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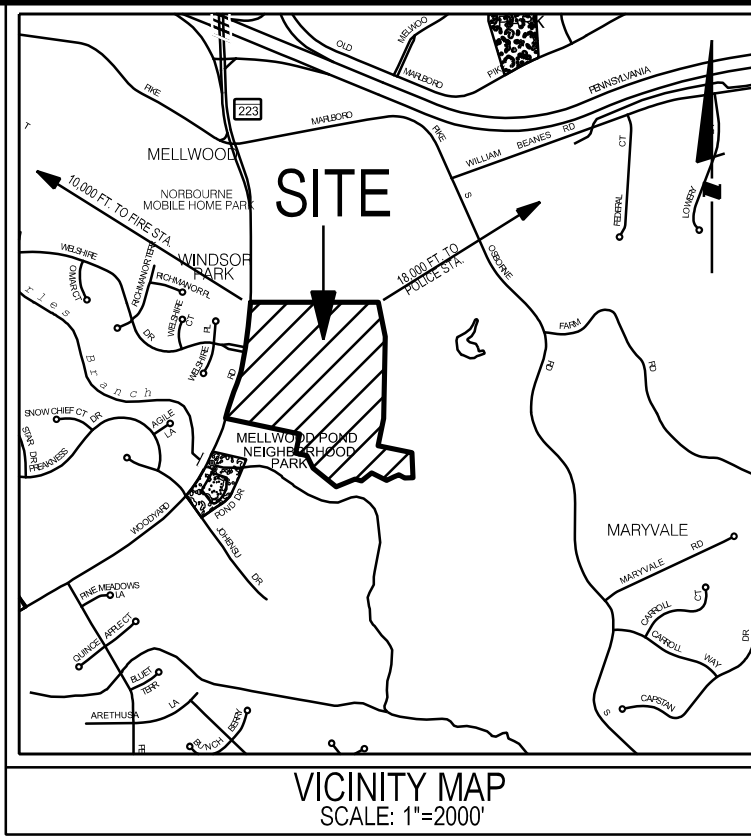
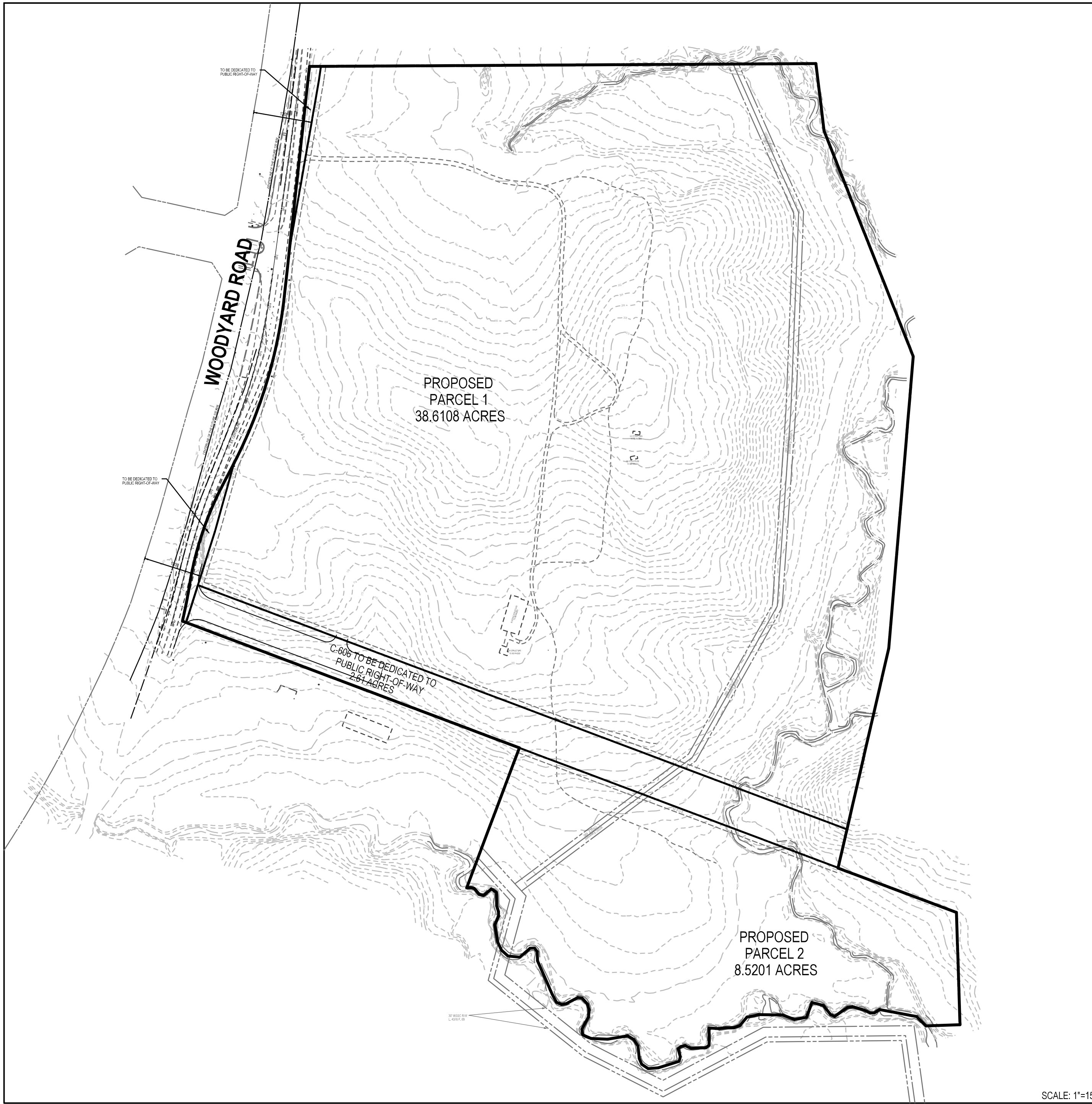
GENERAL NOTES:

- EXISTING: 2 PARCELS, P. 76 (L.30474/F.41) & P.78 (L.30474/F.41)
- TAX MAP: 100, GRIDS A-4 AND B-3
GRID: B4
- WSSC 200 FT REF: 208SE08 & 208SE09, AND 208SE10
PURPOSE OF SUBDIVISION: TWO PARCELS FOR INSTITUTIONAL USE, PLACE OF WORSHIP
- GFA EXISTING: 2,750 SF
GFA TO BE RAZED: 2,750 SF
GFA PROPOSED: 38,988 SF
- PRIOR APPROVALS: NONE
- GROSS ACREAGE: 49.97 AC +/- R-A
NET ACREAGE: 45.55 AC R-A
NET DEVELOPABLE OUTSIDE OF PMA: 34.58 AC +/-
- ENVIRONMENTAL REGULATED FEATURES: 12.55AC +/-
- 100 YEAR FLOODPLAIN: 4.42AC +/-
- ROAD DEDICATION: 2.84 ACRES DEDICATED
- EXISTING ZONING: PRIOR, RESIDENTIAL- AGRICULTURAL (R-A)
CURRENT: AGRICULTURAL- RESIDENTIAL (AR)
- PPS IS TO BE REVIEWED UNDER THE PRIOR ZONING ORDINANCE AND SUBDIVISION REGULATIONS
SECTOR PLAN: NONE
- EXISTING USE: AGRICULTURAL
PROPOSED USE: PLACE OF WORSHIP
PROPOSED NUMBER OF LOTS: 0 LOTS
PROPOSED NUMBER OF PARCELS: 2 PARCELS
PROPOSED PARCEL 1: 38.4283 AC
PROPOSED PARCEL 2: 8.5156 AC
PROPOSED NUMBER OF OUTLOTS: 0 OUTLOT
PROPOSED DWELLING UNIT BY TYPE: N/A
- DENSITY CALCULATION: N/A
- MINIMUM LOT SIZE REQUIRED: 87,120 SQ.FT.
- MINIMUM LOT WIDTH AT:
FRONT BLDG LINE: 150 FT.
FRONT STREET LINE: 25 FT.
- SUSTAINABLE GROWTH TIER: YES, TIER 1
- MILITARY INSTALLATION OVERLAY ZONE: IMAGINARY RUNWAY SURFACE HEIGHT ZONES E, RIGHT RUNWAY
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING GROSS FLOOR AREA TO REMAIN: 0 SF
PROPOSED GROSS FLOOR AREA: 38,988 SF
- STORMWATER MANAGEMENT CONCEPT #29538-2016-00 AND APPROVAL DATE: AUGUST 6, 2021
- EXISTING WATER/SEWER DESIGNATION: WATER AND SEWER CATEGORY 4
PROPOSED WATER/SEWER DESIGNATION: W-3 & S-3
- AVIATION POLICY AREA: N/A
- THIS APPLICATION IS EXEMPT FROM MANDATORY PARK DEDICATION BECAUSE NON-RESIDENTIAL DEVELOPMENT IS PROPOSED.
- NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
- NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- TYPE ONE CONSERVATION PLAN: YES, TCPI.
- SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA
- THERE ARE WETLANDS PRESENT ON SITE.
- APPROXIMATELY 5459 LF OF STREAM IS PRESENT ON SITE.
- NOT ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST ORGANIZATION.

F.A.R. CALCULATIONS	
SITE AREA: 49.97 AC	x 43,560 SF=2,176,963 S.F.
F.A.R. PROPOSED	
PROPOSED	38,988 S.F. (0.02 F.A.R.)
TOTAL	38,988 S.F. (0.02 F.A.R.)

GALILEE BAPTIST CHURCH

PRELIMINARY PLAN OF SUBDIVISION PPS-4-23023
MELWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- EXISTING SEWER
- EASEMENT
- PROPOSED LOT LINE
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE



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Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

www.solteszco.com

NO.	REVISIONS	BY	DATE
1	DATE: MARCH 2016	DESIGNED: DUB	CAO STANDARDS VERSION: V5 - 2009
2	TECHNICIAN: DUB	CHECKED: DUB	

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES OR CROSSINGS BY DRIVING TEST PITTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

GALILEE BAPTIST CHURCH
2101 SHADYSIDE AVENUE
SUITLAND, MD 20746

MAP: 5787	GRID: J2
TAX MAP: 100.B4	ZONING CATEGORY: R-A
WSSC 200' SHEET: 208SE08 & 208SE09	XXXX:
SITE DATUM:	XXXX:
HORIZONTAL: NAD83	
VERTICAL: NAVD83	



COVER SHEET

PRELIMINARY PLAN OF SUBDIVISION
4-23023

GALILEE BAPTIST CHURCH
WOODYARD ROAD

MELWOOD (15TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



1" = 150'

C-4

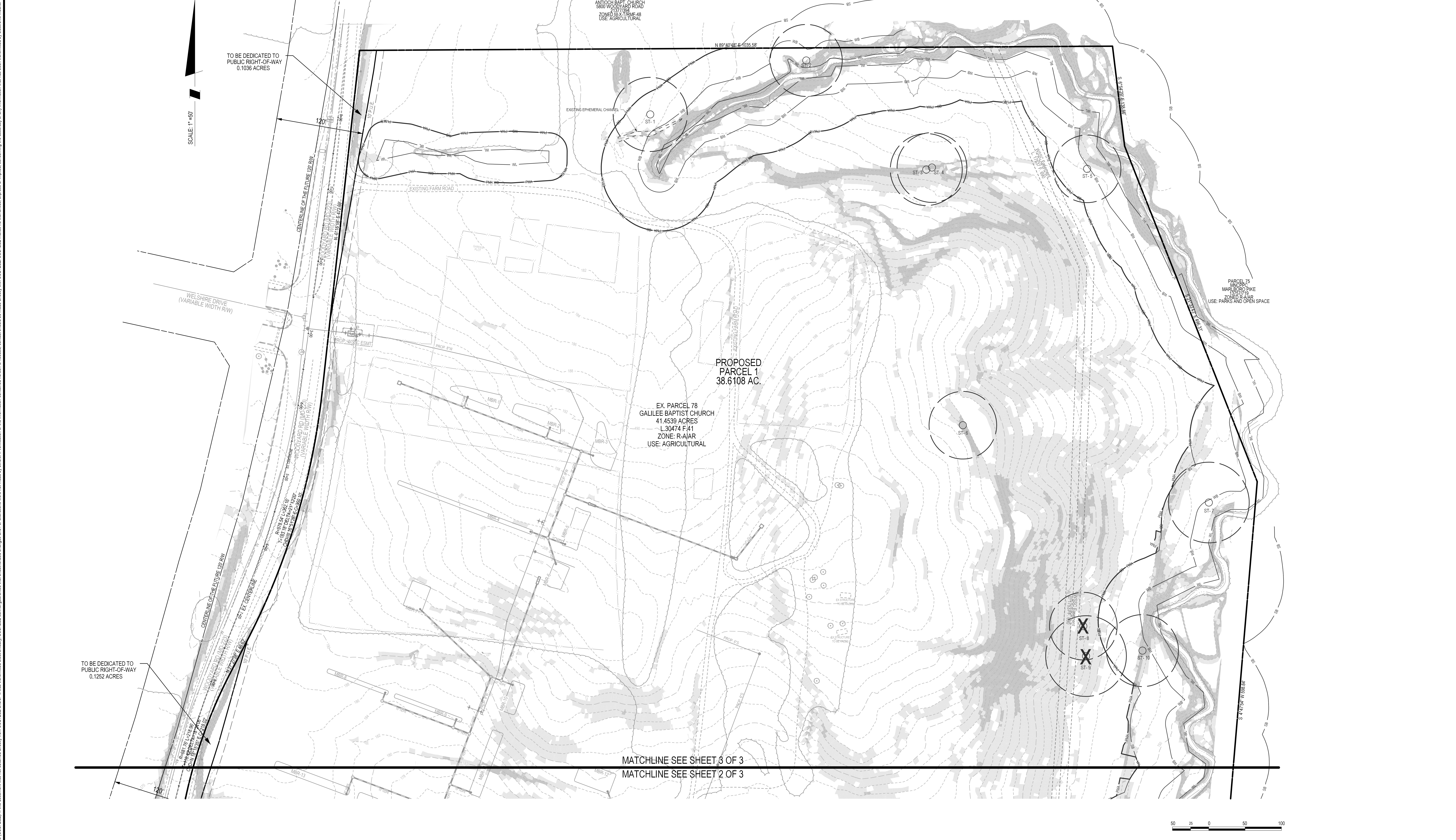
SHEET 1


OF 3

PROJECT NO.
1404-06-00

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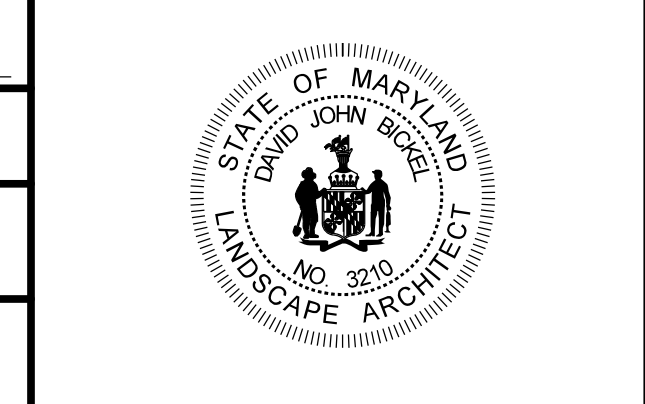
**SOLTESZ, LLC**
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Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
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NO.	REVISIONS	BY	DATE
1	DESIGNED: DUB		
2	DATE: MARCH 2016		
3	CAO STANDARDS VERSION: V5 - 2009		
4	TECHNICIAN: DUB		
5	CHECKED: DUB		

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2101 SHADYSIDE AVENUE
SUITLAND, MD 20746

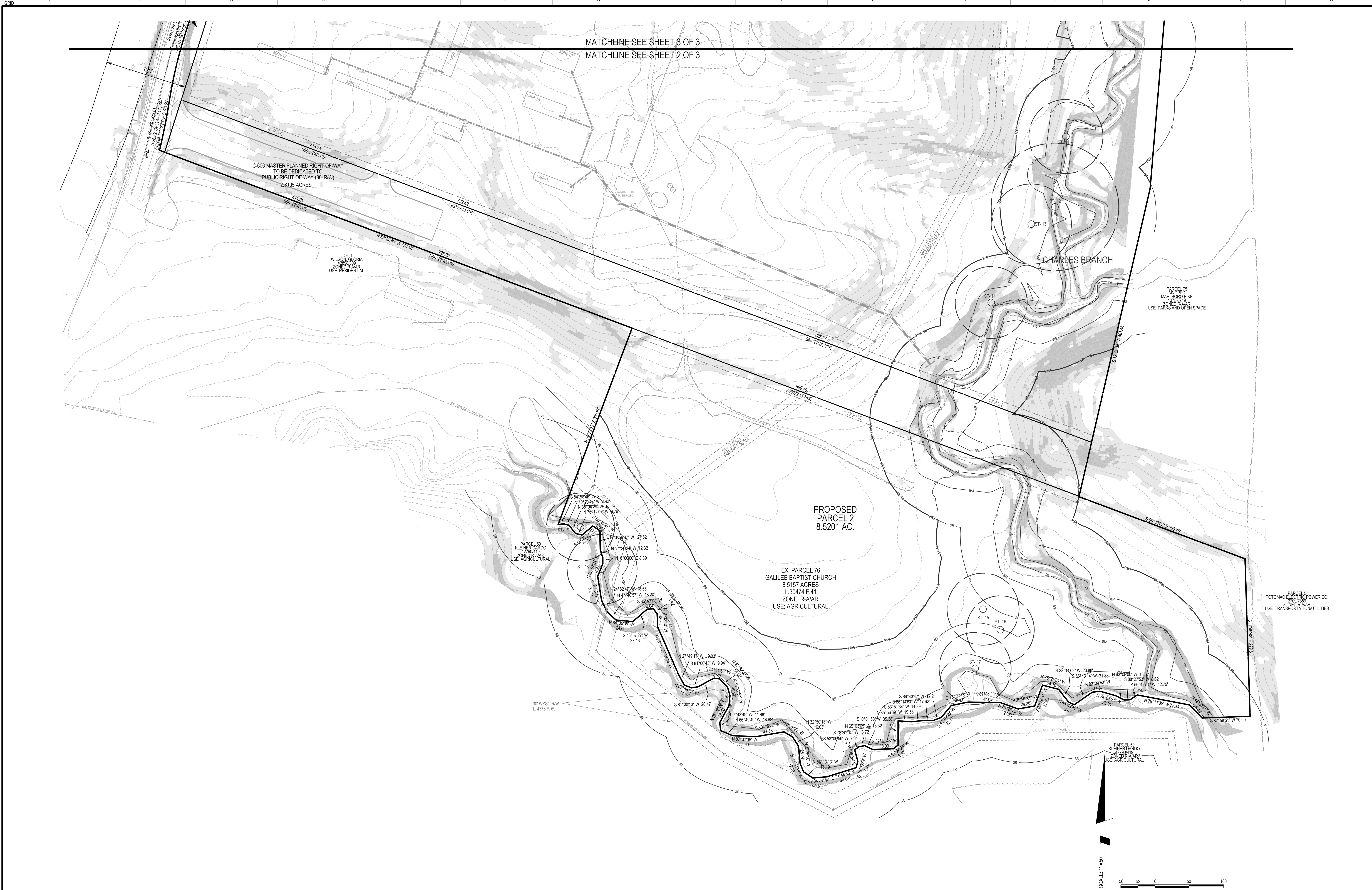
MAP: 5787	GRID: J2
TAX MAP: 100.04	ZONING CATEGORY: R-A
WISC 200' SHEET: 208SE09	XXXX
208SE09	
SITE DATUM: HORIZONTAL: NAD83	XXXX
VERTICAL: NAVD83	



PRELIMINARY PLAN OF SUBDIVISION
4-23023
GALILEE BAPTIST CHURCH
WOODYARD ROAD
MELWOOD (15TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND
P:\14040600\PRELPPS_02.sht Scale= 50,000.00 ft/in. User= yroh PLTdrv PDF_Grey_150.pltcd Pentb TEXT_SUB.RW 2/26/2024 10:26:55 AM


1" = 50'
SHEET **2**
OF **3**
PROJECT NO.
1404-06-00

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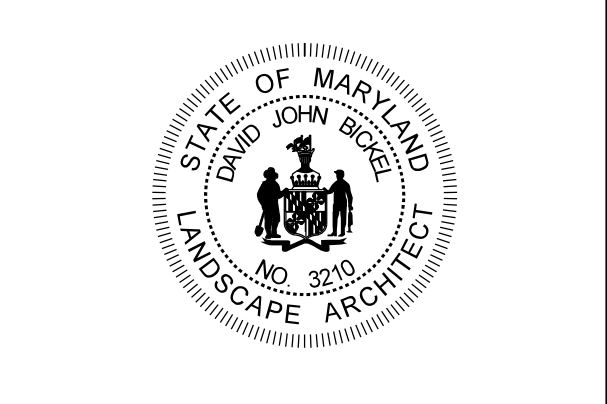
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NO.	REVISIONS	BY	DATE
1	DATE: MARCH 2016		
2	DESIGNED: DJB		
3	CAO STANDARDS VERSION: V5 - 2005		
4	TECHNICIAN: DJB		
5	CHECKED: DJB		

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OWNER/DEVELOPER/APPLICANT
GALILEE BAPTIST CHURCH
2101 SHADYSIDE AVENUE
SUITLAND, MD 20746

MAP: 5787	GRID: J2
TAX MAP: 100.84	ZONING CATEGORY: R-A
WSSC 200' SHEET: 208SE09	XXXX
SITE DATUM: XXXX	XXXX
HORIZONTAL: NAD83	XXXX
VERTICAL: NAVD83	XXXX



PRELIMINARY PLAN OF SUBDIVISION
4-23023

GALILEE BAPTIST CHURCH
WOODYARD ROAD

MELWOOD (15TH) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
1404-06-00

1" = 50'

3 OF 3

C-6

IN RE: **PRELIMINARY PLAN OF SUBDIVISION**
CASE NUMBER 4-23023

FORMERLY APPROVED AS CASE NUMBER 4-16008

APPLICANT: **GALILEE BAPTIST CHURCH**

STATEMENT OF JUSTIFICATION

OWNER/APPLICANT:

Galilee Baptist Church
Reverend Dr. Lloyd T. McGriff, Pastor
2101 Shadyside Avenue
Suitland, Maryland 20746

DEVELOPMENT TEAM:

CIVIL ENGINEER:	SOLTESZ David Bickel, Planning Director Tim Davis, PLA, AICP, LEED AP 4300 Forbes Boulevard, #230 Lanham, Maryland 20706	(301) 794-7555 DBickel@solteszco.com TDavis@solteszco.com
ARCHITECT:	THE MCKNIGHT GROUP Jason T. Cottrell, NCARB, LEED 3351 McDowell Road. Gove City, Ohio 43123	(614) 875-1689 jcottrell@mcknightgroup.com
TRAFFIC:	LENHART TRAFFIC CONSULTING Michael Lenhart, P.E., PTOE 645 Baltimore Annapolis Boulevard Severna Park, Maryland 21146	(410) 216-3333 mlehart@LENHARTTRAFFIC.COM
PROJECT MANAGER:	PROPERTY AND INDUSTRY COORDINATORS, LLC Patrick Ricker 117 Riverview Road Stevensville, Maryland 21666	(240) 375-4462 pat@rickerbrothers1988.com
LEGAL COUNSEL:	LAW OFFICE OF MIDGETT S. PARKER, P.A. Midgett S. Parker, Jr., Esq. 5827 Allentown Road Camp Springs, Maryland 20746	(443) 603-3091 MidgettParker.Law@gmail.com
ELECTION:	PROCEED PURSUANT TO PRIOR SUBDIVISION REGULATIONS	

I. PROPERTY DESCRIPTION & LOCATION

- A. Address of Property for this Preliminary Plan of Subdivision – 6100 Woodyard Road, Upper Marlboro, MD 20774 consisting of Parcel 78 (41.45 acres) and Parcel 76 (8.52 acres) of a total of 49.97+/- acres of land (the “Property”).
- B. Existing Use – Vacant undeveloped land.
- C. Proposed Use – Place of worship with 800 – 1,000 seats. The proposed building shall have a total of under 40,000 square feet of gross floor area. (the “Project”).
- D. Council District – 9.
- E. Tax Map 100 /Grid B-3 Parcel 78 (41.45 acres) and Grid B-4 Parcel 76 (8.52 acres).
- F. Tax Accounts: 15-3532660 (Parcel 78) and 15-3356870 (Parcel 76).
- F. Real Property Total Area: 49.97+/- acres.
- G. Location – East side of Woodyard Road directly east of intersection of Welshire Drive and Woodyard Road.
- H. Zoning – Agricultural Residential AR, (prior: R-A).
- K. Master Plan – 2013 Approved Subregion 6 Master Plan and Sectional Map Amendment (the “Master Plan”).

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

Galilee Baptist Church (the “Applicant”), 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 has already expended resources over the course of the past twenty-one (21) 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 successfully acquired the Subject Property in 2002 and navigated the processes to obtain several approvals pursuant to the prior Subdivision Regulations it would create an unreasonable financial burden and delay to now pursue the approval of this Application under the current Subdivision Regulations. Accordingly, the Applicant desires and elects to have Case No. 4-23023 proceed under the prior Subdivision Regulations because this current application is for the same site development (albeit slightly smaller structure) proposed originally in Case No. 4-16008 consisting of a new building for religious worship slightly under 40,000 square feet, signage and other site improvements which took several years to receive approval through the land use process.

III. PREVIOUS APPROVALS

The Applicant has obtained the following previous approvals:

- (a) Natural Resources Inventory – NRI-104-16 approved 05/17/2016;
- (b) Preliminary Plan of Subdivision (4-16008) approved 09/29/2016; certified 11/19/2018;
- (c) Tree Conservation Plan 1 –(TCP1-003-2016) approved 09/26/2016; certified 10/26/2018;
- (d) Tree Conservation Plan 2 – (TCP2-001-2019) under review;
- (e) Variances – Section 24-121(a)(3) approved 09/29/2016;
- (f) Site Development Concept Plan – 2314-2017 approved 12/04/2019; and
- (g) Conceptual Stormwater Management Plan – 29538-2016, approved 08/06/2018.

IV. CONFORMANCE WITH THE PRIOR SUBDIVISION REGULATIONS

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on Thursday, September 29, 2016: (i) voted in favor of the Preliminary Plan of Subdivision application No.4-16008 filed by the Applicant; and (ii) APPROVED Preliminary Plan of Subdivision 4-16008 based upon a thorough review of the proposed Subdivision Application.

RESPONSE: The Technical Staff Report [see Attachment 1] and Planning Board Resolution [see Attachment 2] for Case No. 4-16008 demonstrate that this Application meets the criteria for approval pursuant to the prior Subdivision Regulations.

V. SERVING THE GREATER GOOD OF THE COMMUNITY

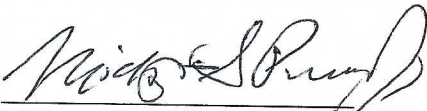
This facility, the new home for Galilee Baptist Church, located at 6100 Woodyard Road, Upper Marlboro will be a beacon of light for all people. In addition to being a place of religious worship this building will serve the community by offering a number of programs for education, charity, and counseling all in accordance with the religious purposes of Galilee Baptist Church. Galilee Baptist Church will be a place offering computer classes, tutoring programs, work force development training, vacation Bible school and Bible training, marriage counseling, youth encouragement programs, senior life skill classes and fellowship opportunities, and more. Galilee Baptist Church and its members are excited to build and open their worship center at this location being able to serve the community with the above stated programs, and also during times of catastrophic events such as recovery from a 3-year pandemic, community power outages, severe weather storms, and more. The future improvement with this facility located at 6100 Woodyard Road, Upper Marlboro, Maryland will be a place of refuge for all people of the community in accordance with religious purposes of Galilee Baptist Church.

VII. CONCLUSION

For all of the above stated reasons, the Applicant and the members of the Development Team respectfully elect that the referenced Preliminary Plan of Subdivision (Case No. 4-23023) 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: December 1, 2023

Attachments:

1. M-NCPPC Technical Staff Report for Case No. 4-16008
2. Planning Board Resolution PGCPB No. 16-116 (Case No. 4-16008)

STATEMENT OF JUSTIFICATION

PRELIMINARY PLAN OF SUBDIVISION CASE NUMBER 4-23023

FORMERLY APPROVED AS CASE NUMBER **4-16008**

ATTACHMENT 1

M-NCPPC TECHNICAL STAFF REPORT

CASE No. 4-16008

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530



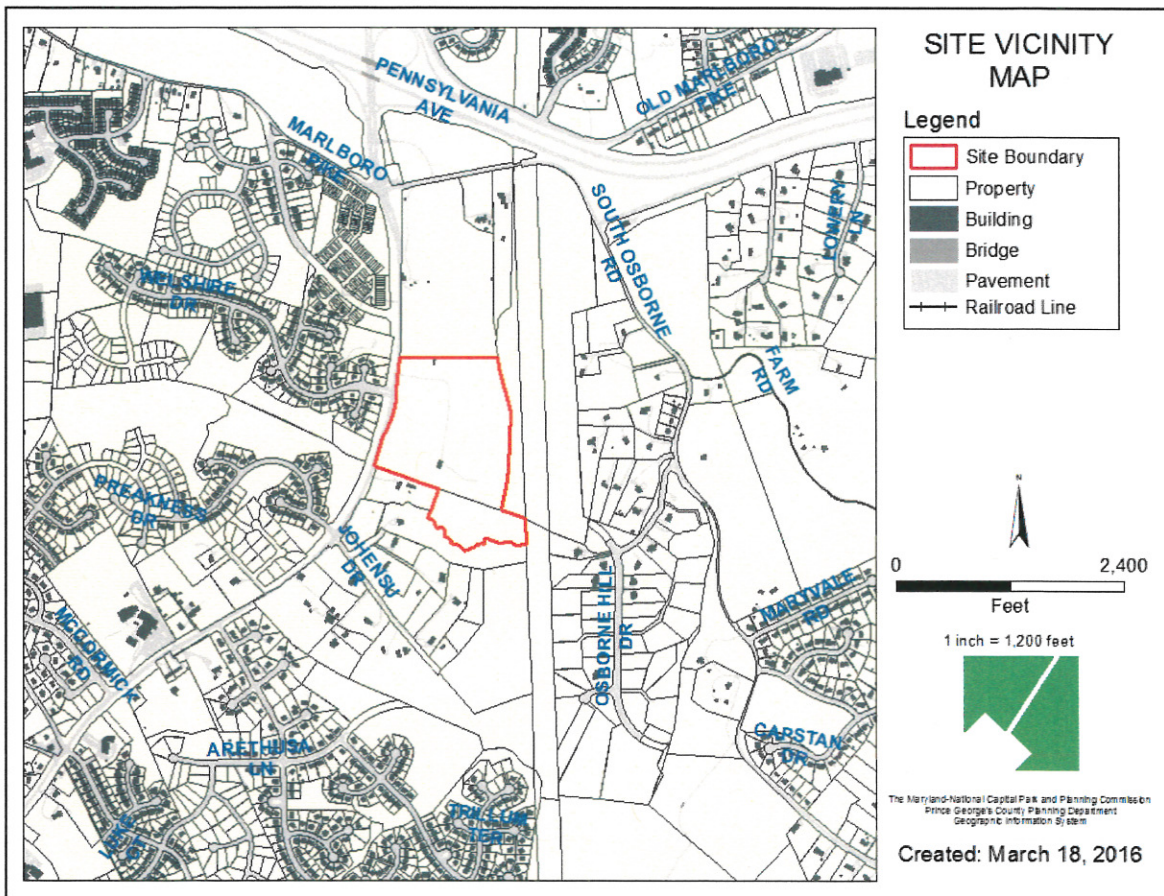
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-16008

Application	General Data	
Project Name: Galilee Baptist Church Location: Along the east side of Woodyard Road (MD 223) at its intersection with Welshire Drive. Applicant/Address: Galilee Baptist Church 2101 Shadyside Avenue, Suitland, MD 20746 Property Owner: Galilee Baptist Church 2101 Shadyside Avenue, Suitland, MD 20746	Planning Board Hearing Date:	09/29/16
	Memorandum Date:	09/21/16
	Date Accepted:	06/13/16
	Planning Board Action Limit:	12/01/16
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	49.97
	Zone:	R-A
	Gross Floor Area:	73,673 sq. ft.
	Lots:	N/A
	Parcels:	2
	Planning Area:	82A
	Council District:	09
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	208SE09

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of September 8, 2016 to September 29, 2016.	Informational Mailing	03/29/16
	Acceptance Mailing:	06/03/16
	Sign Posting Deadline:	08/09/16

Staff Recommendation		Staff Reviewer: John Ferrante Phone Number: 301-952-3665 E-mail: John.Ferrante@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



September 21, 2016

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Whitney Chellis, Supervisor, Subdivision Review Section, Development Review Division *WC*

FROM: John Ferrante, Senior Planner, Subdivision Review Section, Development Review Division *JF*

SUBJECT: **4-16008, Galilee Baptist Church**

This case was originally heard by the Planning Board on September 8, 2016, and was continued to September 29, 2016, at the request of the applicant. The continuance allowed the applicant additional time to prepare an addendum to the traffic study originally filed with the preliminary plan of subdivision and to further address transportation concerns raised at the September 6, 2016 community meeting held by the applicant with the nearby homeowners associations. Upon review of the staff report issued for the September 8, 2016 hearing, the applicant realized that the size of the proposed church as indicated on the report's cover sheet and on the preliminary plan which they filed was not correct. The plans that were submitted for the application state that the proposed building will be 50,000 square feet in size. However, the applicant's architect has determined that the correct size of the proposed structure is 73,673 square feet, which had implications to the traffic analysis.

The additional square footage (23,673 square feet) is the result of administrative offices, Sunday school classroom, and choir rehearsal space that was not included in the original gross floor area calculation by the applicant. However, the proposed seat count for the church has remained unchanged (1,400). This discrepancy does not affect the footprint of the building that is shown on the submitted plans, as the applicant's civil engineer has verified that the footprint of the building is shown correctly on the tree conservation plan. The Transportation Planning Section's prior finding of adequacy was predicated on a 50,000-square-foot church, or similar place of worship. As a result of the additional square footage, an addendum to the traffic study was submitted by the applicant dated September 8, 2016.

The Transportation Planning Section has reviewed the addendum dated September 8, 2016, and the analysis has resulted in a revised trip cap (Condition 5), which is reflective of the actual gross floor area of the proposed building and recommended below. The TPS memorandum dated September 17, 2016 (Burton to Ferrante), will be incorporated into Transportation Finding 7 prior to the adoption of the resolution of approval of this PPS if approved by the Planning Board.

Staff is also recommending a minor modification to Condition 10 to clarify that the 40-foot-wide scenic/historic landscape buffer that is required along MD 223 is pursuant to the requirements of the *Landscape Manual*. Therefore, the applicant may file for alternative compliance (AC) from this requirement at the time of permit. However, staff is recommending that if the applicant were to file AC that they submit a viewshed study to inform the decision. Currently the *Landscape Manual* only requires a viewshed analysis in the area formerly known as the Rural Tier, and the subject property is located in the area formerly known as the Developing Tier.

The applicant has indicated their agreement with the revised staff recommendations.

RECOMMENDATION

Approval, subject to the original findings and conditions of the technical staff report (TSR) dated September 1, 2016, the revised Transportation Finding pursuant to the Transportation Memorandum dated September 17, 2016 (Burton to Ferrante), and the following Revised Conditions:

Technical Staff Report **Condition 5** dated September 1, 2016

- ~~5. Total development within the subject property shall be limited to uses which generate no more than 602 peak-hour trips on Sundays, and 23 AM and PM weekday peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities.~~

Revised Condition 5

5. Total development within the subject property shall be limited to uses which generate no more than 887 peak-hour trips on Sundays, and 31 AM and PM weekday peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities.

Technical Staff Report **Condition 10** dated September 1, 2016

- ~~10. Prior to issuance of any permits, the landscape plan shall show the 40-foot wide landscape buffer. Mature trees within the buffer shall be retained to the extent possible.~~

Revised Condition 10

10. Prior to issuance of any permits, if the applicant and the applicant's heirs, successors and or assignees file a request for alternative compliance from the 40-foot-wide scenic/historic road landscape buffer along MD 223, (Section 4.6 of the 2010 *Prince George's County Landscape Manual*) a viewshed study shall be submitted. Alternative Compliance, if approved, shall ensure that the alternative landscape design will conserve and enhance the special roadway with regard to the natural and/or cultural features of the surrounding area.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

September 17, 2016

MEMORANDUM

TO: John Ferrante, Subdivision Section, Development Review Division
VIA: Tom Masog, Transportation Section, Countywide Planning Division
FROM: Glen Burton, Transportation Section, Countywide Planning Division
SUBJECT: 4-16008: Galilee Baptist Church (Revision)

On September 8, 2016, staff received a revised traffic impact study (TIS) for the subject development. The study was revised to reflect a church with a gross floor area (GFA) of 73,673 square feet rather than 50,000 square feet in the previous submission. The increase in size resulted in an increase of 285 peak trips on Sundays (from 602 to 887), and an increase of 6 peak hour trips (25 to 31) on weekdays. As a results of those increases, the following table identifies the associated levels of service for existing, background and total traffic:

Intersection	Sunday Peak (Existing)	Sunday Peak (Background)	Sunday Peak (Total)
	LOS/CLV	LOS/CLV	LOS/CLV
MD 223 and Marlboro Pike	A/598	A/769	A/928
MD 223 and Welshire Drive-Site Access 1*	--	--	B/1019
MD 223 and C-606 (Site Access 2)*	--	--	A/887
MD 223 and Dower House Road	C/614	C/1132	C/1290
MD 223 and Rosaryville Road	A/479	A/657	A/745
MD 223 and MD 4 EB Ramps*	--	A/952	B/1027
MD 223 and Old Marlboro Pike*	--	A/653	A/683
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.			

Weekday Analysis:

Existing Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	D/1308	D/1317
MD 223 and Welshire Drive-Site Access*	31.6 Seconds	26.2 Seconds
MD 223 and C-606 (proposed 2nd site access)*	future	future
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

Background Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	E/1593	F/1648
MD 223 and Welshire Drive-Site Access*	42.0 Seconds	39.8 Seconds
MD 223 and C-606 (proposed 2nd site access)*	future	Future
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

Total Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	F/1604	F/1659
MD 223 and Welshire Drive-Site Access*	45.5 Seconds	43.1 Seconds
MD 223 and C-606 (proposed 2nd site access)*	28.0 Seconds	26.4 Seconds
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

TRANSPORTATION STAFF CONCLUSIONS

Based on the preceding findings, the Transportation Planning Section determines that the plan conforms to the required findings for approval of the Preliminary Plan of Subdivision from the standpoint of transportation if the application is approved with the following condition:

1. Total development within the subject property shall be limited to uses which generate no more than 887 peak-hour trips on Sundays, and 31 AM and PM weekday peak-hour trips in consideration of the approved trip rates. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities.

September 13, 2016

Galilee Baptist Church
2101 Shadyside Avenue
Suitland MD 20746

RE: Galilee Baptist Church – 4-16008

Dear Applicant:

This application was continued from the Prince George's County Planning Board meeting on September 8, 2016 to:

September 29, 2016 at 10:00a.m.

The Planning Board is scheduled to begin hearings in the Council's Hearing Room on the first floor of the County Administration Building at the address indicated above.

If you have any questions regarding this matter, please contact John Ferrante at 301-952-3665.

Very truly yours,



Alan Hirsch, Division Chief
Development Review Division

AH:JF:gr

cc: Parties of Record

Case Name: GALILEE BAPTIST CHURCH
Case Number: 4-16008_PORL
Applicant: GALILEE BAPTIST CHURCH
Reviewer: JOHN FERRANTE
PB Date: 9/29/2016
PERSONS OF RECORD: 1 2

4/1/2016 (4-16008)
GEORGE BROWN
10016 TIMBERWOOD COURT
UPPER MARLBORO MD 20772

4/4/2016 (4-16008)
DARDO D KLEINER
9119 49TH PLACE
COLLEGE PARK MD 20740

4/9/2016 (4-16008)
CHARLES MORRIS JR
10301 WELSHIRE DRIVE
UPPER MARLBORO MD 20772

4/8/2016 (4-16008)
DOROTHY CAROLYN LOWE
9820 GREEN APPLE TURN
UPPER MARLBORO MD 20772

4/12/2016 (4-16008)
MICHAEL GOUGISHA
10307 WELSHIRE DRIVE
UPPER MARLBORO MD 20772

6/7/2016 (4-16008)
ELWOOD TOWNSEND
6102 WELSHIRE PLACE
UPPER MARLBORO MD 20772

4-16008_PORL

4/2/2016 (4-16008)
DELORES JOHNSON DAVIS
10416 MARLBORO PIKE
UPPER MARLBORO MD 20772

4/9/2016 (4-16008)
THERESA C JOHNSON
9808 STONEWOOD CT
UPPER MARLBORO MD 20772-3634

4/9/2016 (4-16008)
PHYLLIS J WRIGHT
6111 RICHMANOR TERRACE
UPPER MARLBORO MD 20772

4/18/2016 (4-16008)
DIANE HICKOK
12200 FARM ROAD
UPPER MARLBORO MD 20772

6/6/2016 (4-16008)
THEODORE RICHARDS
4420 DERY ROAD
UPPER MARLBORO MD 20772

6/7/2016 (4-16008)
JACQUELINE TOWNSEND
6102 WELSHIRE PLACE
UPPER MARLBORO MD 20772



465¢

Case Name:

Case Number: (4-16008)

Applicant:

Reviewer:

PB Date:

PERSONS OF RECORD:

6/10/2016 (4-16008)

CHARLES MORRIS JR

6/22/2016 (4-16008)

BRIAN GILLETTE

SOLTESZ

4300 FORBES BLVD.

SUITE 230

LANHAM MD 20706

6/23/2016

GEORGE TROUTMAN JR.

6406 SOUTH OSBORNE ROAD

6/8/2016 (4-16008)

DELTON TURMAN

6/22/2016 (4-16008)

GALILEE BAPTIST CHURCH

2101 SHADYSIDE AVENUE

SUITLAND MD 20746

6/23/2016 (4-16008)

DOROTHY TROUTMAN

6406 SOUTH OSBORNE ROAD



September 21, 2016

Galilee Baptist Church
2101 Shadyside Avenue
Suitland MD 20746

RE: Galilee Baptist Church – 4-16008

Dear Applicant:

This application was continued from the Prince George's County Planning Board meeting on September 8, 2016 to:

September 29, 2016 at 10:00 a.m.

The Planning Board is scheduled to begin hearings in the Council's Hearing Room on the first floor of the County Administration Building at the address indicated above.

If you have any questions regarding this matter, please contact John Ferrante at 301-952-3665.

Very truly yours,



Alan Hirsch, Division Chief
Development Review Division

AH:JF:gr

cc: Parties of Record

cont 20

465 d

VENUS DRUMMOND
1812 PORTER AVENUE
SUITLAND MD 20746
(CASE NUMBER: 4-16008)

MR.JAMES E JOHNSON
WINDSOR PARK HOA
6105 OMAR COURT/S
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

MS.STEPHANIE AVERY
10315 WELSHIRE DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

MR.MIKE SANTINI
6510 JOHENSU DRIVE EAST
UPPER MARLBORO MD 20772 -3817
(CASE NUMBER: 4-16008)

STEPHANIE AVERY
10315 WELSHIRE DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

MARY ALLEN
WINDSOR PARK
10106 WELSHIRE DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

ROBLYN CLEMMONS
10107 WELSHIRE DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

JAMES ALLEN
10106 WELSHIRE DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

CAROLYN GOSS
WINDSOR PARK HOMEOWNERS
10400 WELSHIRE DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)



CHRISTINE GARRISON
10003 WELSHIRE DRIVE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

MRS.GLADYS MCKENZIE
5800 WOODYARD ROAD EAST
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

DELORES DAVIS
10416 MARLBORO ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

DONNA M WILSON
GALILEE BAPTIST CHURCH
6700 LAUREL BOWIE ROAD
BOWIE MD 20718
(CASE NUMBER: 4-16008)

DOROTHY B TROUTMAN
6406 SOUTH OSBORNE ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)



CLARK MCKENZIE
5710 BELRIDGE ROAD
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

RICHARD ALLEN
WINDSOR PARK
6112 RICHMANOR TERRACE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

DR.ARTHUR C WRIGHT JR.
6111 RICHMANOR TERR TERRACE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

MR.TYRONE SMITH
6001 SOUEID STREET
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

ARTHUR C WRIGHT
6111 RICHMANOR TERRACE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)

DR.ARTHUR C WRIGHT JR.
6111 RICHMANOR TERR TERRACE
UPPER MARLBORO MD 20772
(CASE NUMBER: 4-16008)





STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

September 8, 2016

Chairperson Elizabeth Hewlett
The Prince George's County Planning Board
The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Galilee Baptist Church PPS-4-16008
70 Day Waiver
Soltesz No.: 1404-06-00

Dear Chairperson Hewlett:

This office is the engineer for the Galilee Baptist Church, and the Applicant for the above referenced Preliminary Plan of Subdivision application.

We hereby grant a waiver for the 70-day review limit for this application and respectfully request a continuance of this case to be included on the Planning Board Agenda for September 29, 2016.

Should you have any further questions or concerns please do not hesitate to contact our office.

Sincerely,

Soltesz, LLC

A handwritten signature in blue ink, appearing to read "D. Bickel", is written over the printed name "David J. Bickel". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David J. Bickel
Planning Director

cc: Ms. Whitney Chellis

Maryland-National Capital Park & Planning Commission

Planning Board

Thursday, September 8, 2016

Preliminary Plan of Subdivision 4-16008

Statement of Donna MP Wilson, counsel for Galilee Baptist Church (applicant)

Good Morning, Madame Chair and other members of the Board.

My name is Donna Wilson and I am representing Galilee Baptist Church.

Galilee Baptist Church owns a parcel on Woodyard Road in Upper Marlboro, and has plans to erect a new sanctuary on the property. The review of the preliminary plan for Galilee Baptist Church is on the agenda today, but I am respectfully requesting the Board's favorable consideration of our request to continue this matter to September 29th.

We recently met with several residents of properties proximate to the proposed development site and they raised many questions and expressed several concerns – primarily about the traffic impact.

The day after that meeting, we met with the staff of the Maryland-National Capital Park & Planning Commission's Planning Department and reviewed the residents' concerns. At that meeting, it was determined an additional traffic study – taking into account the input from the citizens - would be beneficial, and that study has been ordered.

We believe; therefore, it would be prudent to receive the results of the augmented traffic study, give the Planning Department staff time to review the findings and incorporate any changes into the staff report, and post the revised staff report on line for public review, prior to coming before you for a review of the Preliminary Plan.

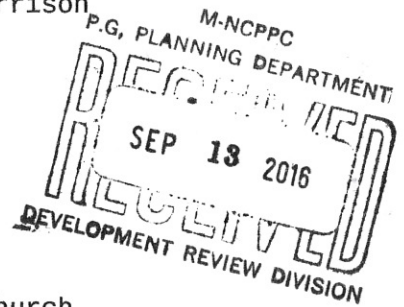
Planning Department staff is supportive of this request for a continuance. All parties present at the meeting, at which we discussed the residents' concerns, reviewed the proposed date for Galilee Baptist Church to request an opportunity to appear before you.

In light of the above, we are requesting this Board's approval of a continuance of the Preliminary Plan review to Thursday, September 29, 2016.

Thank you.

Millard and Christine Garrison
10003 Welshire Drive
Upper Marlboro, MD 20772

M-NCPPC Prince Georges's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772



September 8, 2016

Re: 4-16008 Galilee Baptist Church

One of our concerns regarding the proposed building of the 70,000+ square feet, Galilee Baptist Church, at Welshire Drive and 223-Woodyard is the increased traffic that it will bring to our area.

We sometimes have a hard time exiting Welshire due to the traffic on 223 and with the increased amount of traffic generated by the church's being there, it will be a nightmare just trying to exit and enter our home street.

Our other concern is, if there are improvements to the road and installation of traffic lights, we believe it be paid for by the church. Since this church will serve no purpose to us, We do not want to have our taxes increased because of this development. I just cannot see any upside to my life by having this development since it will not generate any taxes or jobs.

If this project is to be built we believe there should be a 4 way stop light with a left turn signal. The use of guards that may be hired by the church will work only to help the people exit the church parking lot while they stop all other traffic. I have visited other mega churches where all traffic is stopped to allow the church traffic to exit their parking lot.

We also believe that the church should make more than one entrance and exit to their property not just Welshire Drive. Doing this may help to alleviate congestion at Welshire and Woodyard.

With all the respect due a church We just do not see any upside to having this business across the street from our subdivision. Unless they will try to become good neighbors and respect our concerns, we do not want this business because we believe we will have more problems exiting and entering our home due to the large volume of traffic going into their parking lot.

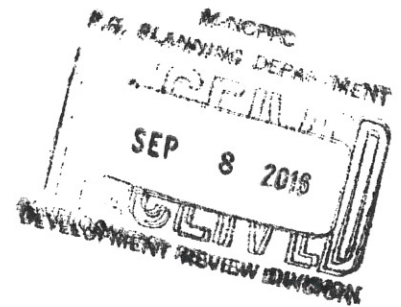
Thank you for reading this.

Respectfully,

Millard and Christine Garrison

10416 Marlboro Pike
Upper Marlboro, MD 20772

September 8, 2016



Dear Chairman Hewlett and Members of the Planning Board:

I am Delores Davis. I am one of 109 homeowners and the President of the Belmont Crest HOA, who live in the Belmont Crest Neighborhood. I appreciate the opportunity to comment on Galilee Baptist Church development, Case #4-16008. Belmont Crest is a neighboring community that is already severely impacted by the increased traffic and safety concerns along Woodyard Road and Marlboro Pike due to the Norbourne construction of 165 townhomes. During previous meetings with the County and state, representatives indicated that they would conduct a more holistic review and approach to traffic safety and construction; however, once again that does not seem to have happened in this case.

I am very disappointed that the Planning Board continues to view each construction project as if one construction effort has no relationship or impact to other construction efforts, past or in the future. I want to voice my strong concern that prior to approving the Galilee Baptist Church preliminary plan that the Board considers the increased traffic and ensuing safety issues that we feel have not been fully addressed. Marlboro Pike, Osborne and Woodyard Roads are currently excessively heavily travel routes. Westphalia is already adding traffic to the area. Windsor Park and surrounding neighborhood residents already have a difficult time leaving their communities due to traffic congestions.

I would like the Board to clarify the designated recommended zoning for this parcel of land. Under zoning rules, the property is currently classified as R-A (Residential Agricultural). The Planner recommends the property be rezoned R-A (Institutional). The stipulations for R-A: Residential-Agricultural are: Provides for large-lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use with Standard lot size - 2 acres and Maximum dwelling units per net acre - 0.50. I could find no such zoning designation in the GUIDE TO ZONING CATEGORIES, PRINCE GEORGE'S COUNTY, MARYLAND. There is no compelling explanation for reducing the green space area of the County. Not only will the County lose green space considered agricultural as a primary zoning requirement, but according to the Preliminary plan, Parcel 78 was created by an illegal subdivision of Parcel 6 initially and likely should not even have been sold to Galilee Baptist Church. While approval of this plan corrects the legal documentation, it changes the nature of the agricultural and equestrian nature of the County outside the beltway. As a resident and homeowner, I believe is important to preserve the green space to prevent urban sprawl throughout the county.

On page 17 of the Preliminary Plan, condition #32 does not suggest that a traffic light be installed at the Welshire intersection along MD 223 (Woodyard Road). The report only recommends that the church hold a bond for any future capital program required and on the southbound MD 223 approach, a left turn lane and on the southbound MD 223 approach, a free-right-turn lane be constructed. This is totally unsafe and not acceptable due to the current excessive flow of traffic in the area.

The Board might also consider moving the entrance to Osborne Road at William Beane since there are no neighborhoods adjacent to Osborne Road, causing fewer homeowners to be impacted negatively. Osborne Road appears more capable of handling the church traffic in a safe manner.

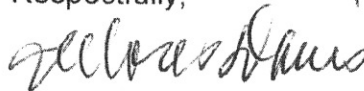
The church plans to construct a 1200 capacity church with the opportunity to expand to 1400 with 900 spaces allocated to parking. There is no mention in the Preliminary Plan concerning overflow parking should attendance exceed the parking capacity. I recommend you address this in the Plan.

Further, the plan does not adequately address noise and lighting abatements to curb the interference of nighttime church activities on adjacent neighborhoods. For example, Windsor Park is so close to the Galilee property that those homes whose back faces Woodyard will have constant stream of lights from the church and church traffic. I recommend you consider adding requirements for buffers to take care of this nuisance to the existing neighborhoods.

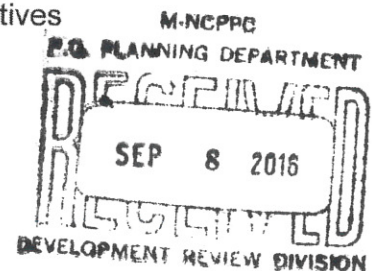
I am certainly not against building another church but there seems no consideration was given to the fact that Antioch, another church with adjacent property to Galilee Baptist could conceivably build a sanctuary. The communities zoned R-R could well have two mega churches next to each other. That would be in addition to the large church on Marlboro Pike near Dower House Road currently pastored by Maryland Senator Muse and the two other churches already on Woodyard Road, bringing the total number of churches in this R-R/R/A zoned area to four. All these churches bring residents into the area that do not live here with a range of programs that will exist not just on Sunday but multiple nights and days during the week.

On behalf of the residents of Belmont Crest, we appreciate your willingness to hear our concerns.

Respectfully,



Cc: John Ferreter, MNCPCC
Senator Mike Miller, Maryland Senate
Representative Elizabeth Proctor, Maryland House of Representatives
Representative Joseph Vallario, Maryland House of Representatives
Mr. Mel Franklin, District 9, Prince George's County Council



Clark and Gladys McKenzie
5710 Belridge Road
Upper Marlboro, Maryland 20772
clarkmckenzie54@gmail.com

September 8, 2016

Dear Chairman Hewlett and Members of the Planning Board:

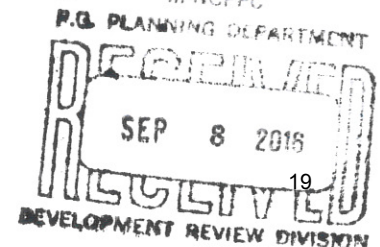
My Wife and I reside in the Belmont Crest Subdivision. We appreciate the opportunity to comment on Galilee Baptist Church development, Case #4-16008. Belmont Crest is a neighboring community that is already severely impacted by the increased traffic and safety concerns along MD 223 - Woodyard Road and Marlboro Pike due to the Norborne Property (DSP-08035) which is currently under construction of 165 townhomes. During previous meetings with the County and State, representatives indicated that they would conduct a more comprehensive review and approach to traffic safety and construction; however, that does not seem to have happened in this case.

We are very frustrated that the Planning Board continues to view each construction project as if one construction effort has no relationship or impact to other construction efforts, past or in the future. We want to voice our strong concern prior to approving the Galilee Baptist Church preliminary plan. We hope the Board considers the increased traffic and ensure safety, that we feel have not been fully addressed. Marlboro Pike, Osborne and Woodyard Roads are already excessively heavily travel routes. Westphalia is already adding traffic to the area as well as volumes from commuter traffic from Andrews Air Force Base and other employment centers in the surrounding area. MD 223 currently has failing intersection and continuous traffic flows that cause turning on to or off of Woodyard Road extremely difficult especially for the Windsor Park residents leaving their community due to traffic congestion.

On page 17 of the Preliminary Plan, condition #32 does not suggest that a traffic light be installed at the Welshire intersection along MD 223 (Woodyard Road). The report only recommends that the church hold a bond for any future capital program required and on the southbound MD 223 approach, a left turn lane and on the southbound MD 223 approach, a free-right-turn lane be constructed. This is totally unsafe and not acceptable due to the increasing traffic already in the area.

The Board could consider moving the entrance from Woodyard Road to Osborne Road at William Beane especially since there's no neighborhoods on that side and Osborne Road appears more capable of handling the church traffic in a safe manner.

The Galilee Baptist Church representatives recommending a 1200 capacity church with the opportunity to expand to 1400 with 900 spaces allocated to parking. There is no



mention in the Preliminary Plan concerning overflow parking should attendance exceed the parking capacity. I recommend you address this in the Plan.

Further the plan does not adequately address noise and lighting abatements to curb the interference of night activities. For example, Windsor Park is so close to the Galilee property that those homes whose back faces MD 223 – Woodyard Road will have constant stream of lights from the church and church traffic. We recommend you consider adding requirements for buffers to take care of this nuisance to the existing neighborhoods.

We certainly not against building another church but there seems no consideration was given to the fact that if Antioch who owns the adjacent property to Galilee Baptist, the communities could well have two mega churches. That would be in addition to Ark of Safety Christian Church on Marlboro Pike, the two already on Woodyard Road, Melwood Church of The Nazarene and Life Church/Clinton Christian School. All bringing residents into the area that do not live there with a range of programs that will exist not just on Sunday but multiple nights and days during the week.

Respectfully,

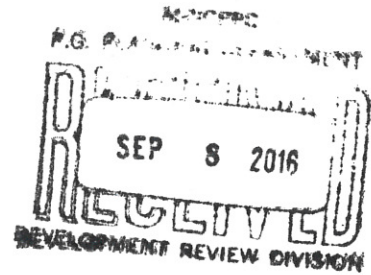
A handwritten signature in cursive script that reads "Clark & Gladys McKenzie". The ink is dark and the signature is fluid.

Clark and Gladys McKenzie

Cc: John Ferreter, MNCPCC
Senator Mike Miller, Maryland Senate
Representative Elizabeth Proctor, Maryland House of Representatives
Representative Joseph Vallario, Maryland House of Representatives
Mr. Mel Franklin, District 9, PG County Council

10106 Welshire Drive

September 8, 2016



Dear Chairman Hewlett and Members of the Planning Board:

My name is James Allen Sr.. I am one of 118 homeowners who live in the Windsor Park. I appreciate the opportunity to comment on Galilee Baptist Church development, Case #4-16008. Windsor Park is the community adjacent to the proposed Church entrance that is already severely impacted by the increased traffic and safety concerns along Woodyard Road and Marlboro Pike due to the Norbourne construction of 495 townhomes. During previous meetings with the County and state, representatives indicated that they would conduct a more holistic review and approach to traffic safety and construction; however, that does not seem to have happened in this case.

I am very disappointed that the Planning Board continues to view each construction project as if one construction effort has no relationship or impact to other construction efforts, past or in the future. I want to voice my strong concern that prior to approving the Galilee Baptist Church preliminary plan that the Board considers the increased traffic and ensuing safety issues that we feel have not been fully addressed. Marlboro Pike, Osborne and Woodyard Roads are already excessively heavily travel routes. Westphalia is already adding traffic to the area. Windsor Park residents already have a difficult time leaving their communities due to traffic congestions.

On page 17 of the Preliminary Plan, condition #32 does not suggest that a traffic light be installed at the Welshire intersection along MD 223 (Woodyard Road). The report only recommends that the church hold a bond for any future capital program required and on the southbound MD 223 approach, a left turn lane and on the southbound MD 223 approach, a free-right-turn lane be constructed. This is totally unsafe and not acceptable due to the increasing traffic already in the area.

The Board might also consider moving the entrance to Osborne Road at William Beane since there are no neighborhoods on that side and Osborne appears more capable of handling the church traffic in a safe manner.

The staff is recommending a 1200 capacity church with the opportunity to expand to 1400 with 900 spaces allocated to parking. There is no mention in the Preliminary Plan concerning overflow parking should attendance exceed the parking capacity. I recommend you address this in the Plan.

Further the plan does not adequately address noise and lighting abatements to curb the interference of night activities. For example, Windsor Park is so close to the Galilee

property that those homes whose back faces Woodyard will have constant stream of lights from the church and church traffic. I recommend you consider adding requirements for buffers to take care of this nuisance to the existing neighborhoods.

I am certainly not against building another church but there seems no consideration was given to the fact that if Antioch who owns the adjacent property to Galilee Baptist, the communities could well have two mega churches. That would be in addition to the large church on Marlboro Pike near Dower House Road, the two already on Woodyard Road. All bringing residents into the area that do not live there with a range of programs that will exist not just on Sunday but multiple nights and days during the week.

Respectfully,

SIGNED

Cc: John Ferreter, MNCPCC

Senator Mike Miller, Maryland Senate

Representative Elizabeth Proctor, Maryland House of Representatives

Representative Joseph Vallario, Maryland House of Representatives

Mr. Mel Franklin, District 9, PG County Council

September 7, 2016



Office of the Prince Georges County Planning Board
County Administration Building, 4th Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3070

Dear Chairman Hewlett and Members of the Planning Board:

I am Denise Lancaster and one of the Homeowners in the Windsor Park Neighborhood. I appreciate the opportunity to comment on the Galilee Baptist Church Development.

Although I am not opposed to having Galilee Baptist Church as one of our new neighbors, I am very concerned that the approval of Galilee Baptist Church if not implemented properly, could set in motion a series of cascading events that will negatively impact the safety, health and quality of life for myself and other Windsor Park Residents.

It is my understanding that the entrance to Galilee Baptist Church will be directly in front of the entrance to Windsor Park (on Woodyard Road at the Intersection of Welshire Drive). If this remains as planned, we in Windsor Park will have to contend with a heavy traffic load and we will find it extremely difficult to exit our neighborhood. I am also concerned because I have family members that have compromised health and my next-door neighbor has heart problems and requires the ambulance quite frequently. If the entranceways are opposite each other and the additional traffic is present, it will be extremely difficult for the ambulance to get into Windsor Park in an emergency.

And, as I said earlier, I am not opposed to having Galilee Baptist Church as our new neighbor. However, I would suggest that the entrance way for Galilee Baptist Church that is planned for Woodyard Road be moved to Osborne Road (further down from their other entranceway on Osborne Road) and if it remains in the plan to be on Woodyard Road, move the entranceway further down Woodyard Road. Let me also suggest that to help with the additional traffic, a traffic light must be installed near the entranceway to Windsor Park.

I realize that this is a Preliminary Hearing and I wanted to be sure that I voiced my concerns as a taxpayer and homeowner.

Thanks in advance for your consideration and support.

Sincerely,

Denise Lancaster
6207 Welshire Place
Upper Marlboro, MD 20772
301-599-1637



cc: John Farreuter, MNCPPC
Senator Mike Miller, Maryland Senate
Representative Marvin E. Holmes Jr., Maryland House of Representatives
Representative Joseph Vallario, Maryland House of Representatives
Jamel R. Franklin, District 9, Prince George's County Council

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



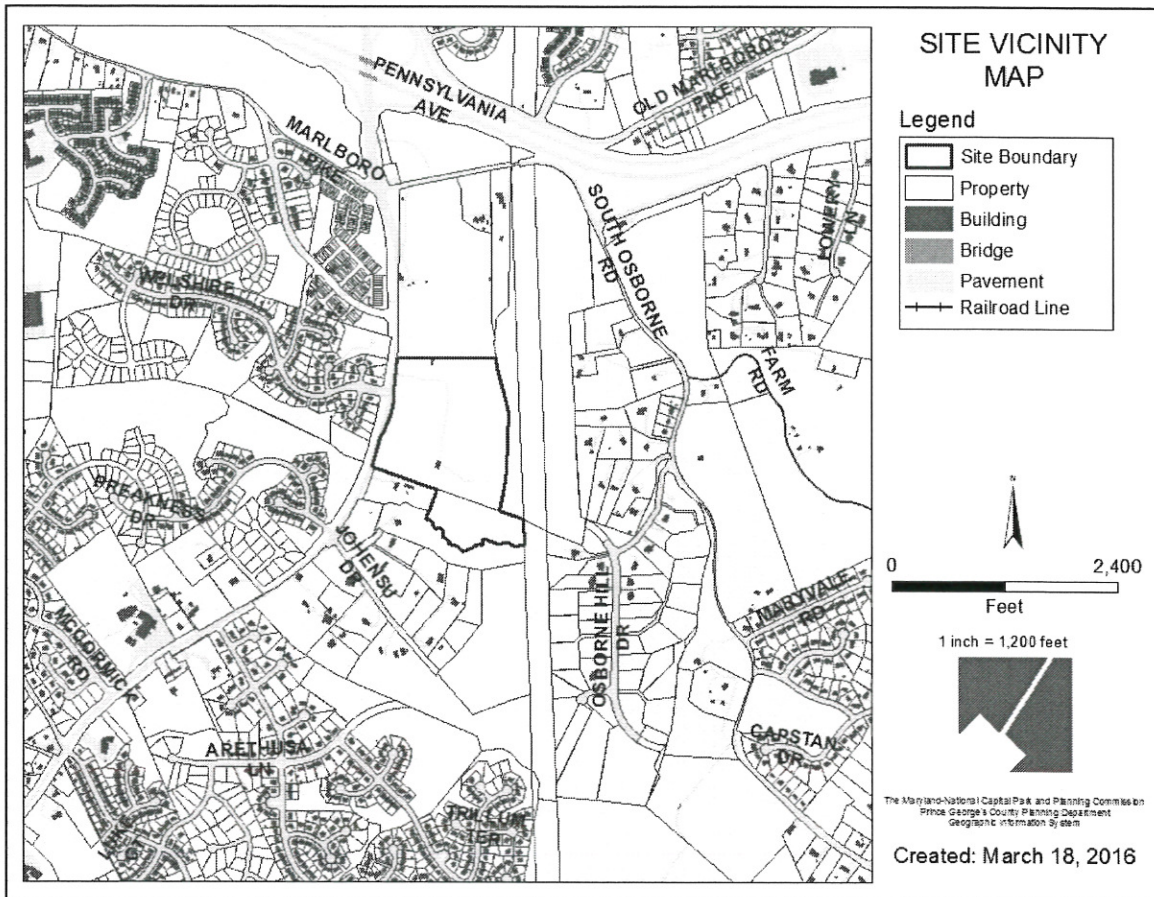
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-16008

Application	General Data	
Project Name: Galilee Baptist Church Location: Along the east side of Woodyard Road (MD 223) at its intersection with Welshire Drive. Applicant/Address: Galilee Baptist Church 2101 Shadyside Avenue, Suitland, MD 20746 Property Owner: Galilee Baptist Church 2101 Shadyside Avenue, Suitland, MD 20746	Planning Board Hearing Date:	09/08/16
	Staff Report Date:	09/01/16
	Date Accepted:	06/13/16
	Planning Board Action Limit:	09/22/16
	Mandatory Action Timeframe:	70 days
	Plan Acreage:	49.97
	Zone:	R-A
	Gross Floor Area:	50,000 sq. ft.
	Lots:	N/A
	Parcels:	2
	Planning Area:	82A
	Council District:	09
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	208SE09

Purpose of Application	Notice Dates	
The new development of a 50,000-square-foot church or similar place of worship. Variation request from Section : 24-121(a)(3)	Informational Mailing	03/29/16
	Acceptance Mailing:	06/03/16
	Sign Posting Deadline:	08/09/16

Staff Recommendation		Staff Reviewer: John Ferrante Phone Number: 301-952-3665 E-mail: John.Ferrante@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-16008
Galilee Baptist Church, Parcel 1 (Parcel 78) and Parcel 2 (Parcel 76)

OVERVIEW

The subject property is located on Tax Map 100, Grids A-4 and B-4 and is known as Parcels 78 (41.45 acres), and 76 (8.52 acres). The property is located in the R-A Zone and has a gross tract area of 49.97 acres, of which 31.11 acres is currently wooded. Sensitive environmental features exist on the property associated with a stream system that runs along the southern and eastern boundary of the site. The property has a large amount of street frontage (1,171±) along MD 223 which abuts the property to the west, and frontage on a proposed, but unconstructed, master plan collector road (C-606) which extends east through the property from MD 223.

Parcel 78 (Parcel 1) is improved with a 2,750-square-foot barn that is to be razed, while Parcel 76 (Parcel 2) is currently undeveloped. Both properties are acreage parcels that have never been the subject of a prior preliminary plan of subdivision application (PPS). The PPS proposes to rename Parcels 78 and 76 to Parcels 1 and 2 respectively. The applicant is proposing to retain both of the parcels within their current configuration and proposes the new development of a 50,000-square-foot church or similar place of worship on Parcel 1. There is no development proposed on Parcel 2 at this time. In accordance with Section 27-441(b)(3) of the Zoning Ordinance, a church or similar place of worship located on a property that exceeds two acres in size in the R-A Zone is permitted by right without the further requirement that a detailed site plan be approved.

Master Plan roadway C-606, is proposed along the southern boundary line of Parcel 1 to the site's eastern property line. The right-of-way for a majority of the proposed master plan roadway has already been obtained off-site on adjacent properties within the Windsong Subdivision abutting to the east of the subject property. The master plan designates C-606 as a two-lane collector with an 80-foot-wide ultimate right-of-way width that would ultimately connect South Osborne Road with MD 223.

The applicant has agreed to dedicate 400 linear feet of the 80-foot-wide master plan roadway and construct it to the extent that it would then connect to the southern access drive of the church's parking compound. A reservation request for C-606 was sent to the Department of Public Works and Transportation (DPW&T) and the Department of Permitting, Inspections and Enforcement (DPIE) for the remaining portion of the master plan roadway. As of the writing of this report, written responses have not yet been received from the operating agencies concerning the reservation request. Should responses be received prior to the scheduled hearing date, the information will be presented to the Planning Board at that time. More information concerning Master Plan Roadway C-606 is contained in the Transportation Planning Finding of this report.

The applicant is proposing a driveway entrance along MD 223 directly across from Welshire Drive in the Windsor Park neighborhood. MD 223 is a designated arterial roadway, and direct access to a road of arterial or higher classification requires the Planning Board's approval of a variation from Section 24-121(a)(3) of the Zoning Ordinance. The driveway entrance from C-606 will provide a southern connection to the parking compound while the direct access point along MD 223 will provide a northern connection. The Transportation Planning Section supports a limited access point to MD 223, (right-in, right-out only, as determined appropriate by SHA), along the northern portion of the property, as it will improve circulation within the parking compound and distribute traffic more evenly along MD 223 during church functions. Staff is recommending approval of the variation for direct access to MD 223 with conditions as set forth in the Recommendation section of this report.

The current TCP1 demonstrates a proposed parking compound along the northern portion of the property that would impact 18,289 square feet of primary management area (PMA) associated with a wetland. The impact is not supported, however, the applicant has determined that they will have adequate parking to support the church without this portion of the parking lot and will remove the overflow parking within the PMA. A condition has been recommended to remove the northern portion of the parking compound located within the wetlands and wetland buffer prior to signature approval of the preliminary plan and TCP1, as discussed in the Environmental Planning Finding of this report.

The Applicant is currently proposing two parcels. Due to the limited amount of dedication for C-606, proposed Parcel 2 will have not frontage on a public street and will therefore be land locked. Therefore, the two parcels should be combined into one which is recommended.

SETTING

The property is located along the east side of Woodyard Road (MD 223) at its intersection with Welshire Road. The property has a large amount of street frontage along MD 223, a designated scenic and historic roadway. A 40-foot-wide scenic/historic landscape buffer is required along the site's entire street frontage of MD 223 pursuant to the 2010 *Prince George's County Landscape Manual* (Landscape Manual), which will be reviewed at the time of permit.

The site is bounded to the north by undeveloped land currently used for agricultural purposes in the Mixed-Use Transportation-Oriented (M-X-T) Zones; to the south by detached single-family dwellings in the Residential Agriculture (R-A) Zone; to the east by vacant, M-NCPPC-owned property in the Residential Agriculture (R-A) Zone; and by the MD 223 right-of-way to the west. Beyond MD 223 to the west are detached single-family dwellings in the R-R Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-A	R-A
Use(s)	Barn (to be razed)	Institutional
Acreage	49.97	49.97
Gross Floor Area	2,750	50,000
Parcels	2	2
Outlots	0	0
Dwelling Units:		
Detached	0	0
Variance	N/A	N/A
Variation	No	Yes
		24-121(a)(3)

Pursuant to Section 24-113 of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on July 1, 2016. The requested variation to Section 24-121(a)(3) for direct access to a roadway of arterial classification for the proposed driveway entrance on Woodyard Road (MD 223) was heard at the SDRC meeting on July 15, 2016 as required by Section 24-113(b) of the Subdivision Regulations.

2. **Illegal Subdivision**—Proposed Parcel 2 (Parcel 76) was legally created in accordance with Section 24-107(c)(3) of the Subdivision Regulations by inter-family transfer and was therefore limited for use as a detached single-family dwelling. Although no development is currently proposed on Parcel 2 by including it in the subject preliminary plan it will no longer be subject to this restriction.

Proposed Parcel 1 (Parcel 78) was formally part of a larger parent parcel (Parcel 6). Parcel 78 was created by an illegal division of Parcel 6. The division between Parcels 6 and 76 (Parcel 2) could have occurred through a lot-line adjustment resulting in the geographical limit reflected in this preliminary plan of subdivision. Therefore, the Planning Board's approval of this application will not perpetuate the illegal division of land but is a corrective action initiated by the applicant thru this preliminary plan of subdivision and supported by staff.

3. **Environmental**—The Environmental Planning Section has reviewed the preliminary plan submitted for Galilee Baptist Church, 4-16008, and the Type 1 Tree Conservation Plan, TCP1-003-2016, stamped as received on June 13, 2016, with a revision received on August 5, 2016.

Background

The Environmental Planning Section previously reviewed the area in this application in conjunction with the following application: The Natural Resources Inventory, NRI-104-2016, approved by staff on May 17, 2016.

Proposed Activity

The current application is for an institutional facility with associated parking and infrastructure.

Grandfathering

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the application is for a new preliminary plan. This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and technical manual.

Site Description

The 49.97-acre site is located on the east side of Woodyard Road (MD 223), approximately 3,000 feet south of its intersection with Pennsylvania Avenue (MD 4). Based on available information, the site contains streams, wetlands, steep slopes of 15 percent and greater, and 100-year floodplain. The site is in the Charles Branch watershed of the Patuxent River basin. The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include the Dodon complexes. Based on available information, Marlboro clay is not found to occur in the vicinity of this property, nor are Christiana complexes. Woodyard Road is classified as a scenic and historic road. According to the 2005 *Approved Countywide Green Infrastructure Plan*, all three network features (Regulated Areas, Evaluation Areas and Network Gaps) are present on the site. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Master Plan Conformance—Prince Georges Plan 2035

The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Subregion 6 Master Plan

The Master Plan for this area is the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*. In the approved master plan and sectional map amendment, the Environmental Infrastructure section contains goals, policies and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities.

Approximately 50 percent of the site is within the Green Infrastructure Network and contains Regulated, Evaluation and Network Gap areas. The Regulated areas are associated with the stream system which runs along the southern and eastern boundary of the site. The Evaluation area is located on the eastern half and south eastern portion of the site and is primarily wooded. The Network Gap area is centrally located on the property and is a combination of woodland and open field. The TCP1 proposes to preserve the majority of all three areas with the exception of an impact for a stormwater outfall structure in the Network Gap area; however, the approved stormwater concept has not been submitted.

In addition to the outfall, a master plan right-of-way is shown along the southern boundary of Parcel 78 (Parcel 1). The future development of this right-of-way would result in impacts to the regulated area, specifically to the primary management area, where a stream crossing would be necessary.

These impacts are necessary for the development of the site and planned circulation and will be further evaluated to minimize as needed.

Based on the minimization of disturbance inside the Green Infrastructure network, this proposal meets the intent of protecting critical resources.

Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded.

This development proposal is to construct an institutional facility with parking and infrastructure. The site does not currently have a Stormwater Management Concept approval letter. The TCP1 does not show how this site will meet environmental site design to the maximum extent practicable (ESD to the MEP). Approval of the concept plan is needed for review of conformance with Policy 2.

Policy 4: Protect, restore and enhance the Chesapeake Bay Critical Area.

The subject property is not located in the Chesapeake Bay Critical Area.

Policy 6: Increase awareness regarding air quality and greenhouse gas (GHG) emissions and the unique role that the Developing and Rural Tiers in Subregion 6 have to play in this effort.

Air Quality is a regional issue that is currently being addressed by the Council of Governments.

Policy 7: Encourage the use of green building techniques and community design that reduce resource and energy consumption.

The development applications for the subject property which require architectural approval should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques should be encouraged and implemented to the greatest extent possible.

Policy 8: Reduce energy usage from lighting, as well as light pollution and intrusion into residential, rural, and environmentally sensitive areas.

The site has existing adjacent residential uses to the south of this property as well as to the west of Woodyard Road. The on-site natural areas to be preserved and the adjacent off-site areas should be protected from light intrusion.

At the time of permit review, a lighting plan shall be submitted. The lighting plan shall demonstrate the reduction of sky glow through the use of full cut-off optics. Lighting shall be directed away from the adjacent on-site and off-site natural areas and residential areas.

Policy 9: Reduce adverse noise impacts to meet acceptable state noise standards.

The project proposes to construct an institutional facility with associated parking and stormwater management facilities. No residential uses are proposed. A noise analysis and mitigation are not required at this time.

2005 Approved Countywide Green Infrastructure Plan

Approximately 50 percent of the site is within the Green Infrastructure Network and contains Regulated, Evaluation and Network Gap areas. The Regulated areas are associated with the stream system which runs along the southern and eastern boundary of the site.

The Evaluation area is located on the eastern half and south eastern portion of the site and is primarily wooded. The Network Gap area is centrally located on the property and is a combination of woodland and open field.

To find conformance with the Green Infrastructure Plan, the Planning Board must find that the TCP1 plan adequately addresses the following policies, applicable to the current project:

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

Note that the 2002 General Plan has been superseded by *Plan Prince George's 2035 Approved General Plan*.

The TCP1 proposes to preserve the majority of all three areas with the exception of an impact for a stormwater outfall structure in the Network Gap area; however, the approved stormwater concept has not been submitted.

In addition to the outfall, a master plan right-of-way is shown along the southern boundary of Parcel 78 (Parcel 1). The future development of this right-of-way would result in impacts to the regulated area, specifically to the Primary Management Area, where a stream crossing would be necessary.

A statement of justification has been received for the proposed impacts to wetlands, wetland buffer, and stream buffer, all within the PMA. These impacts are discussed in detail in a later section.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

The current project does not have an approved stormwater concept plan. A stormwater concept plan must be approved under the current stormwater regulations, requiring ESD to the MEP.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The current General Plan, Plan Prince George's 2035, designates the site within ESA 2 (formerly the Developing Tier). The revised plan proposes to preserve 22.94 acres of existing woodland, which includes most of the Network. The woodland conservation worksheet shows 3.03 acres of "previously dedicated land" deducted from the total tract area, resulting in a reduced net tract area. The plan shows 0.4351 acres to be dedicated and 2.5911 acres to be placed in reservation. These two areas total approximately 3.03 acres, however they cannot be counted as previously dedicated and must be included with the net tract area. Net tract area is discussed further in the Environmental Review section.

Conformance with the 2010 Approved Water Resources Functional Master Plan

The 2010 *Approved Water Resources Functional Master Plan* contains policies and strategies related to the sustainability, protection and preservation of drinking water, stormwater, and wastewater systems within the County, on a countywide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various

countywide and area master plans, County ordinances for stormwater management, floodplain and woodland conservation, and programs implemented by the Prince George's County Department of Permitting, Inspections and Enforcement, Prince George's County Department of Health, Prince George's County Department of Environmental Resources, Prince George's Soil Conservation District, Maryland-National Park and Planning Commission and Washington Suburban and Sanitary Commission are also deemed to be consistent with this master plan.

Review of Previously Approved Conditions

The site has no previous review applications prior to this preliminary plan submittal.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when and by whom.

Natural Resources Inventory/Existing Conditions

The Natural Resources Inventory, NRI-104-2016 was approved on May 17, 2016. All of the existing features shown on the TCP1 and the preliminary plan are in conformance with the NRI.

Woodland Conservation

This property is subject to the provisions of the applicable Prince George's County Woodland Conservation Ordinance (WCO) because this is an application for a new Preliminary Plan. A TCP1 has been submitted for review.

The 49.97-acre site contains 31.11 acres of existing woodland on the net tract and 3.38 acres of woodland within the 100-year floodplain. The site has a Woodland Conservation Threshold (WCT) of 21.26 acres, or 50 percent of the net tract, as tabulated. The woodland conservation worksheet shows 3.03 acres of "previously dedicated land" deducted from the total tract area, resulting in a reduced net tract area. The plan shows 0.4351 acres to be dedicated and 2.5911 acres to be placed in reservation. These two areas total approximately 3.03 acres however they cannot be counted as previously dedicated and must be included with the net tract area.

As previously mentioned, a master plan right-of-way is planned along the southern boundary of Parcel 78 (Parcel 1), per the MPOT and will be partially dedicated to DPW&T as part of this application. Revise the TCP1 to show the woodland within the dedicated right-of-way as retained-assumed cleared and revise the worksheet as necessary. The area place in reservation shall be designated as "preserved, not credited."

The tree conservation plan has been reviewed and requires technical revisions to be in conformance with the applicable Woodland Conservation Ordinance (2010 WCO).

The TCP coversheet and plan shows the original tree line and also shows woodland preservation in areas where woodland does not exist. These areas cannot be counted as woodland conservation and should not be shown to be preserved. Several other technical revisions are required as noted below in the recommended conditions. After all revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions made as recommended.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate

percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed.

This state requirement was incorporated in the adopted County Code effective on September 1, 2010. The specimen tree table on the TCP1 shows that all 17 specimen trees will be preserved with this plan. The limits of disturbance on the plan shows minor disturbance to the critical root zone of specimen tree number one. No additional information is required with regard to specimen trees.

Preservation of Regulated Environmental Features/Primary Management Area

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

The site contains regulated environmental features. According to the TCP1, impacts to wetlands and the associated buffer is proposed for the parking area, as well as impacts to the stream buffers for stormwater outfalls. A statement of justification has been received for the proposed impacts to the wetlands, wetland buffer, and stream buffer, all within the PMA. These impacts are discussed in detail in a later section.

Statement of Justification

The Statement of Justification includes a request for three impacts to the PMA totaling approximately 22,500 square feet on-site, consisting of a parking area over the wetland and its associated buffer and two stormwater outfalls in the stream buffers. The letter of justification shows a discrepancy in the areas of impact.

Analysis of Impacts

Based on the statement of justification, the applicant is requesting a total of three impacts described below:

Impact Area 1—As noted in the justification statement, is a permanent impact for a stormwater management outfall. The impact is located near the north boundary of the site where a gravel road crosses in a north-south direction onto the adjacent property to the north. The impact is within the buffer at the head of an existing stream. The description states that a permanent impact of 1,416 square feet to the PMA and stream buffer is necessary in order to properly discharge the outfall from the proposed stormwater management devices throughout the northern portion of the development area. The outfall is proposed to discharge upland from an ephemeral source to the

Charles Branch stream, within the stream buffer but outside the wetland buffer. This source is currently derived from the natural topography of the area and from the outfall of a stormdrain culvert on Woodyard Road, discharging into an emergent wetland along the northern portion of the property and ultimately feeding the source to the Charles Branch stream.

A permanent impact of this type to the stream buffer may be necessary for the proposed development of the site; however, an approved stormwater concept plan has not been provided so the location of outfall may change. As proposed, staff recommends approval of this impact.

Impact Area 2—As noted in the justification statement, is a permanent impact for a stormwater management outfall. The description states that a permanent impact of 2,400 square feet to the PMA and stream buffer is necessary in order to properly discharge the outfall from the proposed stormwater management devices throughout the southern portion of the developed area. The outfall is proposed to discharge upland of the Charles Branch, within the stream buffer but outside the wetland buffer. The outfall from the concentration of stormwater management devices will be carried a distance of approximately 500 linear feet, down an elevation of approximately 38 feet, through a 24-inch HDPE pipe, to the ultimate outfall in the PMA.

A permanent impact of this type to the stream buffer for stormwater outfall may be necessary for the proposed development of the site. There are concerns that with the concentration of a potentially large volume of stormwater through a pipe this size, and achieving considerable velocity down a 38-foot drop in elevation for 500 linear-feet to an ultimate discharge, 25 feet from the Charles Branch stream, may result in significant erosion. It should be noted that staff visited the site and acknowledged the significant healthy condition of the stream. As previously stated, an approved stormwater concept plan has not been provided and staff has concluded that before a finding can be made, that applicant should consider an alternative design that would reduce the impacts on the stream and wetland.

Staff recommends approval of this impact and subject to a condition that the stormwater design utilize Environmental Site Design to the maximum extent practicable.

Impact Area 3—As noted in the justification statement, is for a permanent impact for parking area and stormwater management devices. The description states that a total permanent impact of 18,289 square feet of PMA is necessary for the development of a parking area to serve the proposed use. This proposed impact consists of 3,410 square feet of emergent wetland and 14,879 square feet of wetland buffer. The wetland is identified as emergent in the Wetland Delineation Report, Prepared by Eco-Science Professionals, Inc. and dated April 12, 2016 and is likely the product of a combination of being a natural drainage collection from the surrounding topography, the concentration of stormwater from a stormdrain and culvert discharging onto the site from Woodyard Road, and a disruption to the flow from an old farm road between Woodyard Road and the stream source.

The disturbance of a wetland system for parking is generally not supported by staff. In addition to wetlands providing a biological and hydrological benefit, this emergent wetland is managing stormwater from an outfall on Woodyard Road. The overall site, despite the environmental constraints, contains a relatively large developable area that is unencumbered by woodlands or regulated environmental features, where parking could be located. The applicant has not demonstrated that the disturbance to this wetland is necessary for the development of the site, and has verified that the parking is not required but overflow parking.

Staff does not support this impact because the proposed impact is avoidable. The applicant has agreed to remove the impact prior to signature approval.

Based on the limited information provided by the applicant, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible if approved with the recommended conditions.

At 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.

Noise

The project proposes to construct an institutional facility with associated parking and stormwater management facilities. No residential uses are proposed. Noise mitigation analysis and mitigation is not required at this time.

Scenic and Historic Roads

Woodyard Road is classified as historic, a Special Roadway as designated by the MPOT. A 40-foot-wide landscape buffer is required along the frontage. The requirement of this buffer may result in changes to the proposed layout, as several design features will be required to be relocated out of the buffer. This buffer must also be exclusive of any road improvements and the required public utility easement in accordance with the Landscape Manual.

Prior to signature approval of the preliminary plan, the preliminary plan and the TCP1 shall be revised to show the required 40-foot-wide landscape buffer exclusive of the public utility easement and the required right-of-way improvements for Woodyard Road.

Prior to issuance of any permits, the landscape plan shall show the 40-foot-wide landscape buffer. Mature trees within the buffer shall be retained to the extent possible.

Soils

The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Dodon complexes. Based on available information, Marlboro clay is not found to occur in the vicinity of this property, nor are Christiana complexes.

4. **Community Planning**—The subject application is located in Planning Area 82A within the Rosaryville Community, and within the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (Subregion 6 Master Plan and SMA). The 2013 Subregion 6 Master Plan and SMA retained the subject property within the R-A Zone and recommended an institutional land use for the property. This application proposes a church or other place of worship which conforms to the Institutional land use recommendation within the 2013 Subregion 6 Master Plan and SMA.

The property is located within the *Plan Prince George's 2035* General Plan Growth Boundary. This application is consistent with and conforms to the Plan 2035 General Plan policies for the Established Communities.

5. **Parks and Recreation**— In accordance with Section 24-134(a) of the Subdivision Regulations, the preliminary plan application is exempt from Mandatory Dedication of Parkland requirements because it consists of nonresidential development.
6. **Trails**—The following Preliminary Plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 Subregion 6 Master Plan and SMA (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. Because the site is not located in either a designated center or corridor, it is not subject to the requirements of Section-24-124.01 and the “Transportation Review Guidelines – Part 2, 2013” at the time of PPS.

Background

Two master plan trail recommendation impact the subject application, with trails (or shared-use sidepaths recommended along the following roads:

- Woodyard Road Shared-Use Path
- C-606 Shared-Use Path

The MPOT includes the following text regarding the trail along MD 223:

“MD 223 Shared-Use Side path: A shared-use side path or wide sidewalk is recommended along this rapidly developing corridor in southern Prince George’s County. There has been consistent feedback from the community that safe pedestrian facilities are needed along this heavily traveled and rapidly developing corridor. This trail will provide safe access to numerous schools and park facilities, as well as link adjoining residential communities. Currently, sidewalks are fragmented or missing in many areas and a side path is needed to improve pedestrian safety.”

Where this facility has been implemented along MD 223, it has been along the west side of the road, which is opposite of the subject site. Therefore, staff recommends the provision of a standard sidewalk along the subject site’s entire frontage of MD 223, unless modified by SHA. Discussions with the transportation planner reviewing the case indicate that dedication will be required for the master plan road which crosses the subject property. However, construction will not be required at this time. The roadway dedication is sufficient to accommodate the shared-use path along the road.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) reaffirms the need for sidewalks as frontage improvements are made by including several policies related to pedestrian access and the provision of sidewalks. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of complete streets:

Policy 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2:

All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Consistent with the complete street policies of the MPOT, the following is recommended:

1. A standard sidewalk along the subject site's entire frontage of MD 223, unless modified by SHA.
2. A standard sidewalk linking the building entrance with the sidewalk along MD 223.
3. A shared-use path along C-606 and MD 223, unless modified by the operating agency.

Should the Maryland State Highway Administration (SHA) require a sidewalk along the frontage of MD 223, it is recommended that a standard sidewalk that links the building entrance with the sidewalk along MD 223 be provided. The 80-foot-wide right-of-way width (40 feet from center line) that is designated by the master plan for C-606 and will be dedicated with this PPS will be sufficient to accommodate the shared-use path that is recommended in the MPOT, if implemented by the County.

7. **Transportation**—The 49.97-acre R-A zoned property is located in the east side of Woodyard Road (MD 223), opposite the intersection of Welshire Drive and MD 223. The subject application proposes the construction of a church. The following are comments concerning site access, geometric design, and traffic impact of the subject application.

The subject property is located within Transportation Service Area (TSA) 2, as defined in *The Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the Transportation "Guidelines."

Unsignalized intersections: The procedure for un-signalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. Once the CLV exceeds 1,150 for either type of intersection, this is deemed to be an unacceptable operating condition at un-signalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Sunday Analysis—The applicant provided a traffic impact study (TIS) which evaluated the traffic impact of the Sunday service on the surrounding transportation facilities. The following table identifies the intersections and the associated levels of service (LOS) for existing, background and total traffic:

Intersection	Sunday Peak (Existing)	Sunday Peak (Background)	Sunday Peak (Total)
	LOS/CLV	LOS/CLV	LOS/CLV
MD 223 and Marlboro Pike	A/598	A/769	A/920
MD 223 and Welshire Drive-Site Access 1*	--	--	B/1129
MD 223 and C-606 (Site Access 2)*	--	--	A/978
MD 223 and Dower House Road	C/614	C/1132	C/1281
MD 223 and Rosaryville Road	A/479	A/657	A/741
MD 223 and MD 4 EB Ramps*	--	--	B/1023
MD 223 and Old Marlboro Pike*	--	--	A/683
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.			

The analyses and results were predicated on the trip generation based on the number of seats. The Transportation Planning Section prefers the use of ‘square footage’ as it is an objective measure easily determined from submitted plans. The most recently revised site plan showed that the application is proposing a 50,000-square-foot church. The *Trip Generation Manual, 9th edition* (Institute of Transportation Engineers) lists churches as having a trip rate of 12.04 per 1,000 square feet of gross floor area (GFA) during the Sunday peak hour. Based on the ITE rates, the proposed church facility would generate 602 (295 in; 307 out) peak-hour trips during Sundays. Since the trip generation for the church is actually lower than was originally projected in the study, it is concluded that the levels of service at all of the critical intersections will remain at LOS D or better with conditions. The trip generation for a 50,000-square-foot church will form the basis of the recommended trip cap for the subdivision.

Weekday Analysis—Regarding the analysis of weekday traffic for the proposed facility, staff was provided with an AM and PM peak-hour turning movement count taken at the MD 223 and Welshire Drive Site-Access intersection. Based on trip rates provided in the department’s “Guidelines,” this 50,000-square-foot church will generate 23 trips during both peak hours. Given that the projected trip generation falls below the 50-trip threshold, a traffic study for the weekday operation was not necessary. There are specific procedures outlined in the “Guidelines” for evaluating developments where the trip generation lies between 20 and 35 trips during either peak hour. Specifically, for such developments, the following is required:

- Evaluate all site access points.
- Evaluate the nearest off-site intersection between the public street that serves the site and a collector road.

Based on these criteria, the following intersections have been chosen for further evaluation:

Existing Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	D/1308	D/1317
MD 223 and Welshire Drive-Site Access*	31.6 Seconds	26.2 Seconds
MD 223 and C-606 (proposed 2nd site access)*	future	future
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

The applicant's TIS cited a trip distribution of 65 percent of the site traffic oriented to/from the north of MD 223, while 35 percent will be oriented to/from the south of MD 223. Consequently, 15 peak-hour trips will be assigned to the northerly access while 8 peak-hour trips will be assigned to the southern access. In evaluating the access points with weekday traffic, both will operate well within the acceptable threshold.

Background Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	E/1593	F/1648
MD 223 and Welshire Drive-Site Access*	42.0 Seconds	39.8 Seconds
MD 223 and C-606 (proposed 2nd site access)*	future	future
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

The intersection of MD 223 and Marlboro Pike will require some additional improvements to stay within the acceptable level of service limits.

Total Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	E/1599	F/1653
MD 223 and Welshire Drive-Site Access*	45.5 Seconds	43.1 Seconds
MD 223 and C-606 (proposed 2nd site access)*	28.0 Seconds	26.4 Seconds
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

The intersection of MD 223 and Marlboro Pike has been deemed critical to several developments, and has been the subject of previous evaluations. Pursuant to PGCPB Resolution No. 08-99, the Planning Board approved Preliminary Plan of Subdivision 4-07086 for the Norbourne Property on June 19, 2008. Information provided in the resolution for 4-07086 indicates that under total traffic, the intersection was projected to operate with levels of service 'E' and 'F' during the AM and PM peak hours respectively. Approximately 65 percent of the proposed site traffic will pass through this intersection. It is the recommendation that the proposed improvements cited in

PGCPB Resolution No. 08-99 should be applicable to this development as well. Those conditions are as follow:

32. MD 223 and Marlboro Pike: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the County's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

a. On the southbound MD 223 approach, construct an additional southbound left-turn lane.

b. Also on the southbound MD 223 approach, construct a free-right-turn lane.

If these improvements are implemented, the intersection of MD 223 and Marlboro Pike is projected to operate at B/1,052 during the AM peak hour and D/1,364 during the PM peak hour at the required acceptable level of service.

The proposed preliminary plan did not offer specific uses for the property beyond traditional church-related activities. Consequently, staff's finding of adequacy is predicated on the property generating 23 trips during the AM and PM peak hours respectively, and that will be reflected in the weekday trip cap.

Regarding on-site circulation, staff has no issues with access provided to both MD 223 and C-606.

Master Plan, Right of Way Dedication

The property is located in an area where the development policies are governed by the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, as well as the 2013 *Approved Subregion 6 Master Plan and Sectional Amendment*. One of the recommendations from the master plans was the construction of a two-lane collector (C-606) between Osborne Road and MD 223. The proposed collector is located along the property's southern border. The applicant has agreed to dedicate and construct approximately 400 feet of C-606 beginning at its intersection with MD 223. A request for reservation for the remaining portion of this facility has been sent to the Department of Public Works and Transportation (DPW&T). As of this writing, staff has not received a written response. The location of this planned facility is accurately reflected on the applicant's revised plans. If staff does not receive a response in the affirmative from DPW&T prior to the Planning Board hearing, staff will not recommend that the Planning Board place the remainder of C-606 into reservation.

MD 223 is a master plan arterial facility with a variable right-of-way and minimum of 120 feet. The dedication reflected on the revised preliminary plan is acceptable and will be dedicated to public use at the time of record plat.

Variation Request–Woodyard Road (MD 223)

The applicant is proposing one direct-vehicular access to MD 223 an arterial roadway. A variation from Section 24-121(a)(3) of the Prince George's County Code which limits individual access to roads of arterial and higher classification was filed by the applicant. In executing this variation request, the applicant must meet several legal requirements pursuant to Section

24-113(a) of the Subdivision Regulations. Those requirements are shown in **boldface type** followed by the finding:

- (1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

This site has been accessing MD 223 Woodyard Road, an arterial road, since the early 1970's the earliest record for the tax account number for the site. The current access to the site is a single point of entry on Woodyard Road, roughly 50 yards north of its intersection with Welshire Drive. The current conceptual layout suggests the access to the site be made at the intersection of Woodyard Road and Welshire Drive, thus reducing the number of access points along Woodyard Road in close proximity to one another. This provides the benefit of increased safety, as well as improving traffic flow, benefiting the welfare of those citizens who routinely travel in the area.

With the configuration of access with the primary access point at C-606, a publicly dedicated street, and augmented by the secondary (limited) access driveway being proposed at the existing intersection of MD 223 and Welshire Drive. The uses within the site are too large to be effectively served by a single driveway or access point.

- (2) **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

The subject property, as it exists today, is bounded to the West by Woodyard Road; there is no other public right-of-way that provides access to the site. The subject property is bounded to the East and South entirely by a combination of wetlands, wetland buffers, streams, stream buffers, floodplain, and their associated primary management area (PMA). To the North, all but sixty-two feet of its span contains PMA. These conditions create an environment that is unique to the property and generally not applicable to other properties.

- (3) **The variation does not constitute a violation of any other applicable law, ordinance, or regulation;**

No other applicable law, ordinance or regulation will be violated by the granting of this variation.

- (4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**

The subject property, as it exists today, is bounded to the West by Woodyard Road; and C-606 on the south. The subject property is bounded to the East and South entirely by a combination of wetlands, wetland buffers, streams, stream buffers, floodplain, and their associated primary management area (PMA). To the North, all but sixty-two feet of its span contains PMA. Because of the size of the church along two points of access (MD 223 and C-606) will allow distribution of traffic improving safety and overall traffic flow.

Based on the preceding findings, the preliminary plan of subdivision conforms to the required findings in Sections 24-123 and 24-124 of the Subdivision Regulations for approval of the Preliminary Plan of Subdivision, and the required findings in Section 24-113 for approval of the variation request if the application is approved with conditions.

8. **Schools**—The subdivision has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) and concluded that the subdivision is exempt from a review for schools because it is a nonresidential use.

9. **Fire and Rescue**—The Special Projects Section has reviewed this preliminary plan for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations.

Section 24-122.01(e)(1)(E) states that “ A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month.”

The proposed project is served by Westphalia Fire/EMS Co. 823, a first due response station (a maximum of seven (7) minutes travel time), is located at 9051 Presidential Pkwy.

Capital Improvement Program (CIP)

There are no CIP projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the “Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.”

10. **Police Facilities**—The proposed development is within the service area of Police District V, Clinton. There is 267,660 square feet of space in all of the facilities used by the Prince George’s County Police Department and the July 1, 2015 (U.S. Census Bureau) county population estimate is 909,535. Using the 141 square feet per 1,000 residents, it calculates to 128,244 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.
11. **Water and Sewer Categories**—Section 24-122.01(b)(1) states that “ the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.”The 2008 *Water and Sewer Plan* placed this property in Water and Sewer Categories 4, Community System Adequate for Development Planning, and will therefore be served by public systems.
12. **Use Conversion**—The subject application is proposing the development of 50,000 square feet for an institutional use. If a substantial revision to the use on the subject property is proposed that affects Subtitle 24 adequacy and findings as set forth in the resolution of approval, a new preliminary plan of subdivision shall be required prior to approval of any building permits.
13. **Public Utility Easement (PUE)**—Section 24-122 of the Subdivision Regulations requires a public utility easement (PUE) along both sides of all public rights-of-way. The property’s street frontage is along MD 223 and C-606, and the applicant has provided the required public utility easement along their side of the public streets.

In accordance with the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the owner's dedication on the final plat:

“Utility easements are granted pursuant to the terms and provisions recorded among the Prince Georges County Land Records of Prince George's County in Liber 3703 at Folio 748.”

14. **Stormwater Management**—The applicant has filed conceptual stormwater management plan 29538-2016 with DPIE which is currently under review. DPIE will review for conformance to the SWM concept plan and technical approval at the time of grading permit to ensure that development does not result in any on-site or downstream flooding. Development must be in conformance with that approved plan and subsequent approvals.
15. **Historic**—The subject property comprises 50 acres located on the east side of Woodyard Road, directly east of the intersection of Woodyard Road and Welshire Drive in Upper Marlboro, Maryland. This application proposes the construction of a place of worship in the R-A Zone.

The subject property is located on a tract of land called Darnall's Delight, patented by Henry Darnall on June 28, 1683. Henry Darnall built a large brick mansion known as “The Woodyard” on his property, the ruins of which now comprise the Woodyard Historic Site (82A-041), located approximately 1.3 miles southwest of the subject property. Henry Darnall's will notes that the tract on which he formerly lived in Prince George's County contained 13,020 acres. Darnall's inventory lists 108 enslaved laborers dispersed across the main dwelling plantation and three other quarters within the larger plantation. Henry Darnall, who died in 1711, devised the Woodyard plantation to his son, Henry Darnall. In 1730, Henry Darnall conveyed three tracts known as Darnall's Delight, Elizabeth, and Darnall's Last Addition, containing 2,050 acres, to William Black. William Black then sold the 2,050 Woodyard plantation to Richard Williams, a merchant.

Richard Williams died in 1752 and bequeathed half of his estate to his wife, Christian Williams and the other half to his daughter, Hannah Williams. Hannah Williams married Stephen West on March 5, 1753 and they resided on the Woodyard plantation. Stephen West was a merchant, a member of the Provincial Council and an arms manufacturer. It is believed that West manufactured weapons for the colonial militia during the Revolutionary War on the Woodyard plantation. Other manufactures occurring on the Woodyard plantation at the time of the Revolution included the production of clothing, a small brewery and distillery; and a cotton spinning machine. West also supplied clothing items to patriot forces during the Revolution.

Stephen West died on January 22, 1790 and the Woodyard plantation continued to be occupied by his widow, Hannah West, and his sons, Richard W. and Stephen West. At the time of Stephen West's death, the Woodyard plantation comprised about 2,400 acres and his inventory lists 117 enslaved laborers. The 1798 federal direct tax of the Woodyard plantation lists the main dwelling house, two overseer's houses, a smoke house, carriage house, four corn houses, seven tobacco houses (barns), and 15 “negro houses.” The estate was also taxed for 142 enslaved laborers. The 1800 federal census records 155 enslaved laborers on the Woodyard plantation and 115 were listed on the property in 1810.

The Woodyard (which at this time included the subject property) also played a role in the War of 1812. During the British invasion in 1814, American forces marched to join their commander, Brigadier General William H. Winder at the Woodyard on August 21. Richard W. West,

brother-in-law of Francis Scott Key, was residing there at the time. Commodore Barney and about 400 of his flotillamen, along with Secretary of State Monroe, joined Winder's forces at the Woodyard on August 22 before marching to Long Old Fields (now Forestville). British forces heading towards Washington camped near Melwood Park (Historic Site 78-015), about one-half mile northeast of the subject property. From here, the British continued their advancement through Long Old Fields towards Bladensburg and eventually to Washington, D.C., where the Capitol, White House and other government buildings were burned.

Hannah West died in Georgetown, in Washington, D.C., in 1815. Richard W. West and Stephen West continued to reside on the Woodyard plantation, but did not make a formal partition of the property until June 1824. The 1820 Census indicates that Richard W. West held 117 enslaved laborers on his part of the Woodyard and Stephen West held 59 enslaved laborers. In the 1824 partition of the Woodyard plantation, Stephen West was allotted 877 ½ acres of the Woodyard, which included the subject property, along with other lands, totaling 1,410 ½ acres.

Stephen West's daughter, Rachel Sophia West, married Benjamin Oden of Bellefields (Historic Site 82A-026) on January 25, 1791. Stephen West conveyed his 877 ½ acres of the Woodyard plantation to his son-in-law, Benjamin Oden, on June 2, 1825. Benjamin and Rachel Oden's daughter, Sophia Margaret Oden married Baruch Mullikin on February 25, 1823 and the 877 ½ acres was possibly meant to be a wedding gift from Stephen West to his granddaughter. Benjamin Oden died in September 1836. In his will, Benjamin Oden bequeathed to his son-in-law, William D. Bowie, 600 acres of the former Woodyard plantation to be held in trust for his daughter, Sophia Margaret Mullikin. The inventory of Benjamin Oden's estate listed the "Charles Branch Farm" with 46 enslaved laborers, livestock, farming utensils and crops including corn, straw, hay and tobacco.

Baruch Mullikin is listed in the 1840 Census with 25 persons engaged in agriculture and a total of 47 enslaved laborers. Baruch Mullikin died sometime before 1850. Sophia Mullikin is listed in the 1850 Census as the head of household and she held 39 enslaved laborers at that time. Sophia Mullikin died in October 1851. In 1852, her son, Richard O. Mullikin, filed a petition in the Prince George's County Court, sitting as a Court of Equity, to divide his mother's estate. The Charles Branch farm was divided into lots and Lots No. 2 and 3, containing 371 ¾ acres, was conveyed by Charles Clagett, as Trustee, to William B. Bowie. Existing Parcel 78 lies within the 371 ¾ acre tract. William B. Bowie died in 1888 and devised the "Charles Branch Place" to his son, Richard Irving Bowie.

Parcel 78 of the subject property then became part of the Norbourne farm (77-003). Richard Irving Bowie built the house known as Norbourne at the southwest intersection of Marlboro Pike and Woodyard Road in the 1880s. After his first wife died 1889, Bowie remarried to Effie Gwynn, author of *Across the Years in Prince George's County*. They raised eight children on the Norbourne farm. Richard Irving Bowie served as a judge of the Orphans court of Prince George's County for twenty years, for many of those years as chief judge. He died on December 16, 1923.

In July 1924, Effie Gwynn Bowie sold the portion of the "Charles Branch" farm on the east side of Woodyard Road, being about 90 acres, to John A. Coale. The tract remained in the possession of the Coale family until 1971 and changed hands several times until purchased by Galilee Baptist Church from the Henson Valley Montessori School, Inc., in 2009 (Liber 30474, folio 41).

Parcel 76 was part of the Mount Clare farm (Historic Site 82A-039) until 1939, when 83.5 acres was sold to Hendrick G. Mitchell and Joseph H. Mitchell. Mount Clare was built in the mid-1850s for Richard Oden Mullikin. Galilee Baptist Church acquired 8.54 acres (Parcel 76) of the

83.5-acre tract in 2009 from the Henson Valley Montessori School, Inc. (Liber 30474:41). Charles Branch and its tributaries run along the eastern and southern boundaries of the subject property. Prehistoric archeological sites have been found in similar settings and the probability of the subject property containing significant prehistoric archeological resources is moderate to high. Because there is a moderate to high probability that prehistoric and historic archeological resources will be identified on the subject property, a Phase I archeological survey was recommended on the subject property. In accordance with the Planning Board's directives, as described in the *Guidelines for Archeological Review, May 2005*, and consistent with Subtitle 24-104, 121(a)(18), and 24-135.01, the subject property was the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American peoples.

Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when state or federal monies, or federal permits are required for a project.

Conclusions

The subject property was once part of a large plantation known as the Woodyard throughout the eighteenth and early nineteenth centuries. The Woodyard was established by Henry Darnall, who was a wealthy planter and Proprietary Agent of Charles Calvert, 3rd Lord Baltimore, and served as Deputy Governor of Maryland for a time. Through his connections to the Calvert family, Darnall acquired large amounts of land, wealth and political power. Large numbers of enslaved laborers worked the land, which was divided into various quarters operated by overseers. Under the ownership of Stephen West, the Woodyard plantation was an important supplier of the Continental Army. It was also an encampment site for American forces during the British march on Washington in 1814.

During the late nineteenth and early twentieth centuries, the Woodyard plantation was further divided into smaller farms, but was still owned by descendants of Stephen West. In the 1920s, smaller parcels of the former plantation were sold off and later subdivided.

A Phase I archeological survey was conducted on the subject property in July 2016. A pedestrian reconnaissance survey was conducted in areas of the property included within a series of community gardens. Shovel test pits were excavated in other areas of the property with relatively level topography and less than 50 percent visibility. Several historic artifacts and one possible prehistoric artifact were identified in the northwestern portion of the property. The artifact scatter was widely dispersed and, therefore, a site number was not assigned. An area that contained small flecks of brick was also identified to the south of the artifact scatter and to the south of the remnant of an old roadbed. It is believed that this may have been the site of an agricultural building that was demolished prior to 1938, as nothing is visible in the aerial photographs from that year. No other artifacts were found in association with the brick flecks and an archeological site was not delineated. Any trace of this building was likely destroyed by continued plowing of the area. In summary, no archeological sites were delineated on the subject property and no further archeological investigations are recommended.

If state or federal monies, or federal permits are required for this project, Section 106 review may require archeological survey for state or federal agencies.

Historic Preservation staff recommends approval of 4-16008 Galilee Baptist Church without conditions.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:
 - a. Update General Note 21 to include the conceptual stormwater management plan number and approval date.
 - b. Update General Note 27 to reference companion TCPI-003-2016.
 - c. Revise Sheets 1 and 3 to reflect the portion of C-606 that will be improved and dedicated to public use and the connection to the southern portion of the parking compound in accordance with Applicant's Exhibit A.
 - d. Dimension MD 223 demonstrating a 120-foot-wide right-of-way (ROW).
 - e. Combine the two parcels into one overall parcel on the PPS and TCP1.
2. The applicant and the applicant's heirs, successors and or assignees, shall provide a standard sidewalk along the property's entire street frontage of MD 223 and C-606 unless modified by the operating agency at the time of issuance of street construction permits.
3. At the time of final plat, the applicant and the applicant's heirs, successors and/or assignees, shall grant a ten-foot-wide public utility easement (PUE) along all public rights-of-way.
4. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.
5. Total development within the subject property shall be limited to uses which generate no more than 602 peak-hour trips on Sundays, and 23 AM and PM weekday peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities.
6. **MD 223 and Marlboro Pike:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the County's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. On the southbound MD 223 approach, construct an additional southbound left-turn lane.
 - b. Also on the southbound MD 223 approach, construct a free right-turn lane
7. At the time of final plat, the applicant shall dedicate to public use:

- a. Frontage along MD 223 consistent with right-of-way shown on the preliminary plan of subdivision;
 - b. Approximately 400 feet of the proposed C-606 master plan alignment, and construct the roadway at a minimum to provide access from the site within that dedicated right-of-way.
8. Prior to signature approval of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors and or assignees, shall submit two copies of an approved stormwater management concept plan, signed by DPIE, and two copies of the concept approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan and TCP1. Any required stormwater management facilities shall be shown on the TCP1. The stormwater conveyance system for Impact Area 2 shall be designed utilizing environmental site design to the maximum extent practicable, such as a step pool conveyance system, with concurrence from M-NCPPC.
9. Prior to signature approval of the preliminary plan, the preliminary plan and the TCP1 shall be revised to show the 40-foot-wide scenic and historic road landscape buffer exclusive of the public utility easement and the required right-of-way dedication for Woodyard Road (MD 223), in accordance with the Landscape Manual.
10. Prior to issuance of any permits, the landscape plan shall show the 40-foot-wide landscape buffer. Mature trees within the buffer shall be retained to the extent possible.
11. At 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.”
12. Prior to signature approval of the preliminary plan, the TCP1 shall be revised as follows:
 - a. Revise the plan and Worksheet to include the 3.03 acres of land as part of the net tract area, and revise the subsequent calculations.
 - b. Revise the TCP1 to eliminate woodland preservation where no woodland exist and revise worksheet as necessary.
 - c. Revise the legend to show the symbol for the wetlands and associated buffer.
 - d. Show the existing tree line to 100 feet beyond the property line on all sides.
 - e. Provide a note under the Specimen Tree Table stating how the specimen trees were located.
 - f. Provide a letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division regarding the presence of rare, threatened and endangered species.

- g. Show the location of all existing and proposed water and sewer easements and provide symbols in the legend.
 - h. Show the required building restriction lines from all boundaries and the floodplain.
 - i. Complete General Note 7, to include that the property is “(Formerly the Developing Tier) and is zoned R-A.”
 - j. Revise General Note 11 to provide the conceptual stormwater management plan number.
 - k. Revise the Legend to provide the “%” symbol for the “Steep Slopes 15% & Greater.”
 - l. Add the owner’s awareness certificate, for all affected private property owners.
 - m. Add “TCP1-003-2016” to the TCP1 approval block.
 - n. Add a Woodland Conservation Summary Table, in accordance with Part A, Section 6.2 of the ETM.
 - o. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
13. The following note shall be placed on the Final Plat of Subdivision:
- “Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-003-2016), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland–National Capital Park and Planning Commission.”
14. Prior to signature approval of the TCP2 for this property, pursuant to Section 25-122(d)(1)(B), 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. The following note shall be placed on the TCP2:
- “Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber _____ folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”
15. At the time of permit review, a lighting plan shall be submitted. The lighting plan shall demonstrate the reduction of sky glow through the use of full cut-off optics. Lighting shall be directed away from the adjacent on-site and off-site natural areas and residential areas.

STAFF RECOMMENDS:

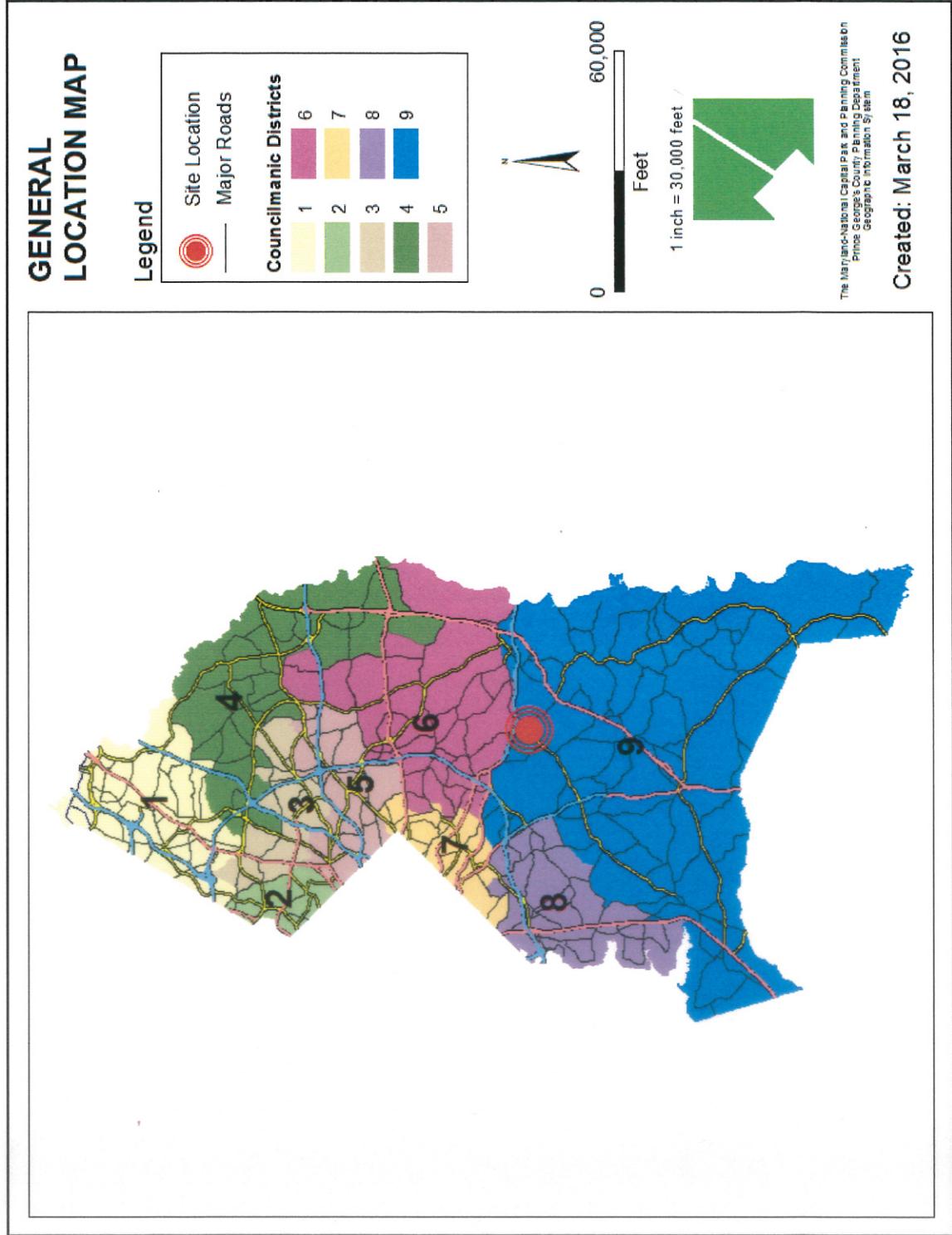
- **Approval** of PPS 4-16008
- Type 1 Tree Conservation Plan TCP1-003-2016
- Variation from Section 24-121(a)(3)

ITEM:

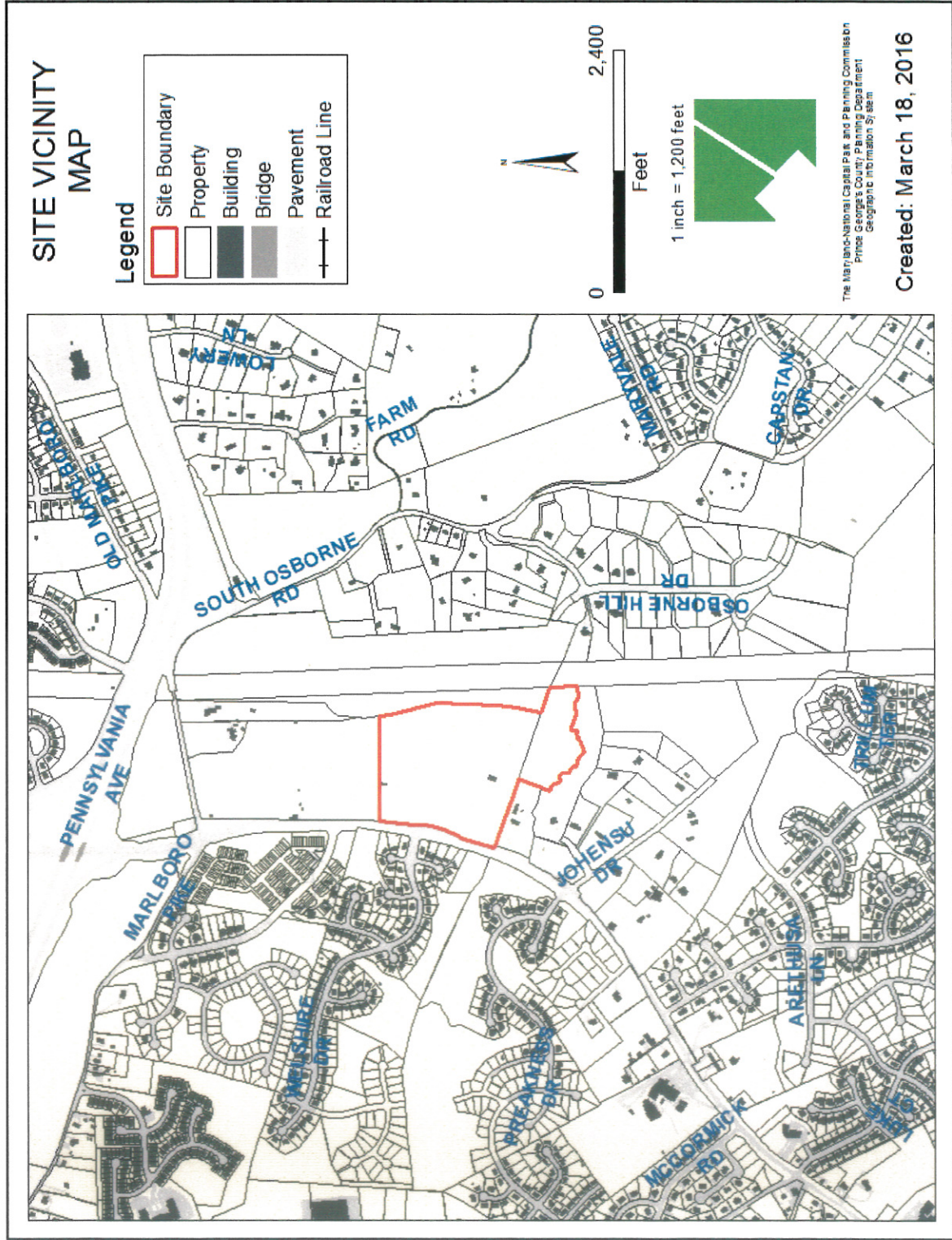
CASE: 4-16008

GALILEE BAPTIST CHURCH

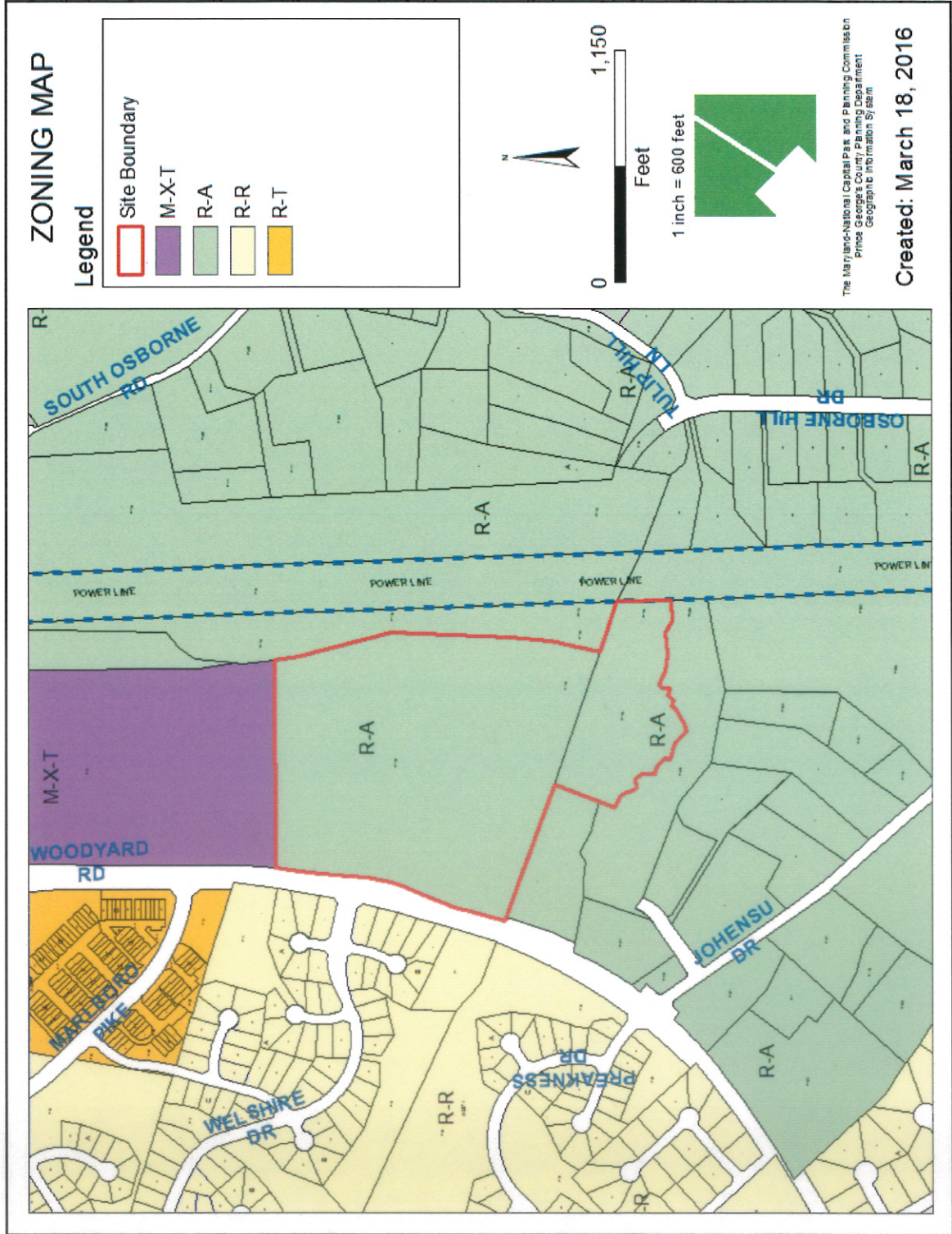
GENERAL LOCATION MAP



SITE VICINITY



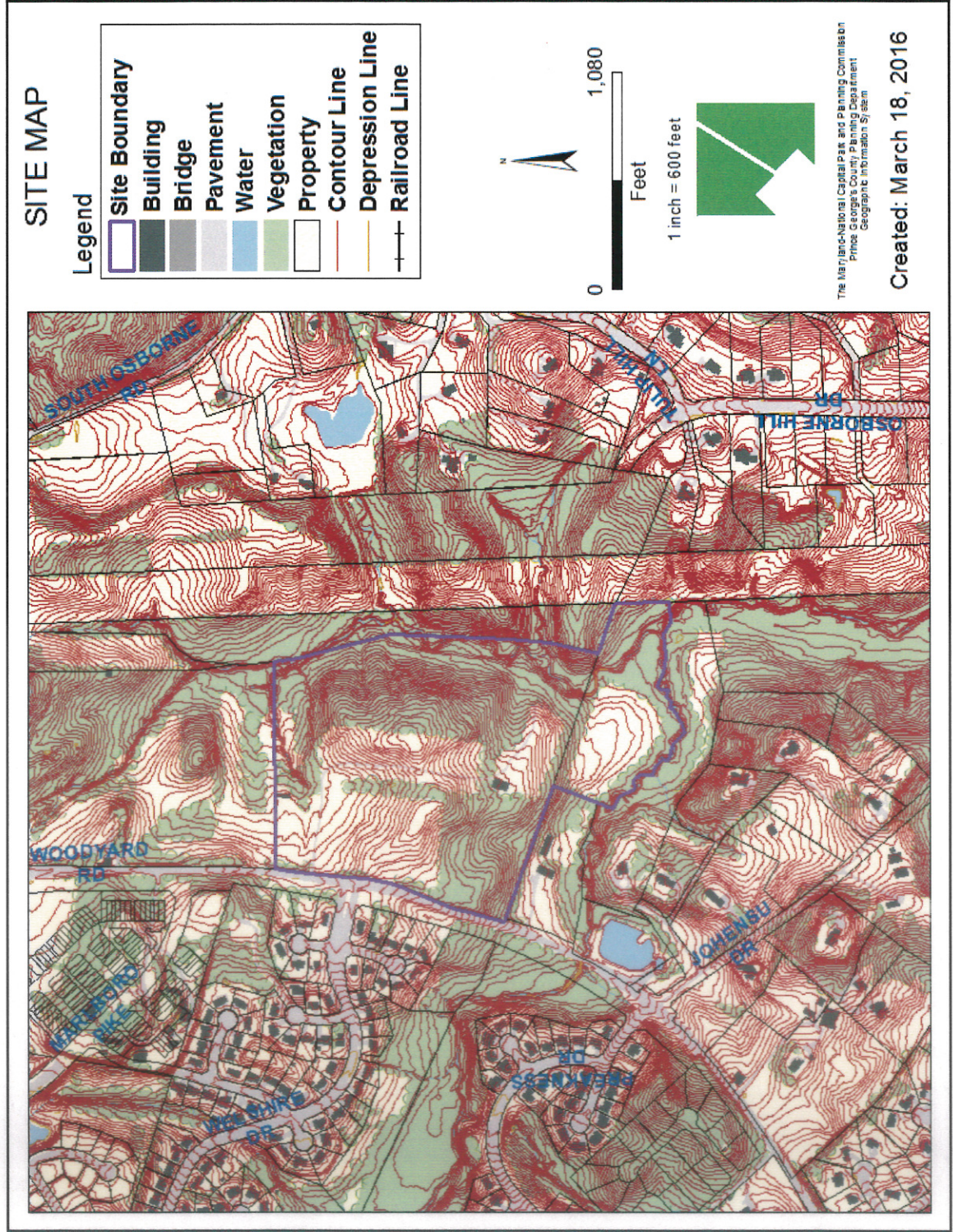
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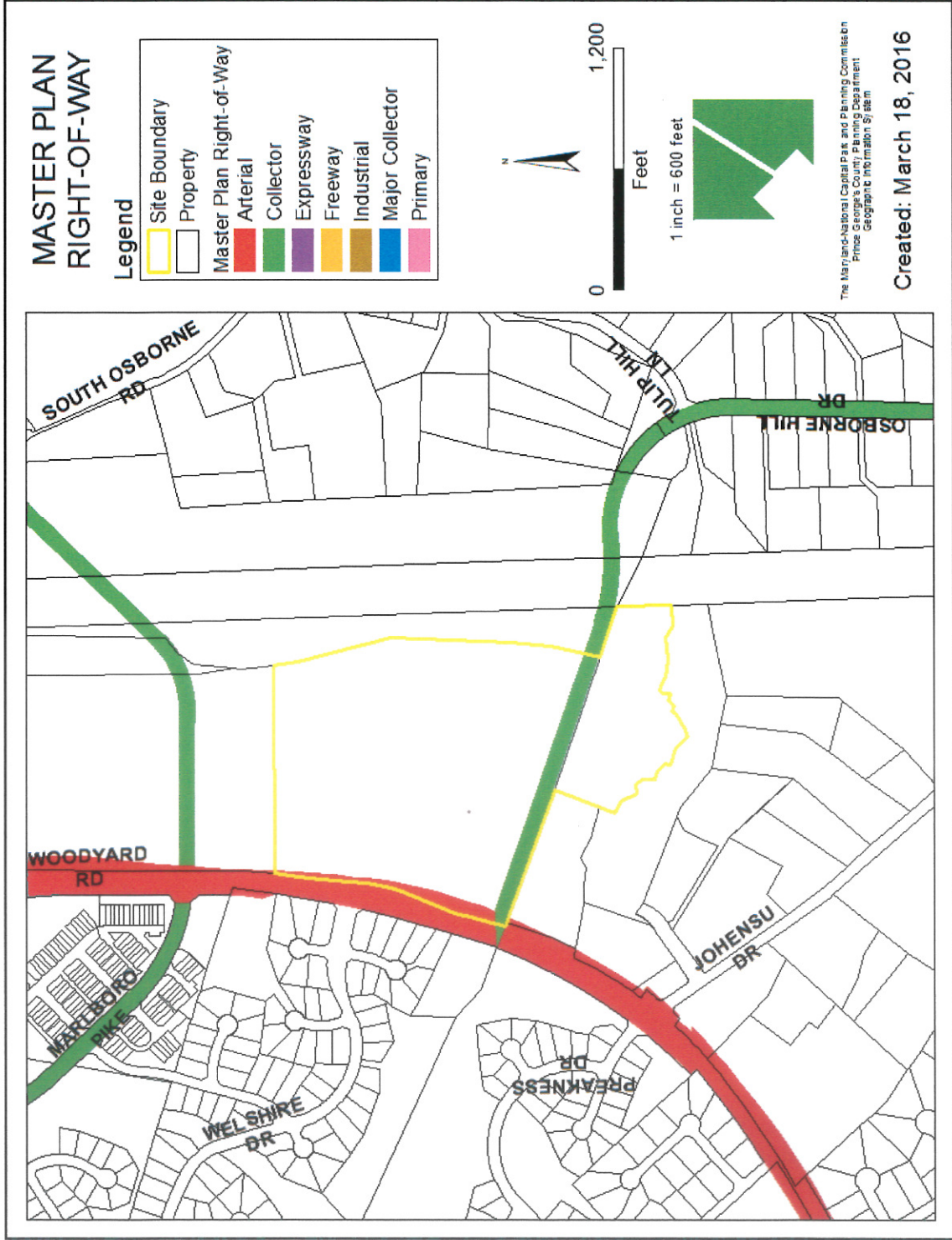
AERIAL MAP

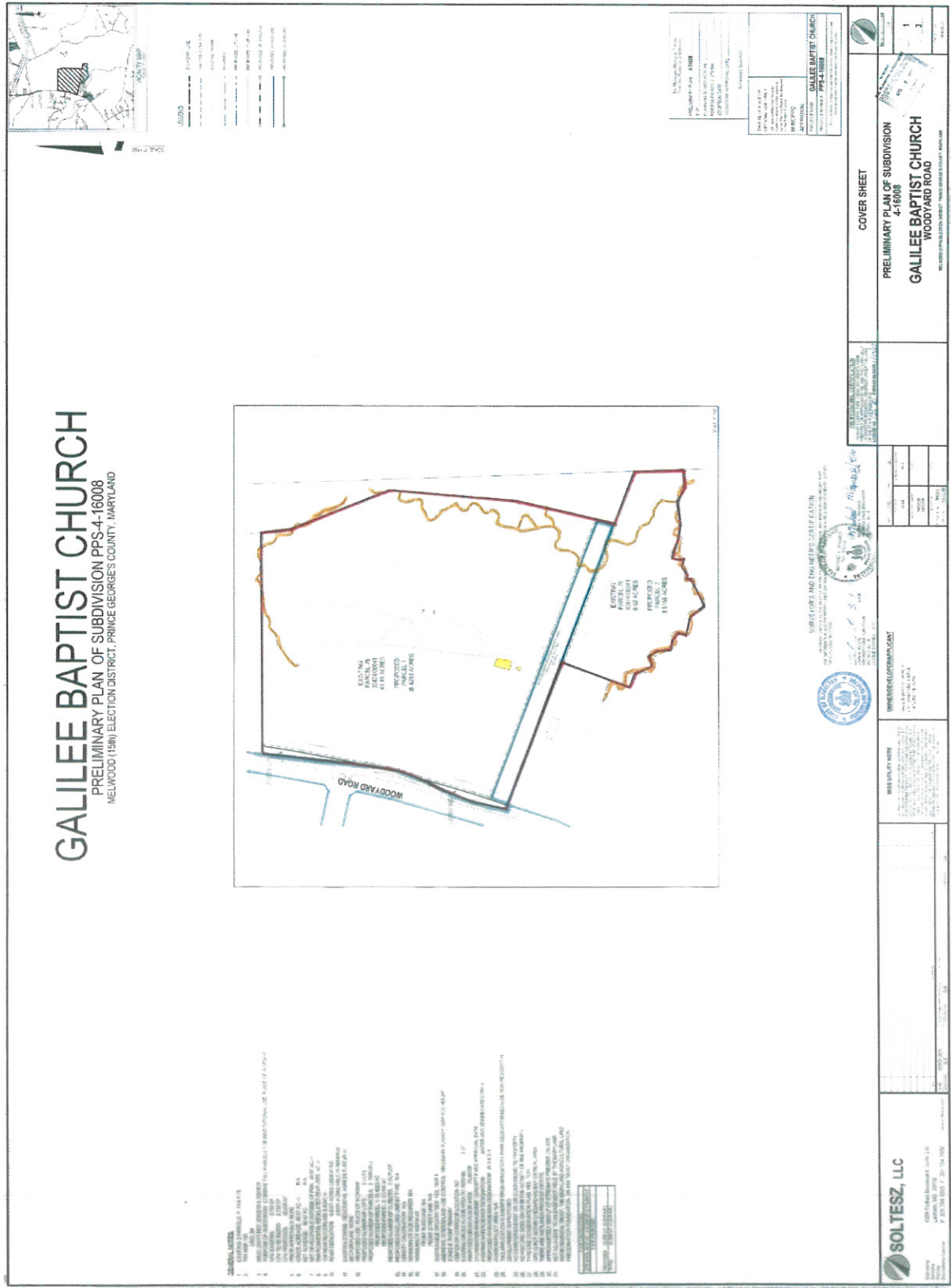


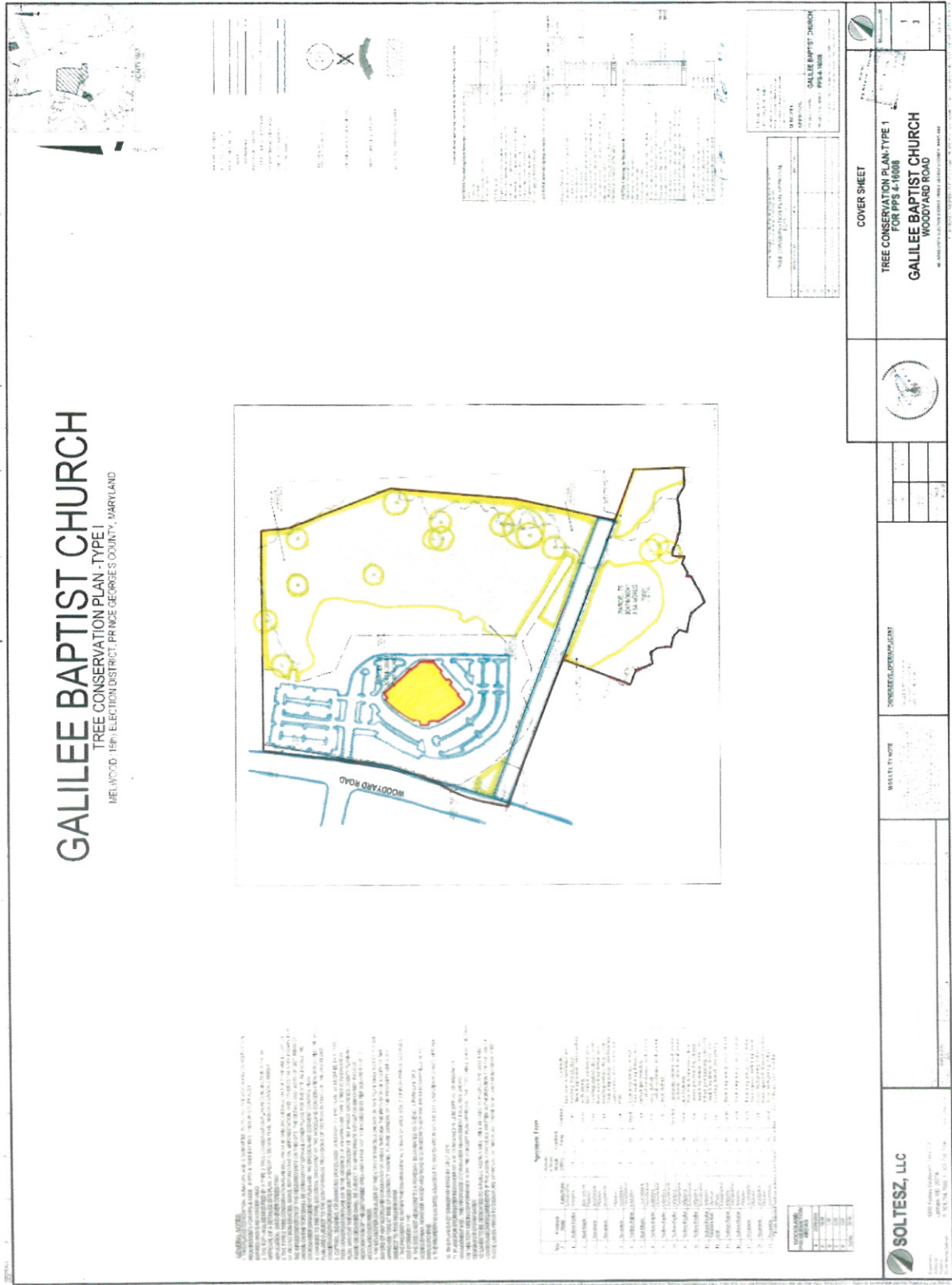
SITE MAP



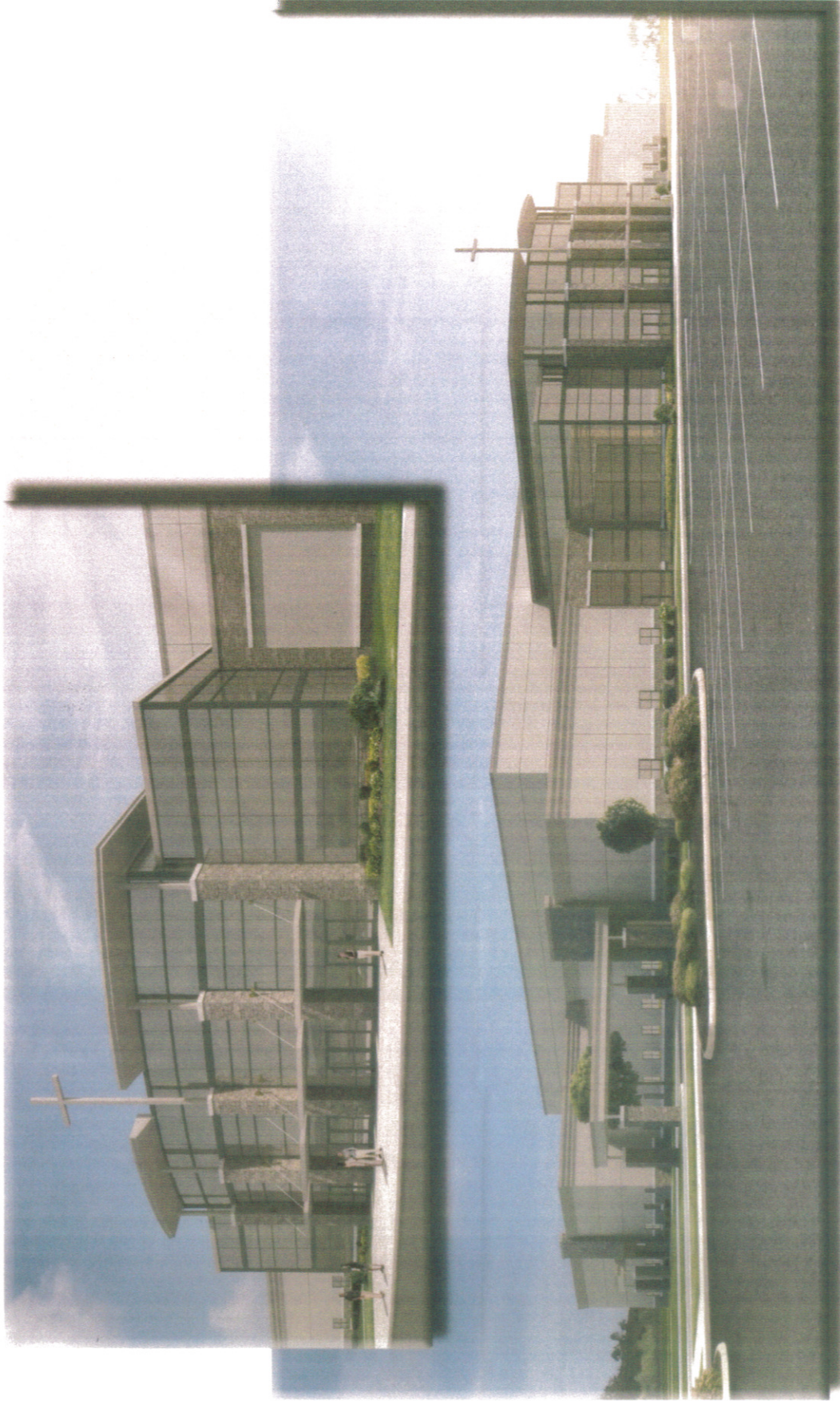
MASTER PLAN RIGHT-OF-WAY MAP







RENDERING



**The
McKnight
Group**

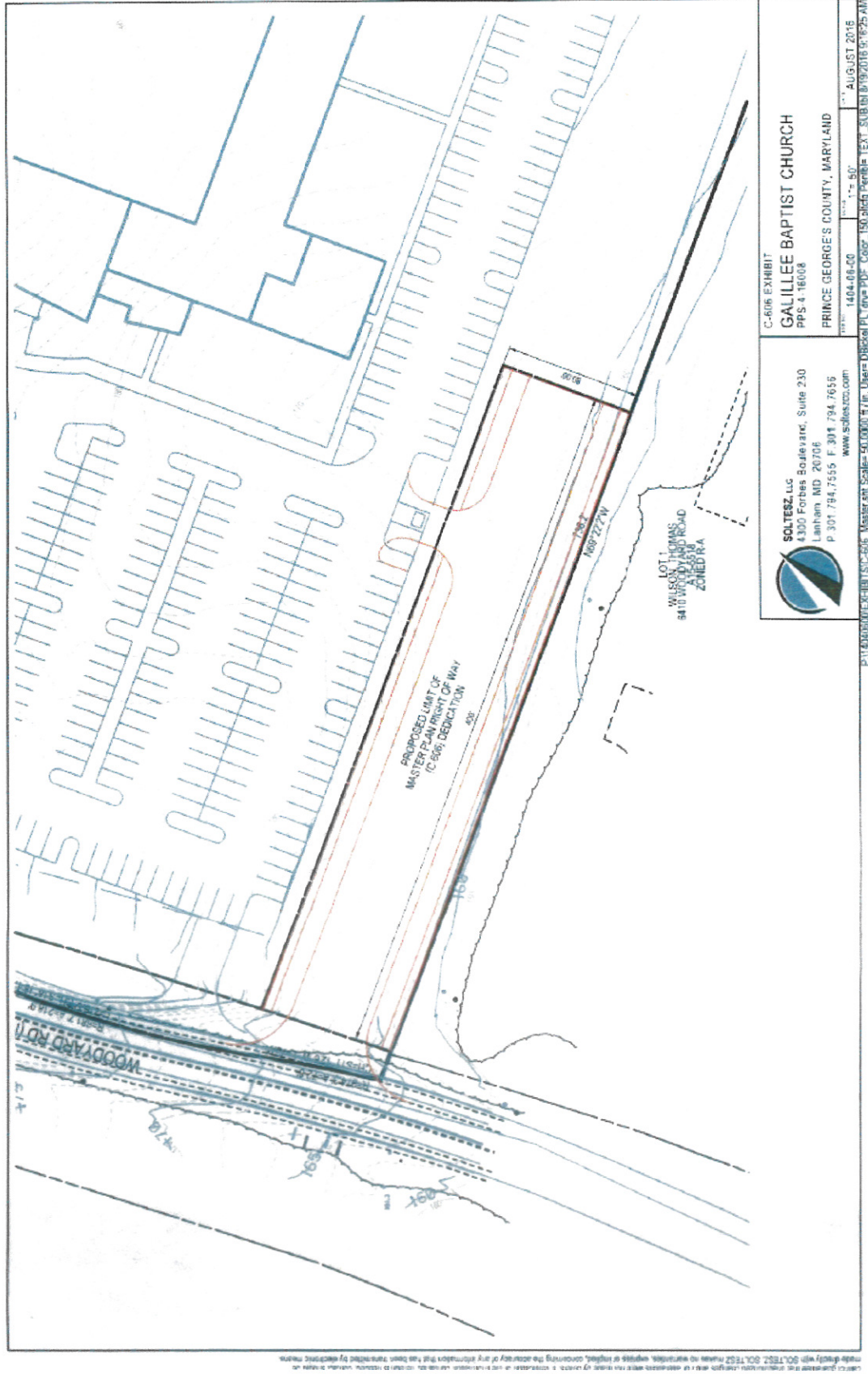
McKnight & Hosterman Architects, Inc.

A PLACE TO BELONG
GALILEE
Rev. Dr. Lloyd T. McGuff, Senior Pastor

SUITLAND, MD JUNE 21, 2016 216118

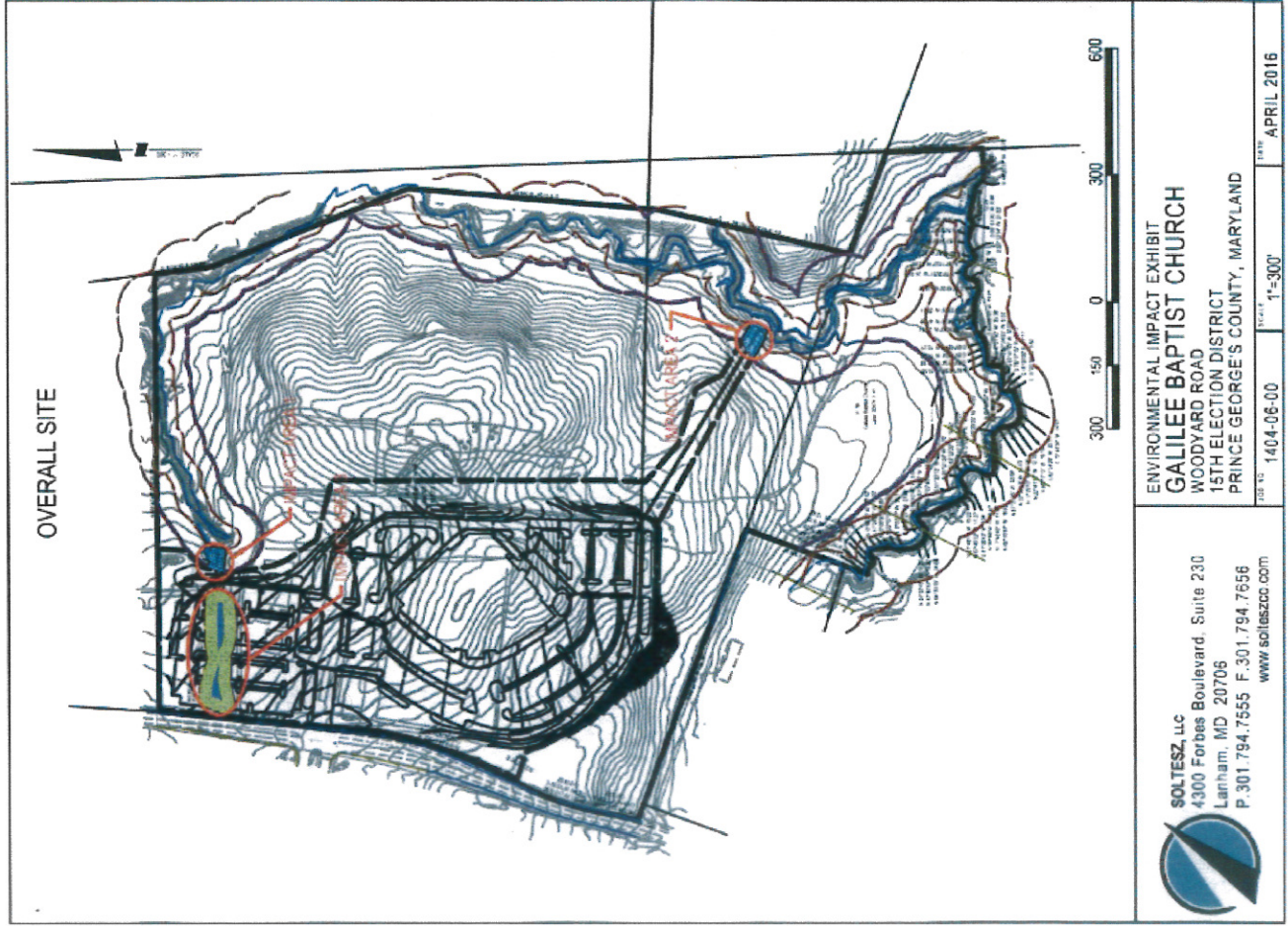


APPLICANT EXHIBIT

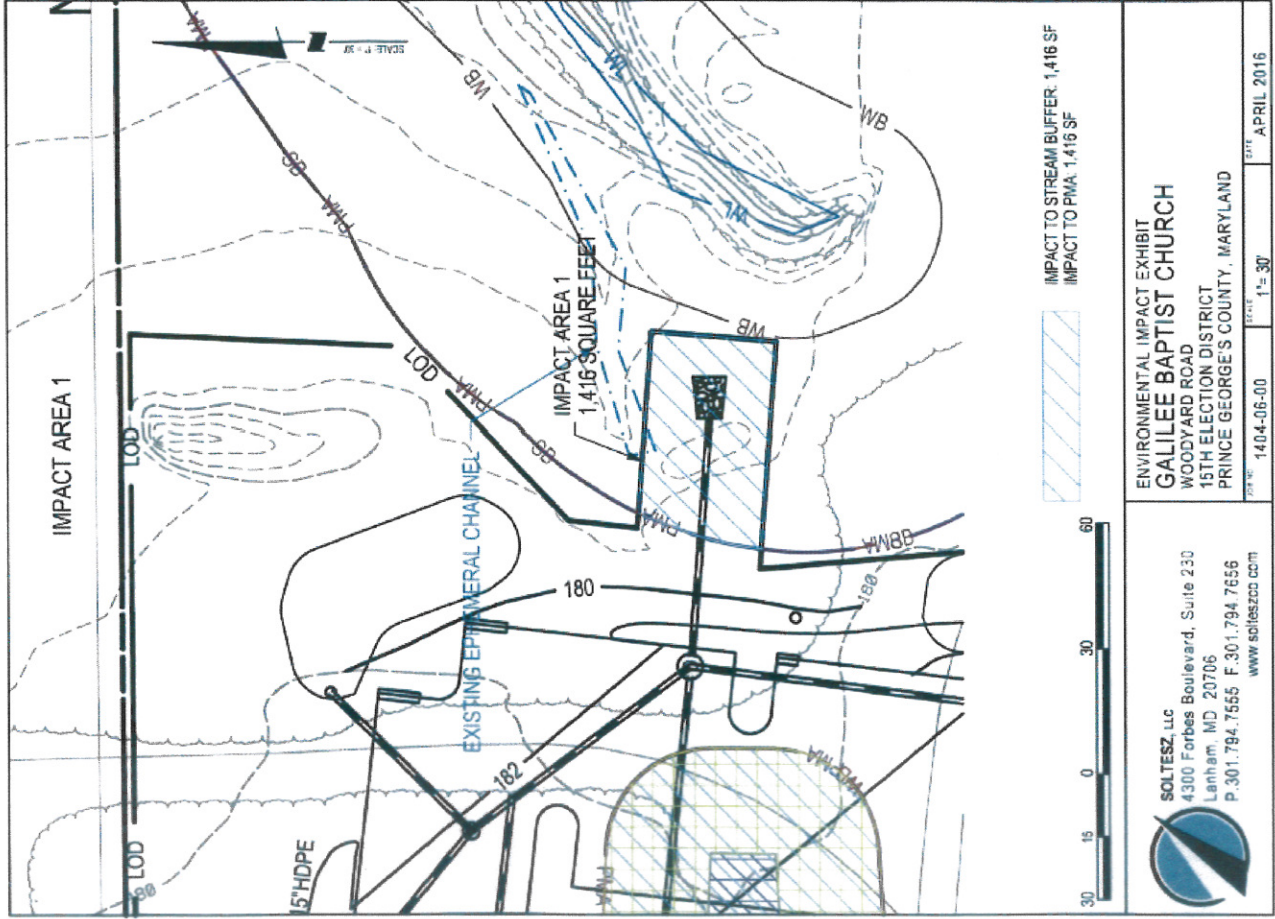




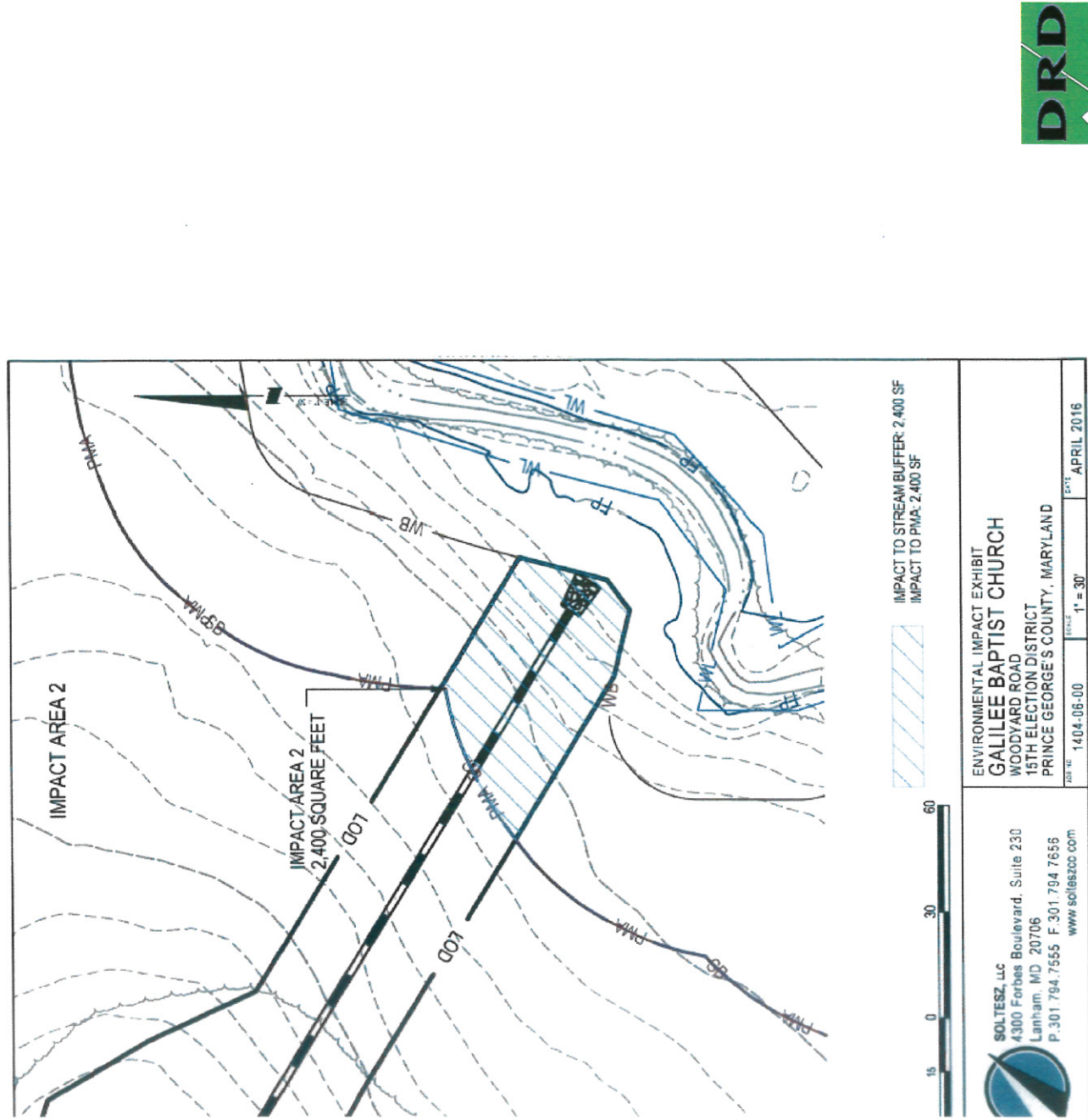
OVERALL SITE



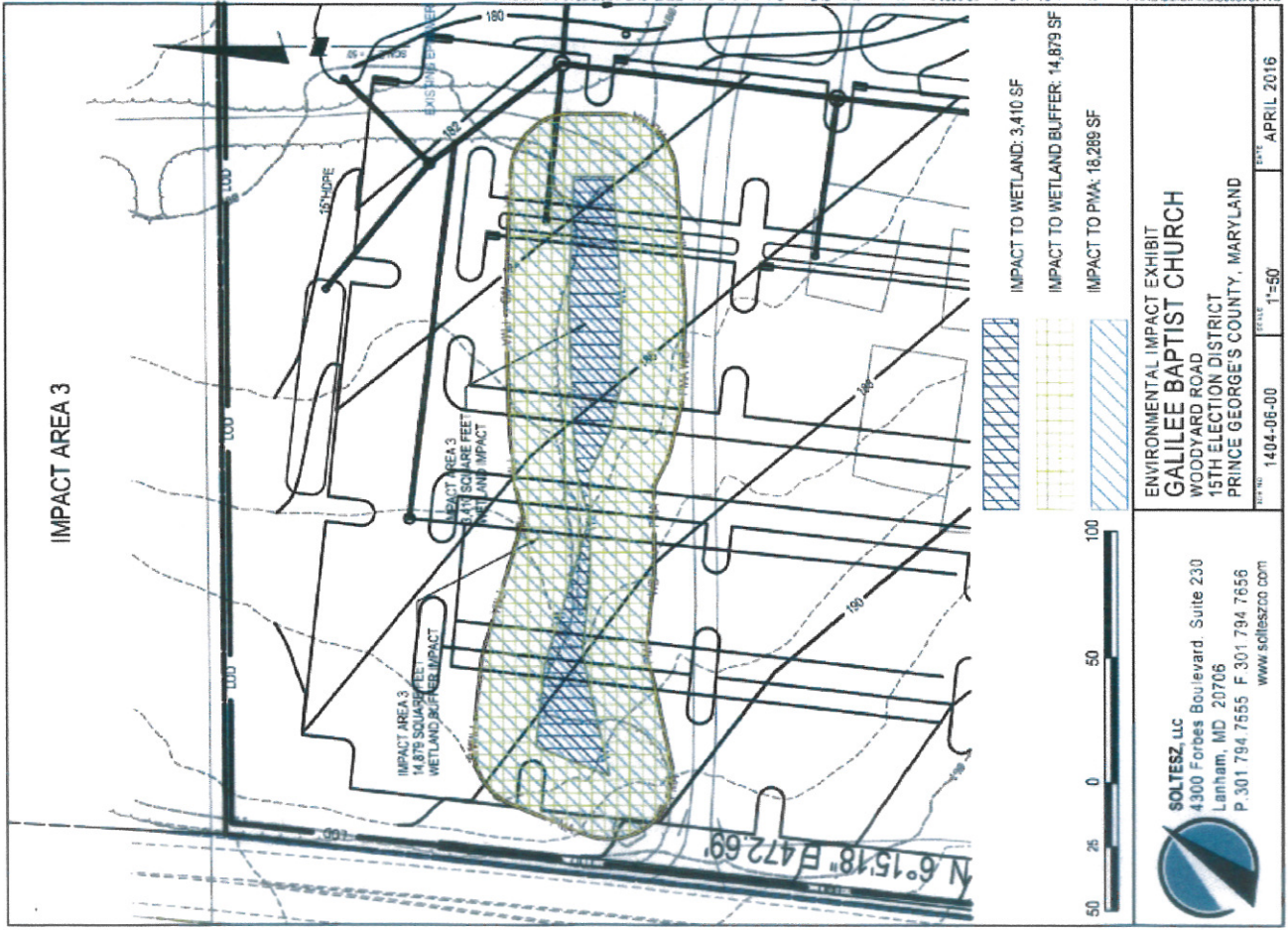
IMPACT AREA 1



IMPACT AREA ?



IMPACT AREA 3





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Countywide Planning Division
Environmental Planning Section
301-952-3650


14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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August 29, 2016

MEMORANDUM

TO: John Ferrante, Senior Planner, Subdivision Section

VIA: Katina Shoulars, Planning Supervisor, Environmental Planning Section 

FROM: Thomas Burke, Senior Planner, Environmental Planning Section 

SUBJECT: Galilee Baptist Church; 4-16008 and TCPI-003-2016

The Environmental Planning Section has reviewed the preliminary plan submitted for Galilee Baptist Church, 4-16008, and the Type 1 Tree Conservation Plan, TCPI-003-2016, stamped as received on June 13, 2016, with a revision received on August 5, 2016. The Environmental Planning Section recommends approval of 4-16008 and TCPI-003-2016, subject to the recommendations at the end of the memorandum.

Background

The Environmental Planning Section previously reviewed the area in this application in conjunction with the following application: The Natural Resources Inventory, NRI-104-2016, approved by staff on May 17, 2016.

Proposed Activity

The current application is for an institutional facility with associated parking and infrastructure.

Grandfathering

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the application is for a new preliminary plan. This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and technical manual.

Site Description

The 49.97-acre site is located on the east side of MD 223 (Woodyard Road), approximately 3,000 feet south of its intersection with MD 4 (Pennsylvania Avenue). Based on available information, the site contains streams, wetlands, steep slopes of 15 percent and greater, and 100-year floodplain. The site is in the Charles Branch watershed of the Patuxent River basin. The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include the Dodon complexes. Based on available information, Marlboro clay is not found to occur in the vicinity of this property, nor are Christiana complexes. Woodyard Road is classified as a scenic and historic road. According to the adopted Countywide Green Infrastructure Plan, all three network features (Regulated Areas, Evaluation Areas and Network Gaps) are present on the site. The site is located within the Established Communities of the Growth Policy Map and Environmental

Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Master Plan Conformance

Prince Georges Plan 2035

The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan 2035 Approved General Plan*.

Subregion 6 Master Plan

The Master Plan for this area is the *Subregion 6 Approved Master Plan and Sectional Map Amendment* (December 2013). In the Approved Master Plan and Sectional Map Amendment, the Environmental Infrastructure section contains goals, policies and strategies. The following guidelines have been determined to be applicable to the current project. The text in BOLD is the text from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities.

Approximately 50 percent of the site is within the Green Infrastructure Network and contains Regulated, Evaluation and Network Gap areas. The Regulated areas are associated with the stream system which runs along the southern and eastern boundary of the site. The Evaluation area is located on the eastern half and south eastern portion of the site and is primarily wooded. The Network Gap area is centrally located on the property and is a combination of woodland and open field. The TCP1 proposes to preserve the majority of all three areas with the exception of an impact for a stormwater outfall structure in the Network Gap area; however, the approved stormwater concept has not been submitted.

In addition to the outfall, a master plan right-of-way is shown along the southern boundary of Parcel 78. The future development of this right-of-way would result in impacts to the regulated area, specifically to the Primary Management Area, where a stream crossing would be necessary.

These impacts are necessary for the development of the site and planned circulation and will be further evaluated to minimize as needed.

Based on the minimization of disturbance inside the Green Infrastructure network, this proposal meets the intent of protecting critical resources.

Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded.

This development proposal is to construct an institutional facility with parking and infrastructure. The site does not currently have a Stormwater Management Concept approval letter. The TCP1 does not show how this site will meet environmental site design to the maximum extent practicable (ESD to the MEP). Approval of the concept plan is needed for review of conformance with Policy 2.

Policy 4: Protect, restore and enhance the Chesapeake Bay Critical Area.

The subject property is not located in the Chesapeake Bay Critical Area.

Policy 6: Increase awareness regarding air quality and greenhouse gas (GHG) emissions and the unique role that the Developing and Rural Tiers in Subregion 6 have to play in this effort.

Air Quality is a regional issue that is currently being addressed by the Council of Governments.

Policy 7: Encourage the use of green building techniques and community design that reduce resource and energy consumption.

The development applications for the subject property which require architectural approval should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques should be encouraged and implemented to the greatest extent possible.

Policy 8: Reduce energy usage from lighting, as well as light pollution and intrusion into residential, rural, and environmentally sensitive areas.

The site has existing adjacent residential uses to the south of this property as well as to the west of Woodyard Road. Light intrusion into the on-site natural areas to be preserved and the adjacent off-site areas should be protected from light intrusion.

Recommended Condition: At the time of permit review, a lighting plan shall be submitted. The lighting plan shall demonstrate the reduction of sky glow through the use of full cut-off optics. Lighting shall be directed away from the adjacent on-site and off-site natural areas and residential areas.

Policy 9: Reduce adverse noise impacts to meet acceptable state noise standards.

The project proposes to construct an institutional facility with associated parking and stormwater management facilities. No residential uses are proposed. A noise analysis and mitigation are not required at this time.

Countywide Green Infrastructure Plan

Approximately 50 percent of the site is within the Green Infrastructure Network and contains Regulated, Evaluation and Network Gap areas. The Regulated areas are associated with the stream system which runs along the southern and eastern boundary of the site. The Evaluation area is located on the eastern half and south eastern portion of the site and is primarily wooded. The Network Gap area is centrally located on the property and is a combination of woodland and open field.

To find conformance with the Green Infrastructure Plan, the Planning Board must find that the TCP1 plan adequately addresses the following policies, applicable to the current project:

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

Note that the 2002 General Plan has been superseded by *Plan 2035*.

The TCP1 proposes to preserve the majority of all three areas with the exception of an impact for a stormwater outfall structure in the Network Gap area; however, the approved stormwater concept has not been submitted.

In addition to the outfall, a master plan right-of-way is shown along the southern boundary of Parcel 78. The future development of this right-of-way would result in impacts to the regulated area, specifically to the Primary Management Area, where a stream crossing would be necessary.

A statement of justification has been received for the proposed impacts to wetlands, wetland buffer, and stream buffer, all within the PMA. These impacts are discussed in detail in a later section.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

The current project does not have an approved stormwater concept plan. A stormwater concept plan must be approved under the current stormwater regulations, requiring ESD to the MEP.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The current General Plan, Plan 2035, designates the site within ESA 2 (formerly the Developing Tier). The revised plan proposes to preserve 22.94 acres of existing woodland, which includes most of the Network. The woodland conservation worksheet shows 3.03 acres of “previously dedicated land” deducted from the total tract area, resulting in a reduced net tract area. The plan shows 0.4351 acres to be dedicated and 2.5911 acres to be placed in reservation. These two areas total approximately 3.03 acres, however they cannot be counted as previously dedicated and must be included with the net tract area. Net tract area is discussed further in the Environmental Review section.

Conformance with the Water Resources Functional Master Plan

The 2010 Approved Water Resources Functional Master Plan contains policies and strategies related to the sustainability, protection and preservation of drinking water, stormwater, and wastewater systems within the county, on a county wide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various countywide and area master plans, county ordinances for stormwater management, floodplain and woodland conservation, and programs implemented by the Prince George’s County Department of Permitting, Inspections & Enforcement, Prince George’s County Department of Health, Prince George’s County Department of Environmental Resources, Prince George’s Soil Conservation District, Maryland-National Park and Planning Commission and Washington Suburban and Sewer and Sanitary Commission are also deemed to be consistent with this master plan.

Review of Previously Approved Conditions

The site has no previous review applications prior to this preliminary plan submittal.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when and by whom.

Natural Resources Inventory/Existing Conditions

The Natural Resources Inventory, NRI-104-2016 was approved on May 17, 2016. All of the existing features shown on the TCP1 and the preliminary plan are in conformance with the NRI.

Woodland Conservation

This property is subject to the provisions of the applicable Prince George's County Woodland Conservation Ordinance (WCO) because this is an application for a new Preliminary Plan. A TCP1 has been submitted for review.

The 49.97-acre site contains 31.11 acres of existing woodland on the net tract and 3.38 acres of woodland within the 100-year floodplain. The site has a Woodland Conservation Threshold (WCT) of 21.26 acres, or 50 percent of the net tract, as tabulated. The woodland conservation worksheet shows 3.03 acres of "previously dedicated land" deducted from the total tract area, resulting in a reduced net tract area. The plan shows 0.4351 acres to be dedicated and 2.5911 acres to be placed in reservation. These two areas total approximately 3.03 acres however they cannot be counted as previously dedicated and must be included with the net tract area.

As previously mentioned, a master plan right-of-way is planned along the southern boundary of Parcel 78, per the Master Plan of Transportation. The Transportation Section is requiring that the area will be partially dedicated to DPW&T as part of this application. Revise the TCP1 to show the woodland within the dedicated right-of-way as retained-assumed cleared and revise the worksheet as necessary. The area place in reservation shall be designated as "preserved, not credited."

The tree conservation plan has been reviewed and requires technical revisions to be in conformance with the applicable Woodland Conservation Ordinance (2010 WCO).

The TCP coversheet and plan shows the original tree line and also shows woodland preservation in areas where woodland does not exist. These areas cannot be counted as woodland conservation and should not be shown to be preserved. Several other technical revisions are required as noted below in the recommended conditions. After all revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions made.

Recommended Condition: Prior to signature approval of the preliminary plan, the TCP1 shall be revised as follows:

- a. Revise the plan and Worksheet to include the 3.03 acres of land as part of the net tract area, and revise the subsequent calculations.
- b. Revise the TCP1 to eliminate woodland preservation where no woodland exists and revise worksheet as necessary.
- c. Revise the legend to show the symbol for the wetlands and associated buffer.
- d. Show the existing tree line to 100 ft. beyond the property line on all sides.
- e. Provide a note under the Specimen Tree Table stating how the specimen trees were located.
- f. Provide a letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division regarding the presence of rare, threatened and endangered species.

- g. Show the location of all existing and proposed water and sewer easements and provide symbols in the legend.
- h. Show the required building restriction lines from all boundaries and the floodplain.
- i. Complete General Note #7, to include that the property is “(Formerly the Developing Tier) and is zoned R-A.”
- j. Revise General Note #11 to provide the conceptual stormwater management plan number.
- k. Revise the Legend to provide the “%” symbol for the “Steep Slopes 15% & Greater”.
- l. Add the owner’s awareness certificate, for all affected private property owners.
- m. Add “TCP1-003-2016” to the TCP1 approval block.
- n. Add a Woodland Conservation Summary Table, in accordance with Part A, Section 6.2 of the ETM.
- o. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.

Recommended Condition: The following note shall be placed on the Final Plat of Subdivision:

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-003-2016), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland–National Capital Park and Planning Commission.”

Recommended Condition: Prior to signature approval of the TCP2 for this property, pursuant to Section 25-122(d)(1)(B), 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. The following note shall be placed on the TCP2:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ folio _____. Revisions to this TCP2 may require a revision to the recorded easement”.

Specimen Trees

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Technical Manual.”

Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted County Code effective on September 1, 2010.

The specimen tree table on the TCP1 shows that all 17 specimen trees will be preserved with this plan. The limits of disturbance on the plan shows minor disturbance to the critical root zone of specimen tree number one.

No additional information is required with regard to specimen trees.

Preservation of Regulated Environmental Features/Primary Management Area

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

The site contains regulated environmental features. According to the TCP1, impacts to wetlands and the associated buffer is proposed for parking area, as well as impacts to the stream buffers for stormwater outfalls. A statement of justification has been received for the proposed impacts to wetlands, wetland buffer, and stream buffer, all within the PMA. These impacts are discussed in detail in a later section.

Statement of Justification

The Statement of Justification includes a request for 3 impacts to the PMA totaling approximately 22,500 square feet on-site, consisting of parking area over the wetland and buffer and 2 stormwater outfalls in the stream buffers. The justification letter shows a discrepancy in the areas of impact.

Analysis of Impacts

Based on the statement of justification, the applicant is requesting a total of 3 impacts described below:

Impact Area 1, as noted in the justification statement, is a permanent impact for a stormwater management outfall. The impact is located near the north boundary of the site where a gravel road crosses in a north-south direction onto the adjacent property to the north. The impact is within the buffer at the head of an existing stream. The description states that a permanent impact of 1,416 square feet to the PMA and stream buffer is necessary in order to properly discharge the outfall from the proposed stormwater management devices throughout the northern portion of the development area. The outfall is proposed to discharge upland from an ephemeral source to the Charles Branch stream, within the stream buffer but outside the wetland buffer. This source is currently derived from the natural topography of the area and from the outfall of a stormdrain culvert on Woodyard Road, discharging into an emergent wetland along northern portion of the property and ultimately feeding the source to the Charles Branch stream.

Staff understands that permanent impact of this type to the stream buffer may be necessary for the proposed development of the site; however, as of the date of this memo, an approved stormwater concept plan has not been provided so the location of outfall may change.

As proposed staff supports this impact.

Impact Area 2, as noted in the justification statement, is a permanent impact for a stormwater management outfall. The description states that a permanent impact of 2,400 square feet to the PMA and stream buffer is necessary in order to properly discharge the outfall from the proposed stormwater management devices throughout the southern portion of the developed area. The outfall is proposed to discharge upland of the Charles Branch, within the stream buffer but outside the wetland buffer. The

outfall from the concentration of stormwater management devices will be carried a distance of approximately 500 linear feet, down an elevation of approximately 38 feet, through a 24-inch HDPE pipe, to the ultimate outfall in the PMA.

Staff understands that a permanent impact of this type to the stream buffer for stormwater outfall may be necessary for the proposed development of the site. There are concerns that with the concentration of a potentially large volume of stormwater through a pipe this size, and achieving considerable velocity down a 38-foot drop in elevation for 500 linear-feet to an ultimate discharge, 25 feet from the Charles Branch stream, may result in significant erosion. It should be noted that staff visited the site during this review, and acknowledged the significant healthy condition of the stream. As previously stated, an approved stormwater concept plan has not been provided and staff has concluded that before a finding can be made, that applicant consider an alternative design that would reduce the impacts on the stream and wetland.

Staff does not support this impact and recommends that stormwater design for this impact utilize Environmental Site Design to the maximum extent practicable.

Impact Area 3, as noted in the justification statement, is for a permanent impact for parking area and stormwater management devices. The description states that a total permanent impact of 18,289 square feet of PMA is necessary for the development of a parking area to serve the proposed use. This proposed impact consists of 3,410 square feet of emergent wetland and 14,879 square feet of wetland buffer. The wetland is identified as emergent in the Wetland Delineation Report, Prepared by Eco-Science Professionals, Inc. and dated April 12, 2016 and is likely the product of a combination of being a natural drainage collection from the surrounding topography, the concentration of stormwater from a stormdrain and culvert discharging onto the site from Woodyard Road, and a disruption to the flow from an old farm road between Woodyard Road and the stream source.

The disturbance of a wetland system for parking is generally not supported by staff. In addition to wetlands providing a biological and hydrological benefit, this emergent wetland is managing stormwater from an outfall on Woodyard Road. The overall site, despite the environmental constraints, contains a relatively large developable area that is unencumbered by woodlands or regulated environmental features, where parking could be located. The applicant has not demonstrated that the disturbance to this wetland is necessary for the development of the site.

Staff does not support this impact because the proposed impact is avoidable.

Recommended Finding: Based on the limited information provided by the applicant, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible if approved with the recommended conditions.

Recommended Condition: Prior to signature approval of the preliminary plan, the TCPI shall be revised to eliminate Impact #3 and the proposed limits of disturbance shall be revised to preserve the wetland and associated buffer.

Recommended Condition: Prior to signature approval of the preliminary plan, the applicant shall revise the TCPI to show the use of Environmental Site Design to the maximum extent practicable, such as step pools, with concurrence from M-NCPPC, to address stormwater conveyance associated with impact #2.

Recommended Condition: At 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."

Noise

The project proposes to construct an institutional facility with associated parking and stormwater management facilities. No residential uses are proposed. Noise mitigation analysis and mitigation is not required at this time.

Scenic and Historic Roads

Woodyard Road is classified as historic, a Special Roadway as designated by the Master Plan of Transportation. A 40-foot-wide landscape buffer is required along the frontage. The requirement of this buffer will result in significant changes to the proposed layout, as several design features will be required to be relocated out of the buffer. This buffer must also be exclusive of any road improvements and the required public utility easement.

Recommended Condition: Prior to signature approval of the preliminary plan, the preliminary plan and the TCP1 shall be revised to show the required 40-foot-wide landscape buffer exclusive of the public utility easement and the required right-of-way improvements for Woodyard Road.

Recommended Condition: Prior to issuance of any permits, the landscape plan shall show the 40-foot-wide landscape buffer. Mature trees within the buffer shall be retained to the extent possible.

Soils

The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Dodon complexes. Based on available information, Marlboro clay is not found to occur in the vicinity of this property, nor are Christiana complexes.

Stormwater Management

An approved Stormwater Management Concept plan and approval letter are required prior to approval of the TCP1. The conceptual stormwater management plan is not approved and lacks necessary detail demonstrating ESD to the MEP. Provide an approved plan with detail.

Recommended Condition: Prior to signature approval of the preliminary plan, the approved stormwater concept plan and letter shall be submitted and correctly reflected on the TCP1. The stormwater conveyance system for impact #2 shall be designed utilizing Environmental Site Design to the maximum extent practicable.

Summary of Recommended Findings and Conditions

The Environmental Planning Section has completed the review of 4-16008 and TCP1-003-2016, and recommends approval subject to the following findings and conditions:

Recommended Findings:

1. Based on limited information provided by the applicant, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible if approved with the recommended conditions.

Recommended Conditions:

1. Prior to signature approval of the preliminary plan, the approved stormwater concept plan and letter shall be submitted and correctly reflected on the TCP1. The stormwater conveyance system for impact #2 shall be designed utilizing environmental site design to the maximum extent practicable.
2. Prior to signature approval of the preliminary plan, the preliminary plan and the TCP1 shall be revised to show the required 40-foot-wide landscape buffer exclusive of the public utility easement and the required right-of-way improvements for Woodyard Road.
3. Prior to issuance of any permits, the landscape plan shall show the 40-foot-wide landscape buffer. Mature trees within the buffer shall be retained to the extent possible.
4. Prior to signature approval of the preliminary plan, the applicant shall revise the TCP1 to show the use of environmental site design to the maximum extent practicable, such as a step pool conveyance system, with concurrence from M-NCPPC, to address stormwater conveyance associated with impact #2.
5. At 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."

6. Prior to signature approval of the preliminary plan, the TCP1 shall be revised as follows:
 - a. Revise the plan and Worksheet to include the 3.03 acres of land as part of the net tract area, and revise the subsequent calculations.
 - b. Revise the TCP1 to eliminate woodland preservation where no woodland exist and revise worksheet as necessary.
 - c. Revise the legend to show the symbol for the wetlands and associated buffer.
 - d. Show the existing tree line to 100 ft. beyond the property line on all sides.
 - e. Provide a note under the Specimen Tree Table stating how the specimen trees were located.
 - f. Provide a letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division regarding the presence of rare, threatened and endangered species.
 - g. Show the location of all existing and proposed water and sewer easements and provide symbols in the legend.
 - h. Show the required building restriction lines from all boundaries and the floodplain.
 - i. Complete General Note #7, to include that the property is "(Formerly the Developing Tier) and is zoned R-A."
 - j. Revise General Note #11 to provide the conceptual stormwater management plan number.
 - k. Revise the Legend to provide the "%" symbol for the "Steep Slopes 15% & Greater".
 - l. Add the owner's awareness certificate, for all affected private property owners.
 - m. Add "TCP1-003-2016" to the TCP1 approval block.

- n. Add a Woodland Conservation Summary Table, in accordance with Part A, Section 6.2 of the ETM.
 - o. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
7. The following note shall be placed on the Final Plat of Subdivision:
- “Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-003-2016), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland–National Capital Park and Planning Commission.”
8. Prior to signature approval of the TCP2 for this property, pursuant to Section 25-122(d)(1)(B), 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. The following note shall be placed on the TCP2:
- “Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber _____ folio _____. Revisions to this TCP2 may require a revision to the recorded easement”.
9. At the time of permit review, a lighting plan shall be submitted. The lighting plan shall demonstrate the reduction of sky glow through the use of full cut-off optics. Lighting shall be directed away from the adjacent on-site and off-site natural areas and residential areas.

If you have any questions concerning these comments, please contact me at 301-952-4534 or by e-mail at Thomas.burke@ppd.mncppc.org

TFB:tfb



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mnccppc.org

August 30, 2016

MEMORANDUM

TO: John Ferrante, Subdivision Section, Development Review Division

VIA:  Tom Masog, Transportation Section, Countywide Planning Division

FROM: Glen Burton, Transportation Section, Countywide Planning Division

SUBJECT: 4-16008: Galilee Baptist Church

The Transportation Planning Section has reviewed the Preliminary Plan of Subdivision (PPS) for the above-referenced property. The 49.97 acre, R-A zoned property is located in the east side of Woodyard Road (MD 223), opposite the intersection of Welshire Drive and MD 223. The subject application proposes the construction of a church.

The following are this Section's comments concerning site access, geometric design and traffic impact of the subject application. These comments and findings are final.

Staff Review and Comments:

Sunday Analysis:

The applicant provided a traffic impact study (TIS) which evaluated the traffic impact of the Sunday service on the surrounding transportation facilities. The following table identifies the intersections and the associated levels of service for existing, background and total traffic:

Intersection	Sunday Peak (Existing)	Sunday Peak (Background)	Sunday Peak (Total)
	LOS/CLV	LOS/CLV	LOS/CLV
MD 223 and Marlboro Pike	A/598	A/769	A/920
MD 223 and Welshire Drive-Site Access 1 *	--	--	B/1129
MD 223 and C-606 (Site Access 2)*	--	--	A/978
MD 223 and Dower House Road	C/614	C/1132	C/1281
MD 223 and Rosaryville Road	A/479	A/657	A/741
MD 223 and MD 4 EB Ramps*	--	--	B/1023
MD 223 and Old Marlboro Pike*	--	--	A/683
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.			

The analyses and results were predicated on the trip generation based on the number of seats. The Transportation Planning Section prefers the use of square footage as it is an objective measure easily determined from submitted plans. The most recently revised site plan showed that the application is

proposing a 50,000 square foot church. The *Trip Generation Manual, 9th edition* (Institute of Transportation Engineers) lists churches as having a trip rate of 12.04 per 1,000 square feet of gross floor area (GFA) during the Sunday peak hour. Based on the ITE rates, the proposed church facility would generate 602 (295 in; 307 out) trips during the peak hour on Sundays. Since the trip generation for the church is actually lower than was originally projected in the study, it is concluded that the levels of service at all of the critical intersections will remain at LOS D or better. The trip generation for a 50,000 square foot church will form the basis of the recommended trip cap for the subdivision.

Weekday Analysis:

Regarding the analysis of weekday traffic for the proposed facility, staff was provided with an AM and PM peak-hour turning movement count taken at the MD 223 and Welshire Drive-Site Access intersection. Based on trip rates provided in the department's "Guidelines", this 50,000 square foot church will generate 23 trips during both peak hours. Given that the projected trip generation falls below the 50-trip threshold, a traffic study for the weekday operation was not necessary. There are specific procedures outlined in the "Guidelines" for evaluating developments where the trip generation lies between 20 and 35 trips during either peak hour. Specifically, for such developments, the following is required:

- Evaluate all site access points
- Evaluate the nearest off-site intersection between the public street that serves the site and a collector road.

Based on these criteria, the following intersections have been chosen for further evaluation:

Existing Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	D/1308	D/1317
MD 223 and Welshire Drive-Site Access*	31.6 Seconds	26.2 Seconds
MD 223 and C-606 (proposed 2nd site access)*	future	future
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

The applicant's TIS cited a trip distribution of 65 percent of the site traffic oriented to/from the north of MD 223, while 35 percent will be oriented to/from the south of MD 223. Consequently, 15 peak-hour trips will be assigned to the northerly access while eight peak-hour trips will be assigned to the southern access. In evaluating the access points with weekday traffic, both will operate well within the acceptable threshold.

Background Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	E/1593	F/1648
MD 223 and Welshire Drive-Site Access*	42.0 Seconds	39.8 Seconds
MD 223 and C-606 (proposed 2nd site access)*	future	Future
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

Total Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	D/1599	D/1653
MD 223 and Welshire Drive-Site Access*	45.5 Seconds	43.1 Seconds
MD 223 and C-606 (proposed 2nd site access)*	28.0 Seconds	26.4 Seconds
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

The intersection of MD 223 & Marlboro Pike will require some additional improvements to stay within the acceptable level of service limits.

The intersection of MD 223 & Marlboro Pike has been deemed critical to several developments, and has been the subject of previous evaluations. Pursuant to PGCPB No. 08-99 Resolution, the Planning Board approved Preliminary Plan of Subdivision 4-07086 for the Norbourne Property on June 19, 2008. Information provided in the resolution for 4-07086 indicates that under total traffic, the intersection was projected to operate with levels of service E and F during the AM and PM peak hours respectively. Approximately 65 percent of the proposed site traffic will pass through this intersection. It is the recommendation that the proposed improvements cited in PGCPB No. 08-99 should be applicable to this development as well. Those conditions are as follow:

32. ***MD 223 and Marlboro Pike:*** *Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the County's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:*
- a. *On the southbound MD 223 approach, construct an additional southbound left-turn lane.*
 - b. *Also on the southbound MD 223 approach, construct a free-right-turn lane*

If these improvements are implemented, the intersection is projected to operate at B/1,052 during the AM peak hour and D/1,364 during the PM peak hour.

The proposed preliminary plan did not offer specific uses for the property beyond traditional church-related activities. Consequently, staff's finding of adequacy is predicated on the property generating 23 trips during the AM and PM peak hours respectively, and that will be reflected in the weekday trip cap.

Regarding on-site circulation, staff has no issues.

Master Plan, Right of Way Dedication

The property is located in an area where the development policies are governed by the *Approved Countywide Master Plan of Transportation, November 2009*, as well as the *Approved Subregion 6 Master Plan and Sectional Amendment, July 2013*. One of the recommendations from the master plans was the construction of a two-lane collector (C-606) between Osborne Road and MD 223. The proposed collector is located along the property's southern border. The applicant has agreed to dedicate and construct approximately 400 feet of C-606 beginning at its intersection with MD 223. A request for reservation for

the remaining portion of this facility has been sent to the Department of Public Works and Transportation. As of this writing, staff has not received a written response. The location of this planned facility is accurately reflected on the applicant's revised plans.

MD 223 is a master plan arterial facility with a variable right-of-way and minimum of 120 feet. The dedication reflected on the revised preliminary plan is acceptable.

Variation Request - Woodyard Road (MD 223)

Staff is in receipt of a petition by the applicant, requesting a variation from Section 24-121(a) (3) of the Prince George's County Code which limits individual access to roads of arterial and higher classification. In executing this variation request, the applicant must meet several legal requirements pursuant to Section 24-113(a). Those requirements are shown in boldface (with the applicant's response in italics) below:

- (1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

Response: This site has been accessing MD 223 Woodyard Road, an arterial road, since the early 1970's the earliest record for the tax account number for the site. The current access to the site is a single point of entry on Woodyard Road, roughly 50 yards north of its intersection with Welshire Drive. The current conceptual layout suggests the access to the site be made at the intersection of Woodyard Road and Welshire Drive, thus reducing the number of access points along Woodyard Road in close proximity to one another. This provides the benefit of increased safety, as well as improving traffic flow, benefiting the welfare of those citizens who routinely travel in the area.

Staff response: Staff concurs with the configuration of access with the primary access point at C-606, a publicly dedicated street, and augmented by the secondary (limited) access driveway being proposed at the existing intersection of MD 223 and Welshire Drive. The uses within the site are too large to be effectively served by a single driveway or access point.

- (2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

Response: The subject property, as it exists today, is bounded to the West by Woodyard Road; there is no other public right-of-way that provides access to the site. The subject property is bounded to the East and South entirely by a combination of wetlands, wetland buffers, streams, stream buffers, floodplain, and their associated primary management area (PMA). To the North, all but sixty-two feet of its span contains PMA. These conditions create an environment that is unique to the property and generally not applicable to other properties.

Staff response: Staff concurs.

- (3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation;**

Response: No other applicable law, ordinance or regulation will be violated by the granting of this variation.

Staff response: Staff concurs.

- (4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**

Response: The subject property, as it exists today, is bounded to the West by Woodyard Road; there is no other public right-of-way that provides access to the site. The subject property is bounded to the East and South entirely by a combination of wetlands, wetland buffers, streams, stream buffers, floodplain, and their associated primary management area (PMA). To the North, all but sixty-two feet of its span contains PMA. If the strict letter of these regulations is carried out, if this request is not granted, the subject property will have no direct access to a public right-of-way and thus be undevelopable.

Staff response: Staff concurs.

TRANSPORTATION STAFF CONCLUSIONS

Based on the preceding findings, the Transportation Planning Section determines that the plan conforms to the required findings for approval of the Preliminary Plan of Subdivision from the standpoint of transportation if the application is approved with the following conditions:

1. Total development within the subject property shall be limited to uses which generate no more than 602 peak-hour trips on Sundays, and 23 AM and PM weekday peak-hour trips in consideration of the approved trip rates. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities.
2. **MD 223 and Marlboro Pike:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the County's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - A. On the southbound MD 223 approach, construct an additional southbound left-turn lane.
 - B. Also on the southbound MD 223 approach, construct a free-right-turn lane
3. Prior to the approval of any final plat for this project, the applicant shall:
 - A. Dedicate frontage along MD 223 consistent with right-of-way shown on the preliminary plan of subdivision.
 - B. Dedicate approximately 400 feet of the proposed C-606 master plan alignment, and construct the roadway within that dedicated right-of-way at a time to be determined by DPW&T or DPIE.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Historic Preservation Section

(301) 952-3680
www.mncppc.org

August 23, 2016

MEMORANDUM

TO: John Ferrante, Planner Coordinator
Subdivision Section
Development Review Division

FROM: Howard Berger, Supervisor *KB*
Jennifer Stabler, Archeology Planner Coordinator *JAS*
Thomas Lester, Principal Planning Technician *TL*
Historic Preservation Section
Countywide Planning Division

SUBJECT: **4-16008, Galilee Baptist Church**

The subject property comprises 50 acres located on the east side of Woodyard Road, directly east of the intersection of Woodyard Road and Welshire Drive in Upper Marlboro, Maryland. This application proposes the construction of a place of worship in the R-A Zone.

Findings

1. The subject property is located on a tract of land called Darnall's Delight, patented by Henry Darnall on June 28, 1683. Henry Darnall built a large brick mansion known as "The Woodyard" on his property, the ruins of which now comprise the Woodyard Historic Site (82A-041), located approximately 1.3 miles southwest of the subject property. Henry Darnall's will notes that the tract on which he formerly lived in Prince George's County contained 13,020 acres. Darnall's inventory lists 108 enslaved laborers dispersed across the main dwelling plantation and three other quarters within the larger plantation. Henry Darnall, who died in 1711, devised the Woodyard plantation to his son, Henry Darnall. In 1730, Henry Darnall conveyed three tracts known as Darnall's Delight, Elizabeth, and Darnall's Last Addition, containing 2,050 acres, to William Black. William Black then sold the 2,050 Woodyard plantation to Richard Williams, a merchant.

Richard Williams died in 1752 and bequeathed half of his estate to his wife, Christian Williams and the other half to his daughter, Hannah Williams. Hannah Williams married Stephen West on March 5, 1753 and they resided on the Woodyard plantation. Stephen West was a merchant, a member of the Provincial Council and an arms manufacturer. It is believed that West manufactured weapons for the colonial militia during the Revolutionary War on the Woodyard plantation. Other manufactures occurring on the Woodyard plantation at the time of the Revolution included the production of clothing, a small brewery and distillery; and a cotton spinning machine. West also supplied clothing items to patriot forces during the Revolution.

Stephen West died on January 22, 1790 and the Woodyard plantation continued to be occupied by his widow, Hannah West, and his sons, Richard W. and Stephen West. At the time of Stephen West's death, the Woodyard plantation comprised about 2,400 acres and his inventory lists 117 enslaved laborers. The 1798 federal direct tax of the Woodyard plantation lists the main dwelling house, two overseer's houses, a smoke house, carriage house, four corn houses, seven tobacco

houses (barns), and 15 “negro houses.” The estate was also taxed for 142 enslaved laborers. The 1800 federal census records 155 enslaved laborers on the Woodyard plantation and 115 were listed on the property in 1810.

The Woodyard (which at this time included the subject property) also played a role in the War of 1812. During the British invasion in 1814, American forces marched to join their commander, Brigadier General William H. Winder at the Woodyard on August 21. Richard W. West, brother-in-law of Francis Scott Key, was residing there at the time. Commodore Barney and about 400 of his flotillamen, along with Secretary of State Monroe, joined Winder’s forces at the Woodyard on August 22 before marching to Long Old Fields (now Forestville). British forces heading towards Washington camped near Melwood Park (Historic Site 78-015), about one-half mile northeast of the subject property. From here, the British continued their advancement through Long Old Fields towards Bladensburg and eventually to Washington, DC, where the Capitol, White House and other government buildings were burned.

Hannah West died in Georgetown, in Washington, DC, in 1815. Richard W. West and Stephen West continued to reside on the Woodyard plantation, but did not make a formal partition of the property until June 1824. The 1820 Census indicates that Richard W. West held 117 enslaved laborers on his part of the Woodyard and Stephen West held 59 enslaved laborers. In the 1824 partition of the Woodyard plantation, Stephen West was allotted 877 ½ acres of the Woodyard, which included the subject property, along with other lands, totaling 1,410 ½ acres.

Stephen West’s daughter, Rachel Sophia West, married Benjamin Oden of Bellefields (Historic Site 82A-026) on January 25, 1791. Stephen West conveyed his 877 ½ acres of the Woodyard plantation to his son-in-law, Benjamin Oden, on June 2, 1825. Benjamin and Rachel Oden’s daughter, Sophia Margaret Oden married Baruch Mullikin on February 25, 1823 and the 877 ½ acres was possibly meant to be a wedding gift from Stephen West to his granddaughter. Benjamin Oden died in September 1836. In his will, Benjamin Oden bequeathed to his son-in-law, William D. Bowie, 600 acres of the former Woodyard plantation to be held in trust for his daughter, Sophia Margaret Mullikin. The inventory of Benjamin Oden’s estate listed the “Charles Branch Farm” with 46 enslaved laborers, livestock, farming utensils and crops including corn, straw, hay and tobacco.

Baruch Mullikin is listed in the 1840 Census with 25 persons engaged in agriculture and a total of 47 enslaved laborers. Baruch Mullikin died sometime before 1850. Sophia Mullikin is listed in the 1850 Census as the head of household and she held 39 enslaved laborers at that time. Sophia Mullikin died in October 1851. In 1852, her son, Richard O. Mullikin, filed a petition in the Prince George’s County Court, sitting as a Court of Equity, to divide his mother’s estate. The Charles Branch farm was divided into lots and Lots No. 2 and 3, containing 371 ¾ acres, was conveyed by Charles Clagett, as Trustee, to William B. Bowie. Existing Parcel 78 lies within the 371 ¾ acre tract. William B. Bowie died in 1888 and devised the “Charles Branch Place” to his son, Richard Irving Bowie.

Parcel 78 of the subject property then became part of the Norbourne farm (77-003). Richard Irving Bowie built the house known as Norbourne at the southwest intersection of Marlboro Pike and Woodyard Road in the 1880s. After his first wife died 1889, Bowie remarried to Effie Gwynn, author of *Across the Years in Prince George’s County*. They raised eight children on the Norbourne farm. Richard Irving Bowie served as a judge of the Orphans court of Prince George’s County for twenty years, for many of those years as chief judge. He died on December 16, 1923.

In July 1924, Effie Gwynn Bowie sold the portion of the “Charles Branch” farm on the east side of Woodyard Road, being about 90 acres, to John A. Coale. The tract remained in the possession of the Coale family until 1971 and changed hands several times until purchased by Galilee Baptist Church from the Henson Valley Montessori School, Inc., in 2009 (Liber 30474, folio 41).

Parcel 76 was part of the Mount Clare farm (Historic Site 82A-039) until 1939, when 83.5 acres was sold to Hendrick G. Mitchell and Joseph H. Mitchell. Mount Clare was built in the mid-1850s for Richard Oden Mullikin. Galilee Baptist Church acquired 8.54 acres (Parcel 76) of the 83.5-acre tract in 2009 from the Henson Valley Montessori School, Inc. (Liber 30474:41).

2. Charles Branch and its tributaries run along the eastern and southern boundaries of the subject property. Prehistoric archeological sites have been found in similar settings and the probability of the subject property containing significant prehistoric archeological resources is moderate to high.
3. Because there is a moderate to high probability that prehistoric and historic archeological resources will be identified on the subject property, a Phase I archeological survey was recommended on the subject property. In accordance with the Planning Board’s directives, as described in the Guidelines for Archeological Review, May 2005, and consistent with Subtitle 24-104, 121(a)(18), and 24-135.01, the subject property was the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George’s County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American peoples.
4. Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when state or federal monies, or federal permits are required for a project.

Conclusions

1. The subject property was once part of a large plantation known as the Woodyard throughout the eighteenth and early nineteenth centuries. The Woodyard was established by Henry Darnall, who was a wealthy planter and Proprietary Agent of Charles Calvert, 3rd Lord Baltimore, and served as Deputy Governor of Maryland for a time. Through his connections to the Calvert family, Darnall acquired large amounts of land, wealth and political power. Large numbers of enslaved laborers worked the land, which was divided into various quarters operated by overseers.

Under the ownership of Stephen West, the Woodyard plantation was an important supplier of the Continental Army. It was also an encampment site for American forces during the British march on Washington in 1814.

During the late nineteenth and early twentieth centuries, the Woodyard plantation was further divided into smaller farms, but was still owned by descendants of Stephen West. In the 1920s, smaller parcels of the former plantation were sold off and later subdivided.

2. A Phase I archeological survey was conducted on the subject property in July 2016. A pedestrian reconnaissance survey was conducted in areas of the property included within a series of community gardens. Shovel test pits were excavated in other areas of the property with relatively level topography and less than 50% visibility. Several historic artifacts and one possible

prehistoric artifact were identified in the northwestern portion of the property. The artifact scatter was widely dispersed and, therefore, a site number was not assigned. An area that contained small flecks of brick was also identified to the south of the artifact scatter and to the south of the remnant of an old roadbed. It is believed that this may have been the site of an agricultural building that was demolished prior to 1938, as nothing is visible in the aerial photographs from that year. No other artifacts were found in association with the brick flecks and an archeological site was not delineated. Any trace of this building was likely destroyed by continued plowing of the area. In summary, no archeological sites were delineated on the subject property and no further archeological investigations are recommended.

3. If state or federal monies, or federal permits are required for this project, Section 106 review may require archeological survey for state or federal agencies.

Recommendations

Historic Preservation staff recommends approval of 4-16008 Galilee Baptist Church without conditions.

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M-NCPPC ARCHAEOLOGICAL REVIEW, PRINCE GEORGE’S COUNTY, MARYLAND

A Phase I Intensive Archaeological Survey for the Proposed Galilee Baptist Church, Woodyard Road, Prince George’s County, Maryland, Preliminary Plan 4-16008 (Draft Report)

TO: Dr. James G. Gibb Gibb Archaeological Consulting 2554 Carrollton Road Annapolis, MD 21403	Date: August 23, 2016
	Plan #: 4-16008 Planning Area: 82A Councilmanic District: 9
Report Reviewed by: Jennifer A. Stabler, Archeology Planner Coordinator Prince George’s County Planning Department	Report Date: August 2016 Submittal Receipt Date: August 5, 2016

Dear Dr. Gibb:

Thank you for your recent submission of the above-referenced archeological report, prepared on behalf of Galilee Baptist Church, of Suitland, Maryland. The subject property comprises approximately 50 acres located on the east side of Woodyard Road, directly east of the intersection of Woodyard Road and Welshire Drive in Upper Marlboro, Maryland. The Phase I archaeological survey was conducted in July 2016. Proposed development consists of the construction of a place of worship in the R-A Zone.

A work plan was not submitted to M-NCPPC Historic Preservation staff prior to commencement of the archeological investigations. As is standard practice, in the future, please submit a work plan prior to beginning fieldwork. Historic Preservation staff often has background historic information that may better direct the field investigations. M-NCPPC staff should also be informed when the fieldwork begins so that staff can observe the work and discuss any archeological findings.

The report provides a description of the project location, environment, regional and local prehistory, and regional and county history. A chain of title is traced back to 1852. Please include the historic background research completed by Historic Preservation staff in the chain of title and tract history sections of the report. The subject property was once part of the Woodyard Plantation where Henry Darnall constructed a large brick mansion. The Woodyard Plantation was also associated with Stephen West and it is believed that West manufactured weapons and clothing for the colonial militia on the property. The subject property was probably part of one of the quarters associated with the main Woodyard Plantation and was likely operated by an overseer and several enslaved laborers likely occupying outlying quarters located on the edges of the fields. The property was later associated with the Bowie family in the late nineteenth and early twentieth century. It is likely that the land was farmed by tenants throughout most of the twentieth century and is today used for community gardens.

Due to the great degree of surface visibility, intensive surface survey was employed in the areas where the community gardens are located. Surface inspection of the fields was conducted a 10-ft. intervals and shovel testing at 50-ft. intervals in the small, uncultivated strips within the gardens and on

level areas of the property. The property was divided into Areas A-E. Area A was investigated by surface survey and four historic artifacts and one possible aboriginal artifact were identified. Three of the artifacts are historic ceramic sherds, including whiteware, a black-glazed redware rim, and an American gray stoneware body sherd, as well as half of a horseshoe. Why were no shovel tests placed in the area where the artifacts were recovered?

Area B consists of about 0.75 acres and is a wooded area located south of the gardens and just to the east of Woodyard Road. Fifteen shovel test pits (STPs) were excavated and brick flecks were identified in three units in the southeastern portion of the area. Radial STPs were excavated around the positive STPs and additional brick flecking was found in the upper soil horizon. No other cultural material other than brick was identified in Area B. The brick flecking is interpreted as the remains of a possible agricultural building, the remnants of which has been mostly destroyed by continued plowing. This interpretation is likely given that the artifacts were found on a level area to the north of steeply sloping land at the intersection of the main road (Woodyard Road) and a farm road in an area that would have been on the edge of a field.

Areas C, D, and E were located in the eastern and southern portions of the subject property. Five STPs were excavated in Area C, 35 in Area D and 24 in Area E. No cultural material was identified in these areas. In addition, the creek terraces were inspected. A well-developed terrace was tested with four STPs and an additional STP was placed in a relict floodplain about 400 ft. to the south. No cultural material was observed in any of the five STPs.

Based on the results of the Phase I survey, very little historic or prehistoric cultural material was identified. No archeological sites were delineated. The subject property possesses little potential to provide additional information regarding the lifeways of the historic or prehistoric inhabitants of Prince George's County. Therefore, no further work is recommended on the Galilee Baptist Church property. Staff concurs that no further archeological investigations are necessary on the Galilee Baptist Church property. Staff concurs that no additional studies are necessary on the site.

There are minor typographical errors. Please address all comments listed in Attachment 1, to ensure acceptance of the final report. We look forward to receiving **five** copies of the revised, final report, and a digital copy in pdf format on CD, that address all comments, at your earliest convenience. Should you have any questions, please contact me at 301-952-5595 or by email at jennifer.stabler@ppd.mnccppc.org. Thank you for your cooperation.

Sincerely,

Jennifer Stabler, Archeology Planner Coordinator
Historic Preservation Section, Countywide Planning Division

cc: Derick Berlage, Chief, Countywide Planning Division
Howard S. Berger, Supervisor, Historic Preservation Section, Countywide Planning Division
John Ferrante, Planner Coordinator, Subdivision Section
Kristin Montaperto, Acting Archeology Program Manager, Department of Parks and Recreation
Dixie Henry, Maryland Historical Trust
Galilee Baptist Church
2101 Shadyside Avenue
Suitland, MD 20746

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Attachment 1: Typographical and Editorial Comments to be Corrected

Galilee Baptist Church Property Phase I

1. Cover and Cover Sheet: Please add the development case number – Preliminary Plan #4-16008.
2. p. 2: Abstract – 1st paragraph, 1st sentence: “...church and parking lot on a 50-acre parcel...”
3. p. 5: Chapter 1. Introduction – 1st paragraph, 1st sentence: “...church and parking lot on a 50-acre parcel...”
4. p. 7: Figure 2-2: Please include the area in Parcel 76 (on the southern end of the property) in the Study Area outline.
5. p. 10: Figure 2-5: Note: Property line in black, Study Area in red...
6. p. 11: *Environment*: paragraph 1, 5th sentence – “...is the reason for the gravel and limonite on its surface...”
7. p. 23: *Regional and County History* – Last sentence: “Large 18th-century plantations...” This portion of the report needs to be expanded. Include historic background from the enclosed referral document in the background history. Historic Preservation staff usually have done extensive research on the property prior to the Phase I study being conducted. In the future, please contact this office for additional background historical information prior to conducting the fieldwork.
8. p. 24: Table 3-3. Historic Sites in the vicinity of project area. Please add the Woodyard PG:82A-41 to this list and note that Melwood Park, Charles Hill, The Cottage, Solitude, Mt. Clare and the Woodyard are also Prince George’s County Historic Sites.
9. pp. 25-26: *Tract History* – add the deed references provided and discuss the connection of this property with the Woodyard. Add in historical summary from my referral for 4-16008. Also, please correct William D. Bowie, should be William B. Bowie. Correct in text and in chain of title.
10. pp. 27-28: Figures 3-3 to 3-5 – Add the area within Parcel 76 to the boundary of the study area.
11. p. 30: Figure 4-1 – Please show the location of the collapsed barn on the north end of the property on the map.
12. pp. 31-33: Areas A and B – Is it possible that the artifact scatter was a slave quarter associated with the possible outbuilding represented by the brick in Area B? The TLBU property located a few miles to the south on Tippet Road had a similar low density artifact scatter that was possibly the location of a slave quarter. There is a topographic high point near where the artifacts were found. It is unlikely that these few artifacts are the result of manure spreading, as there were not more artifacts found scattered throughout other areas of the property or within the same field, as seen in other examples of that practice. Some shovel testing may have been warranted in this area, but the density of the plant coverage in this area is not specifically stated as the reason for the lack of STPs.
13. p. 31: Shovel Test Survey Area A – Include the acreage of the area surveyed in the text.
14. p. 33: *Area B* – 2nd paragraph, last sentence: “Farmers often placed agricultural buildings on terrace edges to maximize arable land(??).”
15. p. 33: Show the location of the relict road mentioned in the text on the map shown in Figure 5-2.
16. p. 34: *Area D* – 1st paragraph, 1st sentence: A 20th-century tobacco barn...”
17. p. 34: *Area D* – 1st paragraph, 5th sentence: “The Ap horizon...”
18. pp. 31-37: Please include sample STP profiles from each area.
19. p. 38: Chapter 6. Summary, Conclusion, and Recommendations - 1st paragraph, 1st sentence: “...church and parking lot on a 50-acre parcel...”



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

August 18, 2016

MEMORANDUM

TO: John Ferrante, Development Review Division

FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division

SUBJECT: Preliminary Plan Review for Master Plan Trail Compliance

The following Preliminary Plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the Master Plan Trails.

Preliminary Plan Number: 4-16008

Name: Galilee Baptist Church

Type of Master Plan Bikeway or Trail

Private R.O.W.*	_____	Public Use Trail Easement	_____
PG Co. R.O.W.*	<u>X</u>	Nature Trails	_____
SHA R.O.W.*	_____	M-NCPPC – Parks	_____
HOA	_____	Bicycle Parking	_____
Sidewalks	<u>X</u>	Trail Access	_____

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the preliminary plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. Because the site is not located in either a designated center or corridor, it is not subject to the requirements of Section-24-124.01 and the Transportation Review Guidelines – Part 2 at the time of Preliminary Plan.

Background

The subject application is zoned R-A and is located on the east side of Woodyard Road south of MD 4. The property is 41.46 acres in size and proposes a church facility. Two master plan trail recommendation impact the subject application, with trails (or shared use sidepaths recommended along the following roads:

- Woodyard Road Shared Use Path

- C-606 Shared Use Path.

The MPOT includes the following text regarding the trail along MD 223:

MD 223 Shared- Use Side path: A shared-use side path or wide sidewalk is recommended along this rapidly developing corridor in southern Prince George's County. There has been consistent feedback from the community that safe pedestrian facilities are needed along this heavily traveled and rapidly developing corridor. This trail will provide safe access to numerous schools and park facilities, as well as link adjoining residential communities. Currently, sidewalks are fragmented or missing in many areas and a side path is needed to improve pedestrian safety.

Where this facility has been implemented along MD 223, it has been along the west side of the road, which is opposite of the subject site. Therefore, staff recommends the provision of a standard sidewalk along the subject site's entire frontage of MD 223, unless modified by SHA.

Discussions with the transportation planner reviewing the case indicate that dedication will be required for the master plan road which crosses the subject property. However, construction will not be required at this time. Therefore, roadway dedication should be sufficient to accommodate the shared use path along the road.

The *Approved Countywide Master Plan of Transportation* (MPOT) reaffirms the need for sidewalks as frontage improvements are made by including several policies related to pedestrian access and the provision of sidewalks. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of complete streets:

Policy 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2:

All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.


Consistent with the complete street policies of the MPOT, the provision of one standard sidewalk linking the entrance of the proposed church with the sidewalk along MD 223 is recommended.

Conclusion

1. Construct a standard sidewalk along the subject site's entire frontage of MD 223, unless modified by SHA.
2. Construct a standard sidewalk linking the building entrance with the sidewalk along MD 223.
3. Right-of-way dedication for C-606 shall be sufficient to accommodate the shared use path recommended in the MPOT.

Ferrante, John

From: Pranoy Choudhury <PChoudhury@sha.state.md.us>
Sent: Wednesday, July 06, 2016 2:17 PM
To: Ferrante, John
Cc: Burton, Glen
Subject: FW: Referral Request for 4-16008; Galilee Baptist Church
Attachments: image006.wmz; 4-16008; Galilee Baptist Church.pdf

 Need TIS for review and approval. Any offsite improvements and ROW dedication will be dependent after review of the TIS.

From: ePlan [mailto:ePlan@ppd.mncppc.org]
Sent: Monday, June 27, 2016 9:48 AM
To: ePlan <ePlan@ppd.mncppc.org>; Bartlett, Jason <Jason.Bartlett@pgparks.com>; Brown, Johndel Jones- <j.jonesbrown@pgcps.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Pranoy Choudhury <PChoudhury@sha.state.md.us>; DeGuzman, Rey <rsdeguzman@co.pg.md.us>; Dehuarte, Joseph <Joseph.Dehuarte@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Jacobs, Alice <Alice.Jacobs@ppd.mncppc.org>; Lane Dillon <ljdillon@co.pg.md.us>; Lester, Thomas <Thomas.Lester@ppd.mncppc.org>; lori.carter-evans@pgcps.org; Mangalvedhe, Jay <Jay.Mangalvedhe@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; McColl, Tamika <tamika.mccoll@ppd.mncppc.org>; Oladeinde, Kenny <KMOladeinde@co.pg.md.us>; Shaffer, Fred <Fred.Shaffer@ppd.mncppc.org>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; jtarr@co.pg.md.us; Woodhead, Sarah <sarah.woodhead@pgcps.org>; sabbranch@co.pg.md.us; wallace.l.brooks <wallace.l.brooks@verizon.com>; brian.ramos@comcast.net; bjzellmer@pepco.com; trlangdon@pepco.com; Stone, Barbara J. <BJStone@co.pg.md.us>; #DSG Intake <#DSGINTAKE@wsscwater.com>; WSSC-DSG <#dsgintake@wsscwater.com>; kencrouse@comcast.net; Ajay Rawat <ajay.rawat@pgcps.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; West, Dionne <Dionne.West@MNCPPC.onmicrosoft.com>; Kowaluk, Ted <Ted.Kowaluk@ppd.mncppc.org>; Dixon, June <June.Dixon@ppd.mncppc.org>; Hilling, Carla <Carla.Hilling@pgparks.com>
Cc: Ferrante, John <John.Ferrante@ppd.mncppc.org>
Subject: RE: Referral Request for 4-16008; Galilee Baptist Church

The re-assigned reviewer on the above mentioned case will be John Ferrante.

Please email all referral comments directly to him at John.Ferrante@ppd.mncppc.org

Welcome back to Subdivision John☺!!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Countywide Planning Division**

**(301) 952-3650
www.mnceppc.org**

June 22, 2016

MEMORANDUM

TO: Sherri Conner, Senior Planner, Subdivision Section, Development Review Division

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning Division *JVA*

SUBJECT: Project: 4-16008: Galilee Baptist Church

This preliminary application is for institutional use; place of worship.
NON-RESIDENTIAL

Police Facilities

The proposed development is within the service area of Police District V, Clinton. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department and the July 1, 2015 (U.S. Census Bureau) county population estimate is 909,535. Using the 141 square feet per 1,000 residents, it calculates to 128,244 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.

Fire and Rescue Service

The Special Projects Section has reviewed this preliminary plan for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Ordinance.

Section 24-122.01(e) (1) (E) states that "A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month".

The proposed project is served by Westphalia Fire/EMS Co. 823, a first due response station (a maximum of seven (7) minutes travel time), is located at 9051 Presidential Pkwy.

Capital Improvement Program (CIP)

There are no CIP projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Adopted and Approved Public Safety Facilities Master Plan* and the “Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.

School Facilities

The subdivision has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) and concluded that the subdivision is exempt from a review for schools because it is a nonresidential use.

Water and Sewerage Findings

Section 24-122.01(b)(1) states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.”

The 2008 *Water and Sewer Plan* placed part of this property in Water and Sewer Categories 4, Community System Adequate for Development Planning.

F:\PIS\Development Review_Subdivision 4-16008 Non-Res JM.sp
J:\Referrals_DRD 4-16008 Non-Res JM.sp



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of the Environment

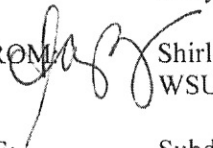


Rushern L. Baker, III
County Executive

June 27, 2016

Adam Ortiz
Director

TO: John Ferrante, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM:  Shirley Anthony Branch, Water and Sewer Plan Coordinator
WSU, PSS, SID, DoE

RE: Subdivision and Development Review Committee

Below are my comments on a preliminary plan scheduled for the **July 1, 2016** Subdivision and Development Review Committee meeting. Should you have any questions regarding the attached information, please feel free to call me at (301) 883-5108.

4-16008 Galilee Baptist Church
Tax Id: 3356870 & 3532660
Tax Map: 100, A-4, P.76 & P. 78
Acres: 50 Acres (combined)
Zoning: R-A
WSSC Grid: 208SE09

1. The 2008 Water and Sewer Plan designates parcels 76 & 78 in Water and Sewer Category 4, inside the Sewer Envelope, in the Developing Tier (*now the Growth Tier*), and within Tier 1 under the Sustainable Growth Act, for development on public sewer.
2. Category 3, obtained through the Administrative Amendment Procedure, must be approved before recordation of a final plat. Please contact the Water and Sewer Unit, DoE for more information and further instructions.
3. A water line in Woodyard Road abuts Parcel 78; a sewer line traverses a portion of the west side of Parcel 076. According to the aerial view, a barn structure appears on Parcel 78; no further structures appear to have been developed on parcels 76 and 78.
4. Water and sewer line extensions may be required for the proposed subdivision and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat.
5. Please show existing and proposed water and sewer lines on the preliminary plan.

The Department of the Environment (DoE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2008 Water and Sewer Plan and its amendments deemed accurate as of April 20, 2016. Any dispute of the designated category or comments herein may be addressed to the Sustainable Initiatives Division, Program Support Section, Water and Sewer Plan Coordinator, at (301) 883-5108.



THE PRINCE GEORGE'S COUNTY GOVERNMENT


Fire/EMS Department



Office of the Fire Marshal

Date: 7/15/16

TO: John Ferrante Planner, Urban Design Section
Development Review Division

FROM: Kenny Oladeinde, Project Coordinator 
Office of the Fire Marshal

RE: 4-1608

The following Preliminary Plan Referral has been reviewed by this office according to Departmental Procedures and Operational Guidelines of the Prince George's County Fire/ Emergency Medical Services Department.

Description: Galilee Baptist Church

Please be advised Subtitle 11-276, titled required Access for *Fire Apparatus*, which states:

“(a) All premises which the Fire/EMS Department may be called upon to protect in case of fire or other emergencies and which are not readily accessible to fire apparatus from public streets shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus, and in accordance to Subtitle 4, the County Building Code Section 4-222.”

Private roads shall be: “(a) At least 22 feet in width.”

Subtitle 11-277, title *Fire Lanes States*:

“(b) Whenever the Fire Chief or his authorized representative shall find that any private entrance, exit sidewalk, vehicular driveway, interior private driveway, sidewalk, fire lane, or fire hydrant is obstructed by snow, debris, construction material, trash containers, vehicles, or other matter likely to interfere with the ingress or operation of the Fire Department or other emergency vehicles in case of fire, he may order the obstruction removed. To effectuate this Subsection, the Fire Chief or his authorized representative may order "no parking" fire lane signs erected and may designate the placement thereof. He may order that curbs be painted a distinctive color.”

6820 Webster Street
Landover Hills, Maryland 20784



Page Two

Please note and direct the owner to comply with aforementioned Subtitle. I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and posted 'No Parking Fire Lane by order of the Prince George's County Fire/EMS Department' signs. The developer should contact the Fire /EMS Department's Office of Office of the Fire Marshal to assist in designating the fire lanes.

In addition, please be advised Subtitle 4-164. Fire Protection Systems; Section 912, Yard Hydrants. (a) Section 912.1 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

Any courts or dead-end created should provide 43-foot turning radius within 200 feet of the end of the road.

These requirements should be incorporated into the final plat and a condition of release of the use and occupancy permit. If I may be of further assistance, please contact me at (301)-583-1830

mko

H: \ 4-1608

Copy to: Christine Osei, Public Facilities Planner, Special Projects Section,
Countywide Planning Department, Maryland National Capital Park and
Planning Commission.

Ferrante, John

7/19/2016 10:01 AM

Ferrante, John

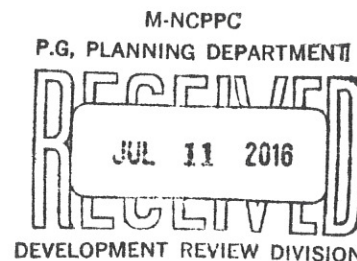
From: Lareuse, Susan
Sent: Tuesday, July 19, 2016 9:18 AM
To: Ferrante, John
Cc: Chellis, Whitney; Zhang, Henry
Subject: 4-16008 Galilee Baptist Church

* The Urban Design Section has reviewed the proposed Preliminary Plan of Subdivision for the proposed church site located on 77.83 acres of land in the R-A zone. The Urban Design Section has no comments on the proposed development at this time.

Susan Holm Lareuse, RLA, ASLA
Urban Design Section
Development Review Division
Prince George's County Planning Department
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
301-952-4277
301-952-3749 fax

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3972

July 5, 2016



MEMORANDUM

TO: John Ferrante, Senior Planner, Subdivision Office
VIA: Ivy A. Lewis, Chief, Community Planning Division *for Ivy Lewis*
FROM: Michael Zamore, Acting Supervisor, Community Planning Division *MZ*
SUBJECT: **PPS 4-16008 Galilee Baptist Church**

DETERMINATIONS

- This application is consistent with the Plan 2035 General Plan policies for the Established Communities.
- The 2013 Subregion 6 Approved Master Plan and Sectional Map Amendment retained the subject property in the R-A Zone.
- This application conforms to the Institutional land use recommended in the 2013 Subregion 6 Approved Master Plan.

BACKGROUND

Location: East side of Woodyard Road (MD 223), approximately 499 feet south of its intersection with Marlboro Pike

Size: The subject property consists of 12.035 acres in the center of a 37-acre parcel owned by the applicant.

Existing Uses: Agricultural, Wooded

Proposal: Construction of a 50,000 square foot Place of Worship.

GENERAL PLAN, MASTER PLAN, AND SMA

This application requires conformance with the applicable General or Master Plan. YES _____

General Plan: This application is located within the Plan Prince George's 2035 General Plan Growth Boundary.

Master/Sector Plan: 2013 *Subregion 6 Approved Master Plan and Sectional Map Amendment*.

Planning Area/

Community: PA 82A/Rosaryville

Land Use: Institutional

Environmental: Refer to the Environmental Planning Section referral for conformance with the Environmental chapter of the 2013 *Subregion 6 Approved Master Plan and Sectional Map Amendment*, and the 2005 *Approved Countywide Green Infrastructure Plan*.

Historic Resources: There is historical significance to the property, associated with the War of Independence. Archaeological studies may be required.

Transportation: N/A

Public Facilities: The subject property is served by public water and sewer.

Parks & Trails: N/A

Aviation/ILUC: The subject property is located within the Military Installation Overlay Zone Area, where properties have the potential to impact, or be impacted by, flight operations at Joint Base Andrews and are subject to the provisions of Part 10C of the Zoning Ordinance. Due to its location, the subject property may be subject to reclassification into the Military Installation Overlay (M-I-O) Zone. The subject property is located within Height Limit Surface E. Within this area, the M-I-O Zone prohibits the issuance of permits for development, structures, or alterations of the land that exceed 150 feet.

SMA/Zoning: The Approved Master Plan and Sectional Map Amendment for Subregion VI Study Area retained the property in the R-A Zone.

PLANNING ISSUES

There are no planning issues. The future land use for the subject property is "Institutional". A Place of Worship as proposed, is an institutional use.

cc: Ivy A. Lewis, Community Planning Division
Long-range Notebook



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: July 5, 2016

TO: Sheri Conner, Planner
Subdivision Section
Development Review Division

VIA: Darin Conforti, Deputy Director *for*
Administration and Development
Department of Parks and Recreation

FROM: Paul Sun, Landscape Architect *PJS*
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **4-16008 Gailee Baptist Church**

In accordance with Section 24-134(a) of the Prince Georges County Subdivision Regulations, the subject subdivision is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.

Ferrante, John

From: Ajay Rawat <ajay.rawat@pgcps.org>
Sent: Monday, June 27, 2016 9:54 AM
To: Ferrante, John
Subject: 4-16008 Galilee Baptist Church
Attachments: R E F E R R A L Galilee Baptist Church John.docx

Good morning John:

Attached is the referral comment sheet for the referenced project. This developments would not have any impact to schools. Please do not hesitate to contact me if you have any questions or need additional information.
Thanks.

--

Ajay Rawat
Planner II
Department of Capital Programs
Facilities Administration Building
13300 Old Marlboro Pike
Upper Marlboro, MD 20772
Ph: 301-952-6541
Fax: 301-952-6526

**** REFERRAL REQUEST ****

Date: June 27, 2016
To: email distribution contacts list
From: John Ferrante, Subdivision Review Section
Subject: 4- 16008; Galilee Baptist Church (Zoned R-A)
Return To: **John .Ferrante@ppd.mncppc.org**

IDENTIFICATION OF MAJOR ISSUES DUE DATE: 6/28/2016

***Note:** E-mail any major issues/problems to the reviewer by the above date.

SDRC MEETING ON: 7/01/2016

REFERRAL DUE DATE: 7/13/2016

- | | |
|---|---|
| <input type="checkbox"/> Full Review of New Plan | <input type="checkbox"/> Revision of Previously Approved Plan |
| <input type="checkbox"/> Limited or Special Review | <input type="checkbox"/> Plans/Documents Returned for Second Review Following Revision by Applicant |
| NOTE: This case is being reviewed at: <input type="checkbox"/> Planning Board level OR <input type="checkbox"/> Planning Director level | |

Related Cases:

Please see attachment to view plans and documents for the above mentioned case.

REFERRAL RESPONSE: NO IMPACT TO SCHOOLS

From/ Date: Ajay Rawat, Planner, PGCPs Capital Programs Dept./ 6/27/16

**Variation from Section 24-121(a)(3)
Planning and Design Requirements
(Direct Access to an Arterial Road)
Galilee Baptist Church
Preliminary Plan of Subdivision. 4-16008**

Applicant:
Galilee Baptist Church
2101 Shadyside Avenue
Suitland, Maryland

Attorney:
Donna MP Wilson, Esq.
14001 Tollison Drive
Bowie, MD 20720
(301) 452-2599

Engineer/ Planner:
Soltesz
4300 Forbes Boulevard
Suite 230
Lanham, Maryland 20706
(301) 794-7555
Contact: Brian Gillette



Request for a Variation for Direct Access to an Arterial Road

Pursuant to Section 24-113 of the Prince George's Subdivision Ordinance, the Applicant submits this application for a Variation from the standard of proposed lots not fronting on an arterial classified road. Section 24-121 (a)(3) states that "When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification." The Planning Board shall find that extraordinary hardship and practical difficulties would result from strict compliance with this Subtitle and that an alternative proposal will not alter the purpose of the Subtitle. The Planning Board can approve such variations based upon the following findings:

Section 24-113. Variations

(a) Required findings.

- (1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;

Response: This site has been accessing MD-223 Woodyard Road, an arterial road, since the early 1970's the earliest record for the tax account number for the site. The current access to the site is a single point of entry on Woodyard Road, roughly fifty yards north of its intersection with Welshire Drive. The current conceptual layout suggests the access to the site be made at the intersection of Woodyard Road and Welshire Drive, thus reducing the number of access points along Woodyard Road in close proximity to one another. This provides the benefit of increased safety, as well as improving traffic flow, benefiting the welfare of those citizens who routinely travel in the area.

- (2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

Response: The subject property, as it exists today, is bounded to the West by Woodyard Road; there is no other public right-of-way that provides access to the site. The subject property is bounded to the East and South entirely by a combination of wetlands, wetland buffers, streams, stream buffers, floodplain, and their associated primary management area (PMA). To the North, all but sixty-two feet of its span contains PMA. These conditions create an environment that is unique to the property and generally not applicable to other properties.

- (3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and

Response: No other applicable law, ordinance or regulation will be violated by the granting of this variation.

- (4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

Response: The subject property, as it exists today, is bounded to the West by Woodyard Road; there is no other public right-of-way that provides access to the site. The subject property is bounded to the East and South entirely by a combination of wetlands, wetland buffers, streams, stream buffers, floodplain, and their associated primary management area (PMA). To the North, all but sixty-two feet of its span contains PMA. If the strict letter of these regulations is carried out, if this request is not granted, the subject property will have no direct access to a public right-of-way and thus be undevelopable.

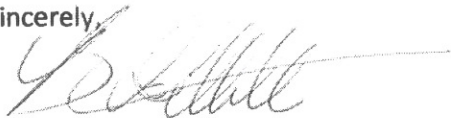
- (5) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.

Response: This section is not applicable because the site is zoned R-A.

Conclusion & Request:

In conclusion, based upon the above findings, the denied access to Woodyard Road and the surrounding regulated environmental features create a situation where access to a public road cannot be achieved except for direct access to Woodyard Road, an arterial road. Existing entrances have provided direct points of access to the project site from Woodyard Road for many years. Furthermore, improvements to the site as part of the development of a church are being designed to minimize disjointed points of access, as they exist today, by combining access points on the East and West sides of Woodyard Road. Denying access to this site at this juncture would limit the ability for any patron to access the site making any development unfeasible. The project could not be sustained without relief to the standards of Section 24-121-(a)(3) and so create an extraordinary hardship to the Galilee Baptist Church application. If applied strictly, Section 24-121-(a)(3) would eliminate the only direct access to this site. We believe that the proposed development contributes to the R-A purposes by providing the preservation of trees and open spaces, and preventing soil erosion and stream valley flooding through environmentally sensitive design while providing a place of worship for the community.

Sincerely,



Brian C. Gillette

**Statement of Justification
for Impacts to Regulated Environmental Features
Galilee Baptist Church
Preliminary Plan of Subdivision
4-16008**

Applicant:

Galilee Baptist Church
2101 Shadyside Avenue
Suitland, MD 20746
Contact:

Attorney:

Engineer/ Planner:

Soltesz, LLC
4300 Forbes Boulevard
Suite 230
Lanham, Maryland 20706
301-794-7555
Contacts: David Bickel

discharge into a naturally occurring watercourse, avoiding a stream and its associated buffer and subsequent PMA is impossible. The outfall has been designed and limit-of-disturbance (LOD) set so as to minimize the area to be disturbed. The pipe runs directly through the PMA rather than diagonally across to the stream, reducing the length and square footage of the disturbance.

Impact 2 is 2,400 square feet of PMA and Stream Buffer disturbance for the installation of a second outfall serving stormwater management devices. Since by its very nature, an outfall must discharge into a naturally occurring watercourse, avoiding a stream and its associated buffer and subsequent PMA is impossible. The outfall has been designed and LOD set so as to minimize the area to be disturbed. The pipe runs directly through the PMA rather than diagonally across to the stream, reducing the length and square footage of the disturbance.

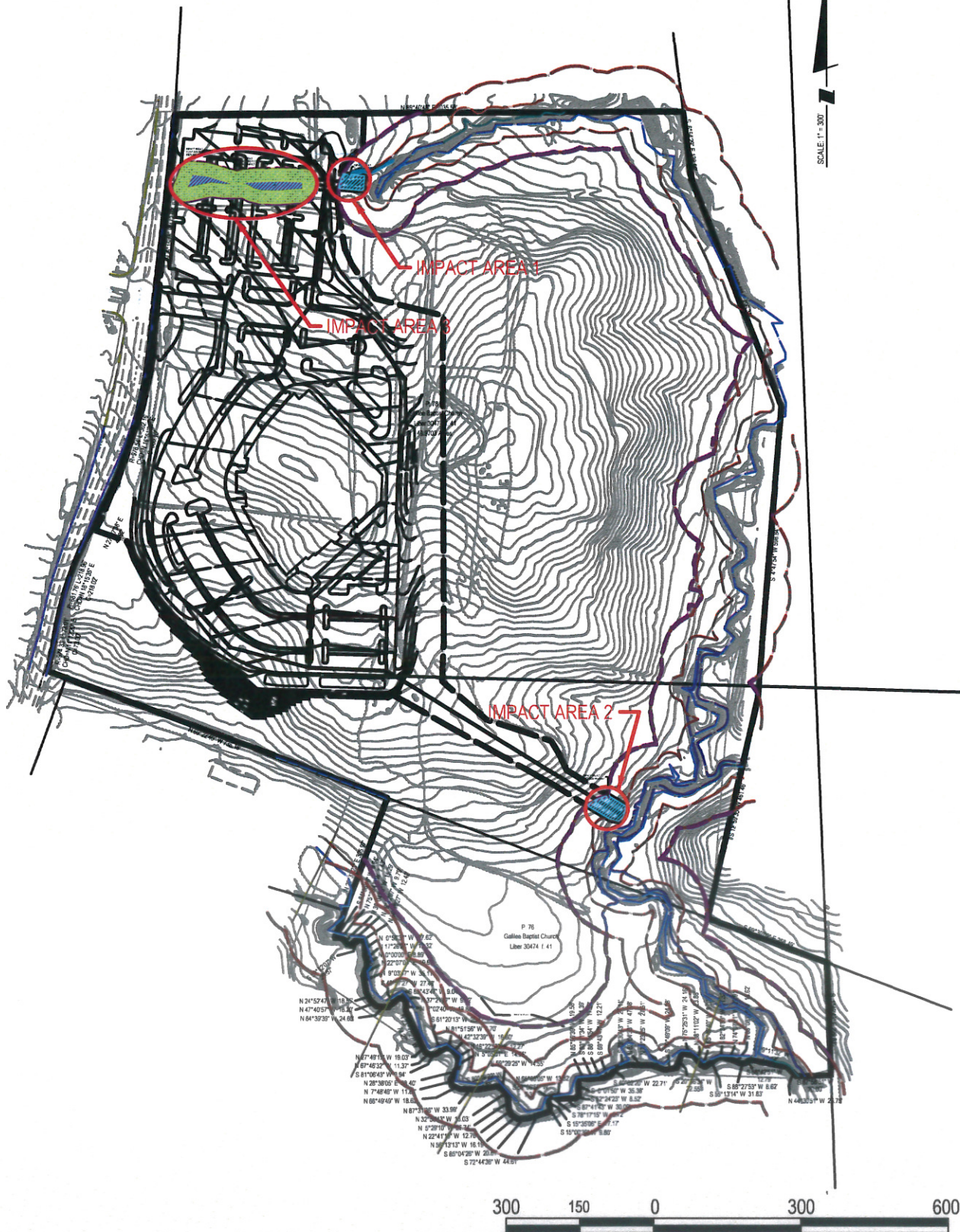
Impact 3 is 3,410 square feet of wetland and 14,879 square feet of the wetlands associated buffer, for a total impact of 18,289 square feet to the PMA, for the construction of parking facilities and stormwater management devices. The parking facilities are necessary to serve the proposed use of place of worship.

Impact ID	Impact Type and Duration	Square Footage of PMA impact	Square Footage of Stream Buffer Impact	Square footage of Wetland and Wetland Buffer Impact
A	Stormwater Management Outfall (permanent)	1,311	1,311	0
B	Stormwater Management Outfall (permanent)	3,279	2,949	0
C	Parking Lot And Stormwater Management Devices (permanent)	18,289	0	18,289
Total PMA impact		22,879		
Total Stream Buffer Impact			4,260	
Total Wetland Impact				18,289

Conclusion:

In order to legally develop the property with necessary and required stormwater management facilities and parking, impacts to the environmental regulated features are unavoidable and have

OVERALL SITE



SOLTESZ, LLC
 4300 Forbes Boulevard, Suite 230
 Lanham, MD 20706
 P.301.794.7555 F.301.794.7656
 www.solteszco.com

ENVIRONMENTAL IMPACT EXHIBIT
GALILEE BAPTIST CHURCH
 WOODYARD ROAD
 15TH ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

JOB NO. 1404-06-00

SCALE 1"=300'

DATE APRIL 2016



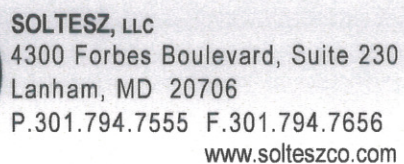
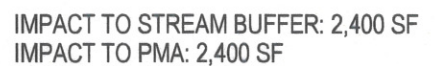
SOLTESZ, LLC
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www.solteszco.com

ENVIRONMENTAL IMPACT EXHIBIT
GALILEE BAPTIST CHURCH
WOODYARD ROAD
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

JOB NO. 1404-06-00

SCALE
1" = 30'

DATE APRIL 2016



ENVIRONMENTAL IMPACT EXHIBIT
GALILEE BAPTIST CHURCH
WOODYARD ROAD
15TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

JOB NO. 1404-06-00

SCALE
1" = 30'

DATE APRIL 2016

IMPACT AREA 3



IMPACT TO WETLAND: 3,410 SF



IMPACT TO WETLAND BUFFER: 14,879 SF



IMPACT TO PMA: 18,289 SF



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ENVIRONMENTAL IMPACT EXHIBIT
GALILEE BAPTIST CHURCH
 WOODYARD ROAD
 15TH ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

JOB NO. 1404-06-00

SCALE 1"=50'

DATE APRIL 2016

STATEMENT OF JUSTIFICATION

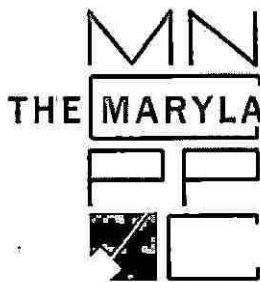
PRELIMINARY PLAN OF SUBDIVISION CASE NUMBER 4-23023

FORMERLY APPROVED AS CASE NUMBER **4-16008**

ATTACHMENT 2

PLANNING BOARD RESOLUTION PGCPB No. 16-116

CASE No. 4-16008



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 16-116

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
File No. 4-16008

RESOLUTION

WHEREAS, Galilee Baptist Church is the owner of a 49.97-acre parcel of land known as Parcel 78 (41.45 acres) and Parcel 76 (8.52 acres), said property being in the 15th Election District of Prince George's County, Maryland, and being zoned Residential-Agricultural (R-A); and

WHEREAS, on June 13, 2016, Galilee Baptist Church filed an application for approval of a Preliminary Plan of Subdivision for one parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-16008 for Galilee Baptist Church was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on September 29, 2016, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on September 29, 2016, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type I Tree Conservation Plan TCP1-003-2016, and further APPROVED Preliminary Plan of Subdivision 4-16008, including a Variation from Section 24-121(a)(3) for one parcel with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS) the plan shall be revised as follows:
 - a. Update General Note 21 to include the conceptual stormwater management plan number and approval date.
 - b. Update General Note 27 to reference companion Type I Tree Conservation Plan TCP1-003-2016.
 - c. Revise Sheets 1 and 3 to reflect the portion of C-606 that will be improved and dedicated to public use and the connection to the southern portion of the parking compound in accordance with Applicant's Exhibit A.

- d. Dimension Woodyard Road (MD 223) demonstrating a 120-foot-wide right-of-way.
 - e. Combine the two parcels into one overall parcel on the PPS and TCP1.
2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a standard sidewalk along the property's entire street frontage of Woodyard Road (MD 223) and C-606, unless modified by the operating agency at the time of issuance of street construction permits.
 3. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement along all public rights-of-way.
 4. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.
 5. Total development within the subject property shall be limited to uses which generate no more than 887 peak-hour trips on Sundays, and 31 AM and PM weekday peak-hour trips in consideration of the approved trip rates. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities.
 6. **Woodyard Road (MD 223) and Marlboro Pike:** Prior to issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the County's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. On the southbound MD 223 approach, construct an additional southbound left-turn lane;
 - b. Also on the southbound MD 223 approach, construct a free right-turn lane.
 7. At the time of final plat, the applicant shall dedicate to public use:
 - a. Frontage along Woodyard Road (MD 223) consistent with right-of-way shown on the preliminary plan of subdivision;
 - b. Approximately 400 feet of the proposed C-606 master plan alignment, and construct the roadway at a minimum to provide access from the site within that dedicated right-of-way.
 8. Prior to signature approval of the preliminary plan of subdivision (PPS), the applicant and the applicant's heirs, successors, and/or assignees shall submit two copies of an approved stormwater management concept plan signed by the Prince George's County Department of Permitting, Inspections and Enforcement, and two copies of the concept approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the PPS and Type 1 tree conservation plan (TCP1). Any required stormwater management facilities shall be

shown on the TCP1. The stormwater conveyance system for Impact Area 2 shall be designed utilizing environmental site design to the maximum extent practicable, such as a step pool conveyance system, with concurrence from the Maryland-National Capital Park and Planning Commission.

9. Prior to signature approval of the preliminary plan of subdivision (PPS), the PPS and type 1 tree conservation plan shall be revised to show the 20-foot-wide scenic and historic road landscape buffer, exclusive of the public utility easement, and the required right-of-way dedication for Woodyard Road (MD 223), in accordance with the 2010 *Prince George's County Landscape Manual*.
10. Prior to issuance of any permits, if the applicant and the applicant's heirs, successors, and/or assignees file a request for alternative compliance from the 20-foot-wide scenic/historic road landscaped buffer along Woodyard Road (MD 223) (Section 4.6 of the 2010 *Prince George's County Landscape Manual*), a viewshed study shall be submitted. Alternative compliance, if approved, shall ensure that the alternative landscape design will conserve and enhance the special roadway with regard to the natural and/or cultural features of the surrounding area.
11. At 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."
12. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Revise the plan and worksheet to include the 3.03 acres of land as part of the net tract area, and revise the subsequent calculations.
 - b. Revise the TCP1 to eliminate woodland preservation where no woodland exist and revise the worksheet as necessary.
 - c. Revise the legend to show the symbol for the wetlands and associated buffer.
 - d. Show the existing tree line to 100 feet beyond the property line on all sides.
 - e. Provide a note under the Specimen Tree Table stating how the specimen trees were located.

- f. Provide a letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division, regarding the presence of rare, threatened, and endangered species.
 - g. Show the location of all existing and proposed water and sewer easements and provide symbols in the legend.
 - h. Show the required building restriction lines from all boundaries and the floodplain.
 - i. Complete General Note 7 to include that the property is "(formerly the Developing Tier) and is zoned R-A."
 - j. Revise General Note 11 to provide the conceptual stormwater management plan number.
 - k. Revise the legend to provide the "%" symbol for the "Steep Slopes 15% & Greater."
 - l. Add the owner's awareness certificate for all affected private property owners.
 - m. Add "TCP1-003-2016" to the TCP1 approval block.
 - n. Add a Woodland Conservation Summary Table in accordance with Part A, Section 6.2, of the Environmental Technical Manual.
 - o. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions.
13. The following note shall be placed on the final plat of subdivision:
- "Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-003-2016), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission."
14. 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 Prince George's County Code, 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. The following note shall be placed on the TCP2:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ folio ____.
Revisions to this TCP2 may require a revision to the recorded easement.”

15. At the time of permit review, a lighting plan shall be submitted. The lighting plan shall demonstrate the reduction of sky glow through the use of full cut-off optics. Lighting shall be directed away from the adjacent on-site and off-site natural areas and residential areas.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George’s County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George’s County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located on Tax Map 100, Grids A-4 and B-4 and is known as Parcels 78 (41.45 acres), and 76 (8.52 acres). The property is located in the Residential-Agricultural (R-A) Zone and has a gross tract area of 49.97 acres. Sensitive environmental features exist on the property associated with a stream system that runs along the southern and eastern boundary of the site. The property has a large amount of street frontage (\pm 1,171 sq. ft.) along Woodyard Road (MD 223) which abuts the property to the west, and frontage on a proposed, but unconstructed, master plan collector road (C-606) which extends east through the property from MD 223.

Parcel 78 (Parcel 1) is improved with a 2,750-square-foot barn that is to be razed, while Parcel 76 (Parcel 2) is currently undeveloped. Both properties are acreage parcels that have never been the subject of a prior preliminary plan of subdivision (PPS) application. The PPS proposes to resubdivide these parcels (Parcels 78 and 76) into Parcel 1. The applicant is proposing the development of a 73,673-square-foot church or similar place of worship on Parcel 1. In accordance with Section 27-441(b)(3) of the Zoning Ordinance, a church or similar place of worship located on a property that exceeds two acres in size in the R-A Zone is permitted by right without the further requirement that a detailed site plan be approved.

Master plan roadway C-606, is proposed through the southern portion of the site. The right-of-way for a majority of the proposed master plan roadway has already been obtained off-site on adjacent properties within the Windsong Subdivision abutting to the east of the subject property. The master plan designates C-606 as a two-lane collector with an 80-foot-wide ultimate right-of-way width that would ultimately connect South Osborne Road with MD 223.

The applicant has agreed to dedicate 400 linear feet of the 80-foot-wide master plan roadway and construct it to the extent that it would then connect to the southern access drive of the church’s parking compound. A reservation request for C-606 was sent to the Prince George’s County Department of Public Works and Transportation (DPW&T) and the Prince George’s County

Department of Permitting, Inspections and Enforcement (DPIE) for the remaining portion of the master plan roadway. However, no response was received from the operating agency prior to the scheduled hearing date. As a result, staff did not recommend that the Planning Board place the remainder of C-606 into reservation.

The applicant is proposing a driveway entrance along MD 223 directly across from Welshire Drive in the Windsor Park neighborhood. MD 223 is a designated arterial roadway, and direct access to a road of arterial or higher classification requires the Planning Board's approval of a variation from Section 24-121(a)(3) of the Zoning Ordinance. The driveway entrance from C-606 will provide a southern connection to the parking compound while the direct access point along MD 223 will provide a northern connection. A limited access point to MD 223 (right-in, right-out only, as determined appropriate by the Maryland State Highway Administration (SHA)) is recommended along the northern portion of the property, as it will improve circulation within the parking compound and distribute traffic more evenly along MD 223 during church functions.

The current Type 1 tree conservation plan (TCP1) demonstrates a proposed parking compound along the northern portion of the property that would impact 18,289 square feet of primary management area (PMA) associated with a wetland. The impact was not supported, however, the applicant has determined that they will have adequate parking to support the church without this portion of the parking lot and will remove the overflow parking within the PMA.

The applicant originally proposed two parcels. Due to the limited amount of dedication for C-606, proposed Parcel 2 would not have frontage on a public street and, therefore, would be land locked. Therefore, the two parcels will be combined into one parcel prior to signature approval of the PPS and TCP1.

3. **Setting**—The property is located along the east side of Woodyard Road (MD 223) at its intersection with Welshire Road.

The site is bounded to the north by undeveloped land currently used for agricultural purposes in the Mixed Use Transportation-Oriented (M-X-T) Zones; to the south by detached single-family dwellings in the Residential-Agriculture (R-A) Zone; to the east by vacant, M-NCPPC-owned property in the R-A Zone; and by the MD 223 right-of-way to the west. Beyond MD 223 to the west are detached single-family dwellings in the Rural Residential (R-R) Zone.

4. **Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	APPROVED
Zone	R-A	R-A
Use(s)	Barn (to be razed)	Institutional
Acreage	49.97	49.97
Gross Floor Area	2,750 sq. ft.	73,673 sq. ft.
Parcels	2	1
Outlots	0	0
Dwelling Units:		
Detached	0	0
Variance	N/A	N/A
Variation	No	Yes 24-121(a)(3)

Pursuant to Section 24-113 of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on July 1, 2016. The requested variation to Section 24-121(a)(3) for direct access to a roadway of arterial classification for the proposed driveway entrance on Woodyard Road (MD 223) was heard at the SDRC meeting on July 15, 2016 as required by Section 24-113(b) of the Subdivision Regulations.

5. **Illegal Subdivision**—Parcel 76 was legally created in accordance with Section 24-107(c)(3) of the Subdivision Regulations by inter-family transfer and was therefore limited for use as a detached single-family dwelling. Although no development is proposed on that portion of the property (Parcel 76), by including it in the subject PPS, it will no longer be subject to this restriction.

Parcel 78 was formally part of a larger parent parcel (Parcel 6). Parcel 78 was created by an illegal division of Parcel 6. The division between Parcels 6 and 76 (Parcel 2) could have occurred through a lot-line adjustment resulting in the geographical limit reflected in this PPS. Therefore, the Planning Board's approval of this application will not perpetuate the illegal division of land, but is a corrective action initiated by the applicant through this PPS.

6. **Environmental**—The Planning Board reviewed the PPS submitted for Galilee Baptist Church (4-16008) and the Type 1 Tree Conservation Plan (TCP1-003-2016), stamped as received on June 13, 2016, with a revision received on August 5, 2016.

Background

The Planning Board previously reviewed the area in this application in conjunction with the following application: The Natural Resources Inventory, NRI-104-2016, approved on May 17, 2016.

Proposed Activity

The current application is for an institutional facility with associated parking and infrastructure.

Grandfathering

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the application is for a new PPS. This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and technical manual.

Site Description

The 49.97-acre site is located on the east side of Woodyard Road (MD 223), approximately 3,000 feet south of its intersection with Pennsylvania Avenue (MD 4). Based on available information, the site contains streams, wetlands, steep slopes of 15 percent and greater, and 100-year floodplain. The site is in the Charles Branch watershed of the Patuxent River basin. The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include the Dodon complexes. Based on available information, Marlboro clay is not found to occur in the vicinity of this property, nor are Christiana complexes. Woodyard Road is classified as a scenic and historic road. According to the 2005 *Approved Countywide Green Infrastructure Plan*, all three network features (regulated areas, evaluation areas and network gaps) are present on the site. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Master Plan Conformance—Prince Georges Plan 2035

The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Subregion 6 Master Plan

The Master Plan for this area is the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment*. In the approved master plan and sectional map amendment, the Environmental Infrastructure section contains goals, policies and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities.

Approximately 50 percent of the site is within the Green Infrastructure Network and contains regulated, evaluation, and network gap areas. The regulated areas are associated with the stream system which runs along the southern and eastern boundary of the site. The evaluation area is located on the eastern half and south eastern portion of the site and is primarily wooded. The network gap area is centrally located on the property and is a combination of woodland and open field. The TCP1 proposes to preserve the majority of all three areas with the exception of an

impact for a stormwater outfall structure in the network gap area; however, the approved stormwater concept has not been submitted.

In addition to the outfall, a master plan right-of-way is shown along the southern boundary of Parcel 78 (Parcel 1). The future development of this right-of-way would result in impacts to the regulated area, specifically to the primary management area, where a stream crossing would be necessary.

These impacts are necessary for the development of the site and planned circulation and will be further evaluated to minimize as needed.

Based on the minimization of disturbance inside the Green Infrastructure Network, this proposal meets the intent of protecting critical resources.

Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded.

This development proposal is to construct an institutional facility with parking and infrastructure. The site does not currently have a Stormwater Management Concept approval letter. The TCPI does not show how this site will meet environmental site design to the maximum extent practicable (ESD to the MEP). Approval of the concept plan is needed for review of conformance with Policy 2.

Policy 4: Protect, restore and enhance the Chesapeake Bay Critical Area.

The subject property is not located in the Chesapeake Bay Critical Area.

Policy 6: Increase awareness regarding air quality and greenhouse gas (GHG) emissions and the unique role that the Developing and Rural Tiers in Subregion 6 have to play in this effort.

Air Quality is a regional issue that is currently being addressed by the Council of Governments.

Policy 7: Encourage the use of green building techniques and community design that reduce resource and energy consumption.

The development applications for the subject property should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques should be encouraged and implemented to the greatest extent possible.

Policy 8: Reduce energy usage from lighting, as well as light pollution and intrusion into residential, rural, and environmentally sensitive areas.

The site has existing adjacent residential uses to the south of this property as well as to the west of Woodyard Road. The on-site natural areas to be preserved and the adjacent off-site areas should be protected from light intrusion.

At the time of permit review, a lighting plan shall be submitted. The lighting plan shall demonstrate the reduction of sky glow through the use of full cut-off optics. Lighting shall be directed away from the adjacent on-site and off-site natural areas and residential areas.

Policy 9: Reduce adverse noise impacts to meet acceptable state noise standards.

The project proposes to construct an institutional facility with associated parking and stormwater management facilities. No residential uses are proposed. A noise analysis and mitigation are not required at this time.

2005 Approved Countywide Green Infrastructure Plan

Approximately 50 percent of the site is within the Green Infrastructure Network and contains regulated, evaluation, and network gap areas. The regulated areas are associated with the stream system which runs along the southern and eastern boundary of the site.

The Evaluation area is located on the eastern half and south eastern portion of the site and is primarily wooded. The network gap area is centrally located on the property and is a combination of woodland and open field.

To find conformance with the Green Infrastructure Plan, the Planning Board must find that the TCPI plan adequately addresses the following policies, applicable to the current project:

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

Note that the 2002 General Plan has been superseded by *Plan Prince George's 2035 Approved General Plan*.

The TCP1 proposes to preserve the majority of all three areas with the exception of an impact for a stormwater outfall structure in the network gap area; however, the approved stormwater concept has not been submitted.

In addition to the outfall, a master plan right-of-way is shown along the southern boundary of the property. The future development of this right-of-way would result in impacts to the regulated area, specifically to the Primary Management Area, where a stream crossing would be necessary.

A statement of justification has been received for the proposed impacts to wetlands, wetland buffer, and stream buffer, all within the PMA.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

The current project does not have an approved stormwater concept plan. A stormwater concept plan must be approved under the current stormwater regulations, requiring ESD to the MEP.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The current General Plan, Plan Prince George's 2035, designates the site within ESA 2 (formerly the Developing Tier). The revised plan proposes to preserve 22.94 acres of existing woodland, which includes most of the network. The woodland conservation worksheet shows 3.03 acres of "previously dedicated land" deducted from the total tract area, resulting in a reduced net tract area. The plan shows 0.4351 acre to be dedicated and 2.5911 acres to be placed in reservation. These two areas total approximately 3.03 acres, however they cannot be counted as previously dedicated and must be included within the net tract area.

Conformance with the 2010 Approved Water Resources Functional Master Plan

The 2010 *Approved Water Resources Functional Master Plan* contains policies and strategies related to the sustainability, protection and preservation of drinking water, stormwater, and wastewater systems within the County, on a countywide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various countywide and area master plans, County ordinances for stormwater management, floodplain and woodland conservation, and programs implemented by the Prince George's County Department of Permitting, Inspections and Enforcement, Prince George's County Department of Health, Prince George's County Department of Environmental Resources, Prince George's Soil Conservation District, Maryland-National Park and Planning Commission and Washington Suburban and Sanitary Commission are also deemed to be consistent with this master plan.

Review of Previously Approved Conditions

The site has no previous review applications prior to this PPS submittal.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when and by whom.

Natural Resources Inventory/Existing Conditions

The Natural Resources Inventory, NRI-104-2016, was approved on May 17, 2016. All of the existing features shown on the TCP1 and the PPS are in conformance with the NRI.

Woodland Conservation

This property is subject to the provisions of the applicable Prince George's County Woodland Conservation Ordinance (WCO) because this is an application for a new PPS. A TCP1 has been submitted and approved.

The 49.97-acre site contains 31.11 acres of existing woodland on the net tract and 3.38 acres of woodland within the 100-year floodplain. The site has a woodland conservation threshold of 21.26 acres, or 50 percent of the net tract, as tabulated. The woodland conservation worksheet shows 3.03 acres of "previously dedicated land" deducted from the total tract area, resulting in a reduced net tract area. The plan shows 0.4351 acre to be dedicated and 2.5911 acres to be placed in reservation. These two areas total approximately 3.03 acres however they cannot be counted as previously dedicated and must be included within the net tract area.

As previously mentioned, a master plan right-of-way is planned along the southern boundary of Parcel 78 (Parcel 1), per the MPOT and will be partially dedicated to DPW&T as part of this application. Revise the TCP1 to show the woodland within the dedicated right-of-way as retained-assumed cleared and revise the worksheet as necessary. The area place in reservation shall be designated as "preserved, not credited."

The tree conservation plan has been reviewed and requires technical revisions to be in conformance with the applicable Woodland Conservation Ordinance (2010 WCO).

The TCP coversheet and plan shows the original tree line and also shows woodland preservation in areas where woodland does not exist. These areas cannot be counted as woodland conservation and should not be shown to be preserved. After all revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions made, as conditioned.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed.

This state requirement was incorporated in the adopted County Code effective on September 1, 2010. The specimen tree table on the TCP1 shows that all 17 specimen trees will be preserved with this plan. The limits of disturbance on the plan shows minor disturbance to the critical root zone of specimen tree number one. No additional information is required with regard to specimen trees.

Preservation of Regulated Environmental Features/Primary Management Area

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

The site contains regulated environmental features. According to the TCP1, impacts to wetlands and the associated buffer had been proposed for the parking area, as well as impacts to the stream buffers for stormwater outfalls. A statement of justification has been received for the proposed impacts to the wetlands, wetland buffer, and stream buffer, all within the PMA.

Statement of Justification

The Statement of Justification includes a request for three impacts to the PMA totaling approximately 22,500 square feet on-site, consisting of a parking area over the wetland and its associated buffer and two stormwater outfalls in the stream buffers. The letter of justification shows a discrepancy in the areas of impact.

Analysis of Impacts

Based on the statement of justification, the applicant requested a total of three impacts described below:

Impact Area 1—As noted in the justification statement, is a permanent impact for a stormwater management outfall. The impact is located near the north boundary of the site where a gravel road crosses in a north-south direction onto the adjacent property to the north. The impact is within the buffer at the head of an existing stream. The description states that a permanent impact of 1,416 square feet to the PMA and stream buffer is necessary in order to properly discharge the outfall from the proposed stormwater management devices throughout the northern portion of the development area. The outfall is proposed to discharge upland from an ephemeral source to the Charles Branch stream, within the stream buffer but outside the wetland buffer. This source is currently derived from the natural topography of the area and from the outfall of a stormdrain culvert on Woodyard Road, discharging into an emergent wetland along the northern portion of the property and ultimately feeding the source to the Charles Branch stream.

A permanent impact of this type to the stream buffer may be necessary for the proposed development of the site; however, an approved stormwater concept plan has not been provided so the location of outfall may change. This impact was deemed to be necessary by the Planning Board, and was approved.

Impact Area 2—As noted in the justification statement, is a permanent impact for a stormwater management outfall. The description states that a permanent impact of 2,400 square feet to the PMA and stream buffer is necessary in order to properly discharge the outfall from the proposed stormwater management devices throughout the southern portion of the developed area. The outfall is proposed to discharge upland of the Charles Branch, within the stream buffer but outside the wetland buffer. The outfall from the concentration of stormwater management devices will be carried a distance of approximately 500 linear feet, down an elevation of approximately 38 feet, through a 24-inch HDPE pipe, to the ultimate outfall in the PMA.

A permanent impact of this type to the stream buffer for stormwater outfall may be necessary for the proposed development of the site. There are concerns that with the concentration of a potentially large volume of stormwater through a pipe this size, and achieving considerable velocity down a 38-foot drop in elevation for 500 linear-feet to an ultimate discharge, 25 feet from the Charles Branch stream, may result in significant erosion. It should be noted that staff visited the site and acknowledged the significant healthy condition of the stream.

This impact was deemed to be necessary and was approved by the Planning Board, subject to a condition that the stormwater design utilize environmental site design to the maximum extent practicable.

Impact Area 3—As noted in the justification statement, is for a permanent impact for parking area and stormwater management devices. The description states that a total permanent impact of 18,289 square feet of PMA is necessary for the development of a parking area to serve the proposed use. This proposed impact consists of 3,410 square feet of emergent wetland and 14,879 square feet of wetland buffer. The wetland is identified as emergent in the Wetland Delineation Report, Prepared by Eco-Science Professionals, Inc. and dated April 12, 2016 and is likely the product of a combination of being a natural drainage collection from the surrounding topography, the concentration of stormwater from a stormdrain and culvert discharging onto the site from Woodyard Road, and a disruption to the flow from an old farm road between Woodyard Road and the stream source.

In addition to wetlands providing a biological and hydrological benefit, this emergent wetland is managing stormwater from an outfall on Woodyard Road. The overall site, despite the environmental constraints, contains a relatively large developable area that is unencumbered by woodlands or regulated environmental features, where parking could be located. The applicant has not demonstrated that the disturbance to this wetland is necessary for the development of the site, and has verified that the parking is not required but overflow parking.

The applicant has agreed to remove the impact prior to signature approval, and the impact is not approved.

The Planning Board finds that the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible.

At 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.

Noise

The project proposes to construct an institutional facility with associated parking and stormwater management facilities. No residential uses are proposed. Noise mitigation analysis and mitigation is not required at this time.

Scenic and Historic Roads

Woodyard Road is classified as historic, a Special Roadway as designated by the MPOT. A 20-foot-wide landscape buffer is required along the frontage. The requirement of this buffer may result in changes to the proposed layout. This buffer must also be exclusive of any road improvements and the required public utility easement in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Soils

The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Dodon complexes. Based on available information, Marlboro clay is not found to occur in the vicinity of this property, nor are Christiana complexes.

7. **Community Planning**—The subject application is located in Planning Area 82A within the Rosaryville Community, and within the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (Subregion 6 Master Plan and SMA). The 2013 Subregion 6 Master Plan and SMA retained the subject property within the R-A Zone and recommended an institutional land use for the property. This application proposes a church or other place of worship which conforms to the institutional land use recommendation within the 2013 Subregion 6 Master Plan and SMA.

The property is located within the *Plan Prince George's 2035* General Plan Growth Boundary. This application is consistent with and conforms to the Plan 2035 General Plan policies for the Established Communities.

8. **Parks and Recreation**— In accordance with Section 24-134(a) of the Subdivision Regulations, the PPS application is exempt from Mandatory Dedication of Parkland requirements because it consists of nonresidential development.

9. **Trails**—The following PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 Subregion 6 Master Plan and SMA (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. Because the site is not located in either a designated center or corridor, it is not subject to the requirements of Section-24-124.01 and the “Transportation Review Guidelines – Part 2, 2013” at the time of PPS.

Background

Two master plan trail recommendations impact the subject application, with trails or shared-use sidepaths recommended along the following roads:

- Woodyard Road Shared-Use Path
- C-606 Shared-Use Path

The MPOT includes the following text regarding the trail along MD 223:

“MD 223 Shared-Use Side path: A shared-use side path or wide sidewalk is recommended along this rapidly developing corridor in southern Prince George’s County. There has been consistent feedback from the community that safe pedestrian facilities are needed along this heavily traveled and rapidly developing corridor. This trail will provide safe access to numerous schools and park facilities, as well as link adjoining residential communities. Currently, sidewalks are fragmented or missing in many areas and a side path is needed to improve pedestrian safety.”

Where this facility has been implemented along MD 223, it has been along the west side of the road, which is opposite of the subject site. Therefore, a standard sidewalk should be provided along the subject site’s entire frontage of MD 223, unless modified by SHA. Some dedication will be required for the master plan road which crosses the subject property. The roadway dedication is sufficient to accommodate the shared-use path along the road.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) reaffirms the need for sidewalks as frontage improvements are made by including several policies related to pedestrian access and the provision of sidewalks. The Complete Streets section includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of complete streets:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Consistent with the complete street policies of the MPOT, the following is recommended:

1. A standard sidewalk along the subject site's entire frontage of MD 223, unless modified by SHA.
2. A standard sidewalk linking the building entrance with the sidewalk along MD 223.
3. A shared-use path along C-606 and MD 223, unless modified by the operating agency.

Should SHA require a sidewalk along the frontage of MD 223, it is recommended that a standard sidewalk that links the building entrance with the sidewalk along MD 223 be provided. The 80-foot-wide right-of-way width (40 feet from center line) that is designated by the master plan for C-606 and will be dedicated with this PPS will be sufficient to accommodate the shared-use path that is recommended in the MPOT, if implemented by the County.

10. **Transportation**—The 49.97-acre R-A zoned property is located in the east side of Woodyard Road (MD 223), opposite the intersection of Welshire Drive and MD 223. The subject application proposes the construction of a church. The following are comments concerning site access, geometric design, and traffic impact of the subject application.

The subject property is located within Transportation Service Area (TSA) 2, as defined in *The Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the Transportation "Guidelines."

Unsignalized intersections: The procedure for un-signalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. Once the CLV exceeds 1,150 for either type of intersection, this is deemed to be an unacceptable operating condition at un-signalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and

install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

On September 8, 2016, a revised traffic impact study was submitted for the subject development. The study was revised to reflect a church with a gross floor area of 73,673 square feet, rather than 50,000 square feet in the previous submission. The increase in size resulted in an increase of 285 peak trips on Sundays (from 602 to 887), and an increase of 6 peak hour trips (25 to 31) on weekdays. As a result of those increases, the following table identifies the associated levels of service for existing, background, and total traffic:

Intersection	Sunday Peak (Existing)	Sunday Peak (Background)	Sunday Peak (Total)
	LOS/CLV	LOS/CLV	LOS/CLV
MD 223 and Marlboro Pike	A/598	A/769	A/928
MD 223 and Welshire Drive-Site Access 1*	--	--	B/1019
MD 223 and C-606 (Site Access 2)*	--	--	A/887
MD 223 and Dower House Road	C/614	C/1132	C/1290
MD 223 and Rosaryville Road	A/479	A/657	A/745
MD 223 and MD 4 EB Ramps*	--	A/952	B/1027
MD 223 and Old Marlboro Pike*	--	A/653	A/683
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.			

Weekday Analysis:

Existing Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	D/1308	D/1317
MD 223 and Welshire Drive-Site Access*	31.6 Seconds	26.2 Seconds
MD 223 and C-606 (proposed 2nd site access)*	future	future
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

Background Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	E/1593	F/1648
MD 223 and Welshire Drive-Site Access*	42.0 Seconds	39.8 Seconds
MD 223 and C-606 (proposed 2nd site access)*	future	Future
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

Total Conditions		
Intersection	Level of Service/CLV	
	AM	PM
MD 223 and Marlboro Pike	F/1604	F/1659
MD 223 and Welshire Drive-Site Access*	45.5 Seconds	43.1 Seconds
MD 223 and C-606 (proposed 2nd site access)*	28.0 Seconds	26.4 Seconds
*In analyzing un-signalized intersections, a three-step analysis is employed, starting with average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the critical lane volume for each intersection, and all are within the 1,150 threshold of acceptable operations.		

The intersection of MD 223 and Marlboro Pike has been deemed critical to several developments, and has been the subject of previous evaluations. Pursuant to PGCPB Resolution No. 08-99, the Planning Board approved Preliminary Plan of Subdivision 4-07086 for the Norbourne Property on June 19, 2008. Information provided in the resolution for 4-07086 indicates that under total traffic, the intersection was projected to operate with levels of service 'E' and 'F' during the AM and PM peak hours respectively. Approximately 65 percent of the proposed site traffic will pass through this intersection. It is the recommendation that the proposed improvements cited in PGCPB Resolution No. 08-99 should be applicable to this development as well. Those conditions are as follow:

32. **MD 223 and Marlboro Pike:** Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the County's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. On the southbound MD 223 approach, construct an additional southbound left-turn lane.
 - b. Also on the southbound MD 223 approach, construct a free-right-turn lane.

If these improvements are implemented, the intersection of MD 223 and Marlboro Pike is projected to operate at B/1,052 during the AM peak hour and D/1,364 during the PM peak hour at the required acceptable level of service.

Regarding on-site circulation, there are no issues with access provided to both MD 223 and C-606.

Master Plan, Right of Way Dedication

The property is located in an area where the development policies are governed by the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, as well as the 2013 *Approved Subregion 6 Master Plan and Sectional Amendment*. One of the recommendations from the master plans was the construction of a two-lane collector (C-606) between Osborne Road and MD 223. The proposed collector is located along the property's southern border. The applicant has agreed to dedicate and construct approximately 400 feet of C-606 beginning at its intersection with MD 223. A request for reservation for the remaining portion of this facility was sent to DPW&T. However, no response was received from the operating agency prior to the scheduled hearing date. As a result, staff did not recommend that the Planning Board place the remainder of C-606 into reservation. The location of this planned facility is accurately reflected on the applicant's revised plans.

Woodyard Road is a master plan arterial facility with a variable right-of-way and minimum of 120 feet. The dedication reflected on the revised PPS is acceptable and will be dedicated to public use at the time of record plat.

Variation Request–Woodyard Road (MD 223)

The applicant is proposing one direct-vehicular access to MD 223 an arterial roadway. A variation from Section 24-121(a)(3) of the Subdivision Regulations which limits individual access to roads of arterial and higher classification was filed by the applicant and approved by the Planning Board. In executing this variation request, the applicant must meet several legal requirements pursuant to Section 24-113(a) of the Subdivision Regulations. Those requirements are shown in **boldface type** followed by the finding:

- (1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

This site has been accessing MD 223 Woodyard Road, an arterial road, since the early 1970's the earliest record for the tax account number for the site. The current access to the site is a single point of entry on Woodyard Road, roughly 50 yards north of its intersection with Welshire Drive. The current conceptual layout suggests the access to the site be made at the intersection of Woodyard Road and Welshire Drive, thus reducing the number of access points along Woodyard Road in close proximity to one another. This provides the benefit of increased safety, as well as improving traffic flow, benefiting the welfare of those citizens who routinely travel in the area.

With the configuration of access with the primary access point at C-606, a publicly dedicated street, and augmented by the secondary (limited) access driveway being proposed at the existing intersection of MD 223 and Welshire Drive. The uses within the site are too large to be effectively served by a single driveway or access point.

- (2) **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

The subject property, as it exists today, is bounded to the West by Woodyard Road; there is no other public right-of-way that provides access to the site. The subject property is bounded to the East and South entirely by a combination of wetlands, wetland buffers, streams, stream buffers, floodplain, and their associated primary management area (PMA). To the North, all but sixty-two feet of its span contains PMA. These conditions create an environment that is unique to the property and generally not applicable to other properties.

- (3) **The variation does not constitute a violation of any other applicable law, ordinance, or regulation;**

No other applicable law, ordinance or regulation will be violated by the granting of this variation.

- (4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**

The subject property, as it exists today, is bounded to the West by Woodyard Road; and C-606 on the south. The subject property is bounded to the East and South entirely by a combination of wetlands, wetland buffers, streams, stream buffers, floodplain, and their associated primary management area (PMA). To the North, all but sixty-two feet of its span contains PMA. Because of the size of the church, having two points of access (MD 223 and C-606) will allow distribution of traffic, improving safety and overall traffic flow.

Based on the preceding findings, the PPS conforms to the required findings in Sections 24-123 and 24-124 of the Subdivision Regulations.

11. **Schools**—The subdivision has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) and concluded that the subdivision is exempt from a review for schools because it is a nonresidential use.
12. **Fire and Rescue**—The Planning Board reviewed this PPS for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations.

Section 24-122.01(e)(1)(E) states that "A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month."

The proposed project is served by Westphalia Fire/EMS Company 823, a first due response station (a maximum of seven minutes travel time), located at 9051 Presidential Pkwy.

Capital Improvement Program (CIP)

There are no CIP projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

13. **Police Facilities**—The proposed development is within the service area of Police District V, Clinton. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department and the July 1, 2015 (U.S. Census Bureau) county population estimate is 909,535. Using 141 square feet per 1,000 residents, it calculates to 128,244 square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline.
14. **Water and Sewer Categories**—Section 24-122.01(b)(1) states that "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval." The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 4, Community System Adequate for Development Planning, and will therefore be served by public systems.
15. **Use Conversion**—The subject application is proposing the development of 73,673 square feet for an institutional use. If a substantial revision to the use on the subject property is proposed that affects Subtitle 24 adequacy and findings as set forth in the resolution of approval, a new PPS shall be required prior to approval of any building permits.
16. **Public Utility Easement (PUE)**—Section 24-122 of the Subdivision Regulations requires a public utility easement (PUE) along both sides of all public rights-of-way. The property's street frontage is along MD 223 and C-606, and the applicant has provided the required public utility easement along their side of the public streets.

In accordance with the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the owner's dedication on the final plat:

“Utility easements are granted pursuant to the terms and provisions recorded among the Prince Georges County Land Records of Prince George’s County in Liber 3703 at folio 748.”

17. **Stormwater Management**—The applicant has filed conceptual stormwater management plan 29538-2016 with DPIE which is currently under review. DPIE will review for conformance to the SWM concept plan and technical approval at the time of grading permit to ensure that development does not result in any on-site or downstream flooding. Development must be in conformance with that approved plan and subsequent approvals.
18. **Historic**—The subject property comprises 50 acres located on the east side of Woodyard Road, directly east of the intersection of Woodyard Road and Welshire Drive in Upper Marlboro, Maryland. This application proposes the construction of a place of worship in the R-A Zone.

The subject property is located on a tract of land called Darnall’s Delight, patented by Henry Darnall on June 28, 1683. Henry Darnall built a large brick mansion known as “The Woodyard” on his property, the ruins of which now comprise the Woodyard Historic Site (82A-041), located approximately 1.3 miles southwest of the subject property. Henry Darnall’s will notes that the tract on which he formerly lived in Prince George’s County contained 13,020 acres. Darnall’s inventory lists 108 enslaved laborers dispersed across the main dwelling plantation and three other quarters within the larger plantation. Henry Darnall, who died in 1711, devised the Woodyard plantation to his son, Henry Darnall. In 1730, Henry Darnall conveyed three tracts known as Darnall’s Delight, Elizabeth, and Darnall’s Last Addition, containing 2,050 acres, to William Black. William Black then sold the 2,050 Woodyard plantation to Richard Williams, a merchant.

Richard Williams died in 1752 and bequeathed half of his estate to his wife, Christian Williams and the other half to his daughter, Hannah Williams. Hannah Williams married Stephen West on March 5, 1753 and they resided on the Woodyard plantation. Stephen West was a merchant, a member of the Provincial Council and an arms manufacturer. It is believed that West manufactured weapons for the colonial militia during the Revolutionary War on the Woodyard plantation. Other manufactures occurring on the Woodyard plantation at the time of the Revolution included the production of clothing, a small brewery and distillery; and a cotton spinning machine. West also supplied clothing items to patriot forces during the Revolution.

Stephen West died on January 22, 1790 and the Woodyard plantation continued to be occupied by his widow, Hannah West, and his sons, Richard W. and Stephen West. At the time of Stephen West’s death, the Woodyard plantation comprised about 2,400 acres and his inventory lists 117 enslaved laborers. The 1798 federal direct tax of the Woodyard plantation lists the main dwelling house, two overseer’s houses, a smoke house, carriage house, four corn houses, seven tobacco houses (barns), and 15 “negro houses.” The estate was also taxed for 142 enslaved laborers. The 1800 federal census records 155 enslaved laborers on the Woodyard plantation and 115 were listed on the property in 1810.

The Woodyard (which at this time included the subject property) also played a role in the War of 1812. During the British invasion in 1814, American forces marched to join their commander, Brigadier General William H. Winder at the Woodyard on August 21. Richard W. West, brother-in-law of Francis Scott Key, was residing there at the time. Commodore Barney and about 400 of his flotillamen, along with Secretary of State Monroe, joined Winder's forces at the Woodyard on August 22 before marching to Long Old Fields (now Forestville). British forces heading towards Washington camped near Melwood Park (Historic Site 78-015), about one-half mile northeast of the subject property. From here, the British continued their advancement through Long Old Fields towards Bladensburg and eventually to Washington, D.C., where the Capitol, White House and other government buildings were burned.

Hannah West died in Georgetown, in Washington, D.C., in 1815. Richard W. West and Stephen West continued to reside on the Woodyard plantation, but did not make a formal partition of the property until June 1824. The 1820 Census indicates that Richard W. West held 117 enslaved laborers on his part of the Woodyard and Stephen West held 59 enslaved laborers. In the 1824 partition of the Woodyard plantation, Stephen West was allotted 877.5 acres of the Woodyard, which included the subject property, along with other lands, totaling 1,410.5 acres.

Stephen West's daughter, Rachel Sophia West, married Benjamin Oden of Bellefields (Historic Site 82A-026) on January 25, 1791. Stephen West conveyed his 877.5 acres of the Woodyard plantation to his son-in-law, Benjamin Oden, on June 2, 1825. Benjamin and Rachel Oden's daughter, Sophia Margaret Oden married Baruch Mullikin on February 25, 1823 and the 877.5 acres was possibly meant to be a wedding gift from Stephen West to his granddaughter. Benjamin Oden died in September 1836. In his will, Benjamin Oden bequeathed to his son-in-law, William D. Bowie, 600 acres of the former Woodyard plantation to be held in trust for his daughter, Sophia Margaret Mullikin. The inventory of Benjamin Oden's estate listed the "Charles Branch Farm" with 46 enslaved laborers, livestock, farming utensils and crops including corn, straw, hay and tobacco.

Baruch Mullikin is listed in the 1840 Census with 25 persons engaged in agriculture and a total of 47 enslaved laborers. Baruch Mullikin died sometime before 1850. Sophia Mullikin is listed in the 1850 Census as the head of household and she held 39 enslaved laborers at that time. Sophia Mullikin died in October 1851. In 1852, her son, Richard O. Mullikin, filed a petition in the Prince George's County Court, sitting as a Court of Equity, to divide his mother's estate. The Charles Branch farm was divided into lots and Lots 2 and 3, containing 371.75 acres, was conveyed by Charles Clagett, as Trustee, to William B. Bowie. Existing Parcel 78 lies within the 371.75 acre tract. William B. Bowie died in 1888 and devised the "Charles Branch Place" to his son, Richard Irving Bowie.

Parcel 78 of the subject property then became part of the Norbourne farm (77-003). Richard Irving Bowie built the house known as Norbourne at the southwest intersection of Marlboro Pike and Woodyard Road in the 1880s. After his first wife died 1889, Bowie remarried to Effie Gwynn, author of *Across the Years in Prince George's County*. They raised eight children on the

Norbourne farm. Richard Irving Bowie served as a judge of the Orphans court of Prince George's County for 20 years, for many of those years as chief judge. He died on December 16, 1923.

In July 1924, Effie Gwynn Bowie sold the portion of the "Charles Branch" farm on the east side of Woodyard Road, being about 90 acres, to John A. Coale. The tract remained in the possession of the Coale family until 1971 and changed hands several times until purchased by Galilee Baptist Church from the Henson Valley Montessori School, Inc., in 2009 (Liber 30474, folio 41).

Parcel 76 was part of the Mount Clare farm (Historic Site 82A-039) until 1939, when 83.5 acres was sold to Hendrick G. Mitchell and Joseph H. Mitchell. Mount Clare was built in the mid-1850s for Richard Oden Mullikin. Galilee Baptist Church acquired 8.54 acres (Parcel 76) of the 83.5-acre tract in 2009 from the Henson Valley Montessori School, Inc. (Liber 30474:41).

Charles Branch and its tributaries run along the eastern and southern boundaries of the subject property. Prehistoric archeological sites have been found in similar settings and the probability of the subject property containing significant prehistoric archeological resources is moderate to high.

Because there is a moderate to high probability that prehistoric and historic archeological resources will be identified on the subject property, a Phase I archeological survey was recommended on the subject property. In accordance with the Planning Board's directives, as described in the *Guidelines for Archeological Review, May 2005*, and consistent with Subtitle 24-104, 121(a)(18), and 24-135.01, the subject property was the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American peoples.

Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when state or federal monies, or federal permits are required for a project.

Conclusions

The subject property was once part of a large plantation known as the Woodyard throughout the eighteenth and early nineteenth centuries. The Woodyard was established by Henry Darnall, who was a wealthy planter and Proprietary Agent of Charles Calvert, 3rd Lord Baltimore, and served as Deputy Governor of Maryland for a time. Through his connections to the Calvert family, Darnall acquired large amounts of land, wealth and political power. Large numbers of enslaved laborers worked the land, which was divided into various quarters operated by overseers.

Under the ownership of Stephen West, the Woodyard plantation was an important supplier of the Continental Army. It was also an encampment site for American forces during the British march on Washington in 1814.

During the late nineteenth and early twentieth centuries, the Woodyard plantation was further divided into smaller farms, but was still owned by descendants of Stephen West. In the 1920s, smaller parcels of the former plantation were sold off and later subdivided.

A Phase I archeological survey was conducted on the subject property in July 2016. A pedestrian reconnaissance survey was conducted in areas of the property included within a series of community gardens. Shovel test pits were excavated in other areas of the property with relatively level topography and less than 50 percent visibility. Several historic artifacts and one possible prehistoric artifact were identified in the northwestern portion of the property. The artifact scatter was widely dispersed and, therefore, a site number was not assigned. An area that contained small flecks of brick was also identified to the south of the artifact scatter and to the south of the remnant of an old roadbed. It is believed that this may have been the site of an agricultural building that was demolished prior to 1938, as nothing is visible in the aerial photographs from that year. No other artifacts were found in association with the brick flecks and an archeological site was not delineated. Any trace of this building was likely destroyed by continued plowing of the area. In summary, no archeological sites were delineated on the subject property and no further archeological investigations are recommended.

If state or federal monies, or federal permits are required for this project, Section 106 review may require archeological survey for state or federal agencies.

19. **At the Public Hearing**—This case was originally heard by the Planning Board on September 8, 2016, and was continued to September 29, 2016, at the request of the applicant. The continuance allowed the applicant additional time to prepare an addendum to the traffic study originally filed with the PPS and to further address transportation concerns raised at the September 6, 2016 community meeting held by the applicant with the nearby homeowners associations. Upon review of the staff report issued for the September 8, 2016 hearing, the applicant had realized that the size of the proposed church as indicated on the report's coversheet and on the PPS which they filed was not correct. The plans that were submitted for the application stated that the proposed building would be 50,000 square feet in size. However, the applicant's architect had determined that the correct size of the proposed structure is 73,673 square feet, which had implications to the traffic analysis.

The additional square footage (23,673 square feet) was the result of administrative offices, Sunday school classrooms, and choir rehearsal space that was not included in the original gross floor area calculation by the applicant. However, the proposed seat count for the church remained unchanged (1,400). This discrepancy did not affect the footprint of the building shown on the submitted plans, as the applicant's civil engineer verified that the footprint of the building was shown correctly on the tree conservation plan. The Transportation Planning Section's prior finding of adequacy was predicated on a 50,000-square-foot church, or similar place of worship. As a result of the additional square footage, an addendum to the traffic study was submitted by the applicant dated September 8, 2016.

The Transportation Planning Section reviewed the addendum dated September 8, 2016, and the analysis resulted in a revised trip cap (Condition 5), which is reflective of the actual gross floor area of the proposed building.

At the public hearing for this application on September 29, 2016, staff recommended minor modifications to Conditions 9 and 10 to correct the width of the scenic/historic landscape buffer that is required along Woodyard Road (MD 223). Condition 10 was further clarified to indicate that the scenic/historic landscape buffer required along Woodyard Road is pursuant to the requirements of the Landscape Manual. Therefore, the applicant may file for alternative compliance (AC) from this requirement at the time of permit. However, if the applicant were to file for AC, the applicant is required to submit a viewshed study to inform the decision. Currently the Landscape Manual only requires a viewshed analysis in the area formerly known as the Rural Tier, and the subject property is located in the area formerly known as the Developing Tier.


BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Geraldo, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, September 29, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of October 2016.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:JF:rpg

APPROVED AS TO LEGAL SUFFICIENCY

M-NCRPC Legal Department
Date 10/13/16