

Case No.: DSP-03063-01
Worship World Church

Applicant: Worship World 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 (“LU”), Md. Ann. Code (2012 Ed. & Supp. 2014) and Section 27-290 of the Prince George’s County Code (2011 Ed. & Supp. 2014, or as amended) (“PGCC”), we have jurisdiction to issue the final decision in this Detailed Site Plan Application Number 03063-01, (“DSP-03063-01”).¹ Planning Board’s approval of Applicant’s request for conversion of a single-family house to a 36-seat church in PGCPB No. 15-65, is hereby AFFIRMED.

As the basis for this final decision, and as expressly authorized by Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland and Subtitle 27 of the Prince George’s County Code, except as otherwise stated herein, we hereby adopt the findings and conclusions set forth within PGCPB No. 15-65, and APPROVE DSP-03063-01 and Alternative Compliance No. 13009, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made or information provided:
 - a. Provide a note on the plan to indicate that the gravel parking material is “Dust-Free.”

¹ See also *Cnty. Council of Prince George’s Cnty. v. Zimmer Dev. Co.*, 2015 Md. LEXIS 565, *109 (Md. Aug. 20, 2015) (The District Council is expressly authorized to review a final decision of the county planning board to approve or disapprove a detailed site plan and the District Council’s review results in a final decision).

- b. Label and clearly dimension the existing 80-foot-wide public use easement as granted on the record plat as “Public Use Easement for Construction, Reconstruction, Operation and Maintenance of Storm and Sanitary Sewers.”
 - c. The acreage for Parcel A shall be corrected on the DSP to match that on the record plat (60,206 square feet), or the discrepancy clarified.
 - d. Clearly show the building setback from Laurel-Bowie Road (MD 197).
 - e. Clarify the linear length of the church structure along Laurel-Bowie Road (MD 197), and provide a signage calculation in accordance with Section 27-615 of the Prince George’s County Zoning Ordinance.
 - f. Delineate the location of the existing white three-rail fence along the property frontage.
 - g. Remove the details and notations for a proposed three-foot-tall masonry wall.
 - h. Revise the plan and the Section 4.2 schedule to indicate the use of Option 1, only for the area south of the driveway entrance.
 - i. Provide a note under the provided Section 4.2 schedule that references the Alternative Compliance approval from this section.
 - j. Provide 17 additional shrubs in the area of the four-foot-wide landscape strip to meet the total number of shrubs required.
2. Prior to certification of the detailed site plan, the Type II tree conservation plan (TCPII) shall be revised as follows:
- a. Show all existing utility connections.
 - b. Revise the TCP notes to be larger and legible on the plan.

- c. Revise TCP Note 8 to read as “The property is adjacent to Laurel-Bowie Road which is classified as an arterial road.”
- d. Update the revision box with a summary of the revisions.
- e. Have the qualified professional who prepared the plan sign and date it.

ORDERED this 16th day of November, 2015, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE’S
COUNTY, MARYLAND

By: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council