

Case No.: S.E. 4619

Applicant: Chirp Resorts, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 4- 2010

AN ORDINANCE to approve a special exception, with conditions.

WHEREAS, Application No. S.E. 4619 was filed for property described as approximately 63.97 acres of land in the R-R Zone, located in the northeast quadrant of I-95/495, on the west side of Cherry Hill Road, for a project identified as Cherry Hill Park, College Park, for approval of an addition of 16 acres to a recreational campground to include 25 cabins, a 120-room lodge, an indoor pool, two picnic pavilions, a miniature golf course, an administration building expansion, restroom/bath facilities, and a laundry facility; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff, and the Planning Board, which filed recommendations with the District Council; and

WHEREAS, a public hearing was held before the Zoning Hearing Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were filed with and considered by the District Council; and

WHEREAS, having reviewed the record, the District Council has determined that S.E. 4619 should be approved; and

WHEREAS, to protect adjacent properties and the general neighborhood, this special exception is granted subject to conditions; and

WHEREAS, as the basis for this action, the District Council adopts the decision and recommendations of the Zoning Hearing Examiner as its findings of fact and conclusions of law in this case.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

Section 1. The Zoning Map of the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to show an approved special exception for a Recreational Campground on the property which is the subject of Application No. S.E. 4619. All development and use of the subject property under this special exception shall conform to the revised site plan to be filed in accordance with this decision.

Section 2. The special exception approval herein is subject to the following conditions:

1. Prior to the issuance of any building permits, a limited Detailed Site Plan is required to be reviewed and approved by the Planning Director or its designee for architecture, including façade features and building materials.
2. At the time of record plat, the applicant and its successors or assigns shall dedicate a 20-foot wide strip, along the entire length of the subject site's frontage on Cherry Hill Road, for public use as a future hiker/biker/pedestrian trail and/or sidewalk.
3. The camp registration office shall maintain records of length of stay of all campers and make those records available to County inspectors during normal business hours (9:00 a.m. to 5:00 p.m.).
4. Prior to the issuance of any building permits, the Applicant shall obtain all necessary signage permits.
5. The stormwater management concept plan shall be revised to reflect the three bio-retention areas required by the Department of Public Works and Transportation.

Section 3. This Ordinance shall take effect on the date of its enactment.

Enacted this 30th day of March, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrison Knotts,
Olson 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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council