impacts

Impact 1—Installation of a stormdrain outfall

Impact 1 is for a 660-square-foot impact for a stormdrain outfall located in the northwestern part of the site.

Impact 2—Installation of a sediment control outfall

Impact 2 is for the outfall of a sediment trap required by the Prince George's County Soil Conservation District. This 503-square-foot impact is temporary.

Impacts 3 and 4—Installation of a retaining wall and parking area

Impacts 3 and 4 are for the installation of a retaining wall and parking area. This area was previously impacted by the installation of a sewer main, which has created erosion caused by runoff coming off the existing developed portion of the site. The installation of a retaining wall and filling in of the floodplain will require a floodplain waiver from DPIE. In an email dated March 27, 2024, from Salman Babar, County Floodplain Manager, the floodplain waiver will be granted at the time of final technical review of the SWM concept plan. The area being filled in will be incorporated into the parking lot, and therefore, will be stabilized and prevent any further degradation of the PMA. This combined 1,806-square-foot impact is necessary for development of the site.

Impact 5—Installation of floodplain compensatory storage and retaining wall

Impact 5 is for the installation of a floodplain compensatory storage area and retaining wall necessary for development of the site. This 6,130-square-foot permanent impact is adjacent to the parking area. The area west of the retaining wall is shown to be replanted.

Impact 6—Roadway improvements

Impact 6 is for roadway and drainage improvements along Church Road, as required by DPIE. The drainage improvements will impact approximately 9,020 square feet of the PMA, for the construction of a ditch/swale.

Summary

These impacts total 18,119 square feet of impacts to stream, floodplain, wetland, and associated buffers. After evaluating the applicant's SOJ, the impacts on the REF are approved because the PMA impacts are necessary for the orderly development of the subject property and surrounding infrastructure. These impacts cannot be avoided because they are required by other provisions of

the County and State codes. The TCP1 shows the preservation, restoration, and enhancement of the remaining areas of the PMA to the fullest extent practicable.

Soils

According to the United States Department of Agriculture Natural Resources Conservation Service, Web Soil Survey, the predominant soils found to occur on-site are Adelpia-Holmdel complex, Collington-Wist complex, Marr-Dodon complex, and Widewater and Issue soils, frequently flooded. Neither Marlboro clay nor Christiana complexes have been identified on or within the immediate vicinity of this property.

Erosion and Sediment Control

The County requires the approval of an erosion and sediment control plan. The tree conservation plan must reflect the ultimate limits of disturbance (LOD) not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the erosion and sediment control plan must be submitted at the time of TCP2 review, so that the ultimate LOD for the project can be verified and shown on the TCP2.

14. **Urban Design**—The subject PPS approves one parcel for 44,094 square feet of institutional development. Institutional use as a place of worship is permitted by-right in the R-R Zone, per Sections 27-428 and 27-441 of the prior Prince George's County Zoning Ordinance, under which this PPS is evaluated. A detailed site plan is not required. However, the regulations and requirements of the prior Zoning Ordinance apply to development in the R-R Zone, including landscaping, screening, buffering, fencing, and building setbacks. The proposed development will be required to demonstrate conformance with these applicable requirements at the time of building permit review including, but not limited to the following:

- Section 27-442 requirements for the R-R Zone, as applicable;
- Part 11, Off-Street Parking and Loading; and
- Part 12, Signs.

The proposed development is further subject to the provisions of the Landscape Manual including, but not limited to the following:

- Section 4.3, Parking Lot Requirements;
- Section 4.4, Screening Requirements;
- Section 4.6, Buffering Development from Streets;
- Section 4.7, Buffering Incompatible Uses; and
- Section 4.9, Sustainable Landscaping Requirements.

In reference to the above landscape requirements, it should be noted that the site is located on the west side of Church Road, at its intersection with Westview Forest Drive, in the Developing Tier. Church Road is classified as a scenic and historic roadway. Scenic roads in the Developing Tier require a minimum 20-foot-wide buffer to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings, per Section 4.6 of the Landscape Manual. Regarding Section 4.7 of the Landscape Manual, the subject property adjoins single-family detached residences to the north and west, where a Type C bufferyard will be required.

Conformance with the applicable landscaping requirements and requirements of the prior Zoning Ordinance will be determined at the time of building permit review.

15. **Community Feedback**—The Prince George’s County Planning Department did not receive any correspondence from the community regarding this PPS.
16. **Planning Board Hearing**—At the September 26, 2024 Planning Board hearing, staff presented the PPS to the Planning Board. No citizens had registered to speak on the PPS during the hearing, however, the Board received an email from a resident of a neighboring residential development, citing her opposition to the project. In their email, the resident listed several concerns regarding the proposed development, including traffic safety, increased traffic, noise, and that the subject site was an inappropriate location for a church in a residential suburb. In response, it was noted that the applicant has met all the requirements of the Subdivision Regulations to gain approval, and that the PPS is also in conformance with those regulations. In their presentation, the applicant’s representative (Mr. Parker) enumerated to the Board the community outreach performed by the applicant for the project including notifications, neighborhood meetings, and on-site meetings. Mr. Parker also stated that the applicant intends to continue community outreach, and promised to reach out to the concerned citizen and invite them to participate in future meetings. The Board observed that the alignment of Church Road in front of the property does create a blind spot and, given the proposed increase in traffic, inquired how the applicant intended to address the safety issue. Mr. Parker responded that the church plans to have off-duty police officers to help manage Sunday traffic. Also, the on-site parking will be expanded to address the current problem of roadside parking and churchgoers crossing the road. These actions will help alleviate the issue of traffic safety.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with Circuit Court for Prince George’s County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

PGCPB No. 2024-101


File No. 4-23047

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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 Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, and Shapiro voting in favor of the motion, and with Commissioners Bailey and Geraldo absent at its regular meeting held on Thursday, September 26, 2024, in Largo, Maryland.

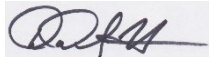
Adopted by the Prince George's County Planning Board this 17th day of October 2024.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:JB:tr

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: October 8, 2024