

Case No. SP-06041

Applicant: Spirit of Faith Christian Center

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 decision of the Planning Board in PGCPB No. 06-288, to approve with conditions a detailed site plan for a day care and after care center for 100 children, ages 2-6, within the Spirit of Faith Christian Center, on property described as approximately 7.77 acres of land in the O-S Zone, west of Gibbons Church Road and south of North Keys Road, Brandywine, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case, with the following addition:

The District Council approves alternative compliance from Section 4.3.c. (Interior Parking Lot Planting) of the Landscape Manual, to allow relocation of shade trees from the interior to the edges of the parking lots on the site. The Council finds that trees in this location will provide substantial shade, sufficient to fulfill the purposes of the Landscape Manual.

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

1. Prior to signature approval of the proposed detailed site plan, the following revisions shall be made to the plans or required items shall be submitted:
 - a. Provide detail sheet and specification for the fences around the playground.
 - b. Provide the square footage, gross floor area and use of each building on the site plan.
 - c. Delineate the loading space from the site plan.

- d. Provide number of seats in the church under general notes.
 - e. Provide lighting plan for the outdoor play area, if the area is used before or after daylight hours.
 - f. The shade trees in the interior of the parking lots on the site shall be relocated around the perimeter of the lots.
2. Prior to certificate approval of the DSP, the Type II Tree Conservation Plan shall be revised as follows:
- a. Show the location of temporary and permanent tree protection devices, and show appropriate details to implement;
 - b. Provide further details concerning how the design of the permanent tree protection signage, how it will be mounted, and where it will be mounted;
 - c. Provide a planting schedule on sheet 10 of 10;
 - d. Provide a maintenance schedule and Type II Tree Conservation Plan notes; and
 - e. Have the plan signed and dated by the qualified professional who prepared it.
3. Prior to the issuance of a grading permit for the site, the edge afforestation, associated fencing, and woodland conservation signage shall be installed. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations, and a plan showing the locations where the photos were taken.
4. Prior to the issuance of a grading permit for the site, an afforestation bond shall be submitted to the County, based on the afforestation/natural regeneration requirement of the site, and shall be held for a minimum of two years, or until successful natural regeneration has occurred, whichever is less.

Ordered this 19th day of March, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Harrington, Knotts, Olson and Turner

Opposed:

Abstained:

Absent: Council Member Dernoga

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: _____
Camille A. Exum, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council