

Case No.: SDP-0306/04
Oak Creek Club Golf Course

Applicant: Capital Telecom Acquisition, LLC

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 Planning Board's decision, in Resolution PGCPB No. 12-85, approving with conditions a specific design plan for the addition of a 99-foot-high wireless telecommunications monopole and a 3,060-square-foot compound near the proposed golf maintenance building within Parcel 27, located in Planning Area 74A, east and west of Church Road, and north of Oak Grove Road; this specific revision applies only to existing Parcel 27 of the golf course, which is located along the northern edge of the property, immediately west of Church Road, is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 12-85, as its findings and conclusions in this case, except as otherwise provided herein.

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

1. Prior to signature approval of the specific design plan, the applicant shall revise the plans as follows:
 - a. Add a tree canopy coverage worksheet showing the requirement being met on-site.
 - b. Add a *Prince George's County Landscape Manual* Section 4.6-2 schedule showing the requirement being met for the entire frontage of Parcel 27 along Church Road through the preservation of existing trees.
2. Prior to signature approval of the specific design plan, the applicant shall revise the Type II tree conservation plan (TCPII) as follows:

- a. Show the development activity proposed and use the graphic elements shown in the legend on the previously approved plan, including clearing associated, location of temporary tree protection devices, and the limit of disturbance.
 - b. Revise the elements that have been relocated from their prior location, including the cart path and elements now within the proposed telecommunications complex.
 - c. Show a 10-foot-wide setback from the 25-foot-wide wetland buffers surrounding the telecommunications complex.
 - d. The temporary tree protection fence which is labeled must be expanded to state "Location of Temporary Tree Protection Fence to be installed with the '-04' revision to the TCPII for the installation of a telecommunications complex."
 - e. The label "Monopine" shall be revised to "monopole."
 - f. Revise the Forest Save table to reflect the full woodland clearing impacts for proposed development activity, and not the lease area.
 - g. Revise the woodland conservation worksheet to show the additional clearing proposed under the current activity and not the lease area.
 - h. Revise the woodland conservation worksheet to indicate how the woodland conservation requirement incurred by the proposed activity will be mitigated.
 - i. Revise the Forest Save table to reflect the full woodland clearing impacts for proposed development activity.
 - j. Revise the tree protection fence detail label to include the term "temporary."
3. Prior to certification of the specific design plan, all revised Type II tree conservation plan (TCPII) sheets shall have accurate revision notes added to the plan sheet, and the revised plan sheets shall be signed by the qualified professional who prepared the sheets.
 4. All sheets of the Type II tree conservation plan (TCPII) shall be submitted for signature at the time of certification.
 5. Prior to certification of the specific design plan, the enlarged site plan shall be revised to correctly delineate the limit of woodland to be counted as cleared required for the 10-foot-wide maintenance and work zone, and labeling shall be consistent with that provided on the Type II tree conservation plan (TCPII).
 6. Prior to certification of the specific design plan, the plans shall be revised to indicate the use of a "monopole" painted in a natural tone to match the bark of the existing woodlands, and all references to a "Monopine" shall be removed from the plan set.

In order to protect adjacent properties and the surrounding neighborhood, affirmance is also subject to the following additional conditions by the District Council. As the basis for this action, the District Council adopts the recommendations of the Planning Board as its findings and conclusions in this case. Conditions 7 and 8 must be satisfied by the Applicant.

7. Applicant shall preserve the monopole painted in a natural tone to match the bark of the existing woodlands.
8. Prior to certification of the specific design plan, the applicant shall submit a facility maintenance plan to the Oak Creek HOA to include, but not limited to, maintenance of the painted monopole, board-on-board fence and building compound to remain harmonious with surrounding properties.

Ordered this 19 day of November 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson,
Patterson, 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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council