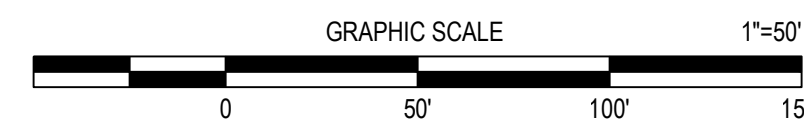


- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - EXISTING 10 FT CONTOUR
 - EXISTING 2 FT CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING TREELINE
 - CENTERLINE OF EXISTING ROAD
 - IRON PIPE FOUND
 - PROPOSED ACCESS
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - FLOODPLAIN - EXISTING/PROPOSED
 - WETLAND
 - WETLAND BUFFER
 - PRIMARY MANAGEMENT AREA
 - PUBLIC UTILITY EASEMENT
 - STEEP SLOPES (15% OR GREATER)

- GENERAL NOTES**
- Existing parcel lot, deed description/Liber Folio and plat number
 - Tax Map: 110 Gnd E1
 - 200 foot map reference (WSSC): 209SE12
 - This plan is for the subdivision of Parcel 2 into 1 lot.
 - Prior approvals: NRI-088-2021, TCP2-193-03
 - Site Area: Gross: 23.34 Ac. Net: 22.39 Ac.
 - Net developable area outside PMA: 18.81 Ac.
 - Acres of Environmental Regulated Features: 4.53 Ac.
 - Acres of 100-year floodplain: 0.95 Ac.
 - Acres in road dedication: 0.103 Ac.
 - Existing zoning: Agricultural Residential (AR)
 - Prior Zoning: Residential-Agricultural (R-A)
 - Per sections 24-1900 and 27-1903(d) the applicant elects to have this application reviewed under the Subdivision Regulations and Zoning Ordinance prior to April 1, 2022.
 - Existing land use: Storage Shed
 - Proposed land use: Church
 - Standards (Section 27-442)


| REGULATION TABLE SEC. 27-442 | | |
|--|-----------------------|--------------|
| STANDARD | REQUIREMENT | PROVIDED |
| NET LOT AREA (MIN.) | 87,120 SF | 1,016,624 SF |
| LOT COVERAGE (MAX. 50%) | 598,412 SF | |
| LOT WIDTH AT FRONT BUILDING LINE (MIN.) | 150 LF | |
| LOT WIDTH AT STREET LINE (MIN.) | 25 LF | |
| FRONT YARD DEPTH (MIN. 50 FT) | 50 FT | |
| SIDE YARD WIDTH (MIN.) | 35 FT | |
| CORNER LOT, SIDE YARD (MIN.) | 50 FT | |
| REAR YARD (MIN.) | 35 FT | |
| 7. Sustainable Growth Tier: | 4 | |
| 8. Andrews Interim Land Use Control: | No | |
| 9. Center or Corridor location: | No | |
| 10. Existing Gross Floor Area: | 405 SF | |
| 11. Proposed Gross Floor Area: | 22,020 SF | |
| 12. Stormwater Management Concept number and approval date: | 30620-2022 | |
| 13. Water/Sewer Category Designation Existing: 6 | Proposed: 6 | |
| (This property will be served by private well and septic.) | | |
| 14. Method of sewage disposal: | On-site septic system | |
| 15. Aviation Policy Area: | No | |
| 16. Mandatory Park Dedication Requirement: | No | |
| 17. Cemeteries on or contiguous to the property: | No | |
| 18. Historic Site on or in the vicinity of the property: | No | |
| 19. Type One Conservation Plan: | TCPI# | |
| 20. Within Chesapeake Bay Critical Area: | No | |
| 21. Wetlands: | Yes | |
| 22. Streams: | Yes | |
| 23. In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: | | |
| No | | |

PPS-4-23012
PRELIMINARY PLAN OF SUBDIVISION
RENEWAL CHRISTIAN CENTER
TAX PARCEL 2
MARLBORO DISTRICT No. 3
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT
RENEWAL CHRISTIAN CENTER
13400 ALYSSA COURT
BRANDYWINE, MD 20613
ATTN: PASTOR ALBERT APIAH
PHONE: (301) 577-8760



| | | | | | | | | | | | |
|------|--|--|-------------|--|--|---|--|--|--|--|--|
| | | | | | |  | | | ATWELL 866.850.4200 www.atwell-group.com | | |
| | | | | | | | | | 11721 WOODMARE, RD., SUITE 200 MIDWICHVILLE, MD 20721 301.436.2000 | | |
| | | | | | | DRAWN BY KTG | | | DESIGNED BY KTG | | |
| | | | | | | CHECKED BY SC | | | B08039-5234 | | |
| DATE | | | DESCRIPTION | | | BY | | | SCALE | | |
| | | | REVISONS | | | | | | 1"=50' | | |
| | | | | | | | | | DATE | | |
| | | | | | | | | | MARCH 2023 | | |
| | | | | | | | | | DRESSING NO. | | |
| | | | | | | | | | 3.001-Z | | |

**IN RE: PRELIMINARY PLAN OF SUBDIVISION
CASE NUMBER 4-23012**

APPLICANT: RENEWAL CHRISTIAN CENTER

STATEMENT OF JUSTIFICATION

OWNER/APPLICANT:

Renewal Christian Center
Albert B.K. Appiah, Pastor
3517 Global Hill Drive
Mitchellville, Maryland 20720

DEVELOPMENT TEAM:

CIVIL ENGINEERS: ATWELL, LLC
Barry Caison, PE
Kevin Garvey, RLA
11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721

ARCHITECT: MICHAEL GRAVES ARCHITECTURE AND DESIGN
Ravi Waldon, AIA, LEED, AP
Columbia, Maryland

TRAFFIC: LENHART TRAFFIC CONSULTING
Mike Lenhart, PTOE
645 Baltimore Annapolis Boulevard, Suite 214
Severna Park, Maryland 21076

LEGAL COUNSEL: LAW OFFICE OF MIDGETT S. PARKER, P.A.
Midgett S. Parker, Jr., Esq.
5827 Allentown Road
Camp Springs, Maryland 20746

ELECTION: PROCEED PURSUANT TO PRIOR SUBDIVISION REGULATIONS

I. PROPERTY DESCRIPTION & LOCATION

- A. Address of Property for this Preliminary Plan of Subdivision – 6601 Chew Road, Upper Marlboro, MD 20772 consisting of Lot 1, with 23.37 acres of land (the “Property”).
- B. Existing Use – Vacant undeveloped land.
- C. Proposed Use – Church or similar place of worship with 500 seats. The proposed building shall have a total 24,920+/- square feet of gross floor area (the “Project”).
- D. Council District – 9.
- E. Tax Map/Grid: 110E1 Parcel 2.
- F. Real Property Total Area – 23.37 acres.
- G. Tax ID# 03-0203869.
- H. Location – Located along the south east quadrant of the intersection of Crain Highway and Chew Road.
- I. Zoning – AR.
- J. Planning Area 79 2013 Approved Subregion 6 Master Plan and SMA.

II. INTRODUCTION AND STATEMENT OF JUSTIFICATION FOR THE ELECTION TO DEVELOP PURSUANT TO THE PRIOR SUBDIVISION REGULATIONS

Renewal Christian Center (the “Applicant,” or “RCC”), by and through its legal counsel, Law Office of Midgett S. Parker, P.A., and the above referenced members of its Development Team, elect to have the Subject Application processed under the prior Subdivision Regulations pursuant to Sections 24-1901 to 24-1904 of the current Subdivision Regulations. Section 24-1904(b) requires the Applicant to “***provide a statement of justification which shall explain why the Applicant has elected not to develop a specific property pursuant to the provisions***” of the current Subdivision Regulations, and instead has chosen to utilize the prior Subdivision Regulations. The Applicant has elected to pursue the Preliminary Plan of Subdivision under the prior Subdivision Regulations because it acquired the Subject Property in 2008 and has already expended resources over the course of the past fifteen (15) years to reach this point in its journey to build a new house of worship on the Subject Property. As a religious entity after having navigated the land use process to obtain several of the approvals outlined below it would cause an unreasonable financial burden and delay to now pursue the preliminary plan of subdivision approval under the current Subdivision Regulations. Accordingly, the Applicant desires to have Case No. 4-23012 proceed under the prior Subdivision Regulations.

III. DESCRIPTION OF CONFORMANCE WITH PRIOR SUBDIVISION REGULATIONS

In electing to proceed under the prior Subdivision Regulations, **Attachment 1** to this Statement of Justification identifies the applicable Sections of the prior Code and addresses how this Application meets those requirements.

IV. PREVIOUS APPROVALS

The Applicant has obtained the previous approvals shown on **Attachment 2**:

V. SERVING THE GREATER GOOD OF THE COMMUNITY


This facility, the new home for Renewal Christian Center, located at 6601 Chew Road, Upper Marlboro will be a beacon of light for all people. In addition to being a place of religious worship this building will serve the community by offering a number of programs for education, charity, and counseling all in accordance with the religious purposes of Renewal Christian Center. Renewal Christian Church will be a place offering prayer services, marriage counseling, youth encouragement programs, and more. The Pastor and congregation of Renewal Christian Center are excited to see this location being able to serve the community soon with positive events and catastrophic events such as recovery from a 3-year pandemic, community power outages, severe weather storms, and more. With the future improvement of 6601 Chew Road, Upper Marlboro, Maryland Renewal Christian Church will be a place of renewal, awakening, and refuge for all people of our community.

VII. CONCLUSION

For all of the above stated reasons, Renewal Christian Center and the members of the Development Team respectfully elect that the referenced Preliminary Plan of Subdivision (Case No. 4-23027) advancing the development and use of the property as a religious house of worship with its associated signage, parking, landscaping, and other improvements to be reviewed under the prior Subdivision Regulations.

Submitted By:

Law Office of Midgett S. Parker, P.A.

By: 
Midgett S. Parker, Esq., Founder/CEO

Date: 5/11/2024