

Case No. DSP-06003/01  
New Born Church of God

Applicant: New Born Church of God &  
True Holiness, 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 recommendation of the Planning Board in PGCPB No. 13-90, to approve with conditions a detailed site plan to grade the rear of the site (Lot 1), on the eastern half of the portion of the property between Rollins Avenue and Victorianna Drive, improved with an existing 6,064-square-foot church with an existing 20-child day care use, the detailed site plan (DSP) also includes the area of Lot 156, which is to remain wooded and undeveloped, located within Planning Area 75A, Council District 7, in the Developed Tier, at 810 Rollins Avenue, is:

AFFIRMED, pursuant to §§ 27-132(f)(1) and 27-290 of the Zoning Ordinance.

As the basis for this decision, the District Council adopts and incorporates by reference, as if fully stated herein, the findings and conclusions of the Planning Board in PGCPB No. 13-90.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall revise the plans for the project as follows or provide the information specified:
  - a. Show and label any existing wells on the property.
  - b. Indicate the location of any existing Washington Suburban Sanitary Commission (WSSC) easements on the property.

- c. A valid stormwater concept or letter indicating exemption shall be provided.
  - d. The plan shall be revised to indicate the required shade trees within the parking lot and adjacent to the play area.
  - e. The site plan notes and parking data shall be revised to indicate that there are 170 seats in the existing church.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
- a. Remove the Type 1 tree conservation plan (TCP1) notes and only show the TCP2 notes on the plan. Show the notes on only one sheet.
  - b. Revise the plan to show the limit of disturbance symbol on the plan in accordance with the Environmental Technical Manual (ETM) and provide the symbol in the legend.
  - c. Remove the forest sample points and steep slopes symbols from the plan and legend.
  - d. Show all symbols in accordance with the ETM.
  - e. Revise the plan to correctly show the primary management area in accordance with the approved natural resources inventory (NRI).
  - f. Revise the existing treeline symbol to reflect the correct location of the existing woodland.
  - g. Revise the plan to identify all applicable woodland conservation areas on the plan using the symbols in the ETM.
  - h. Remove the symbol for woodland clearing.
  - i. Show the north arrow on both sheets outside of the plan area.
  - j. Remove the proposed outfall and associated clearing from the plan or show the proposed stormwater management facility for the outfall.
  - k. Show the soils table on the plan.

- l. Show the specimen tree table in accordance with the ETM.
  - m. In the title block on both sheets, revise the title from “Tree Conservation Plan I” to “Type 2 Tree Conservation Plan Lots 1 and 156.”
  - n. Show all other symbols including, but not limited to, wetlands, wetland buffers, streams, and stream buffers in accordance with the ETM.
  - o. Remove Notes 1 and 2 on Sheet 2.
  - p. Show woodland preservation signs along the perimeter of the woodland preservation area 50 feet apart and provide a detail on the plan.
  - q. Show the tree preservation sign detail on the plan.
  - r. Show the ownership on Parcel 155 to the south of the site.
  - s. Revise the woodland limits on Parcels 154 and 155 approximately 100 feet off the property line.
  - t. Revise the approval block to read “TCP2-032-12.”
  - u. Revise the worksheet as necessary.
  - v. Have the revised TCP2 signed and dated by the qualified professional who prepared it.
3. Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this property, pursuant to Section 25-122(d)(1)(B) of the Woodland and Wildlife Habitat Conservation Ordinance, all woodland preserved, planted, or regenerated on-site shall be placed in a woodland conservation easement, recorded in land records, and the liber/folio of the easement shall be indicated on the TCP2.
  4. At the time of final plat, 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 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.”

5. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
6. Prior to certification of the detailed site plan, copies of the stormwater management concept approval letter and plan shall be submitted. The concept shall be correctly reflected on all plans.

ORDERED this 4<sup>th</sup> day of November, 2013, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Olson

Vote: 8-0

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: \_\_\_\_\_  
Andrea C. Harrison, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council