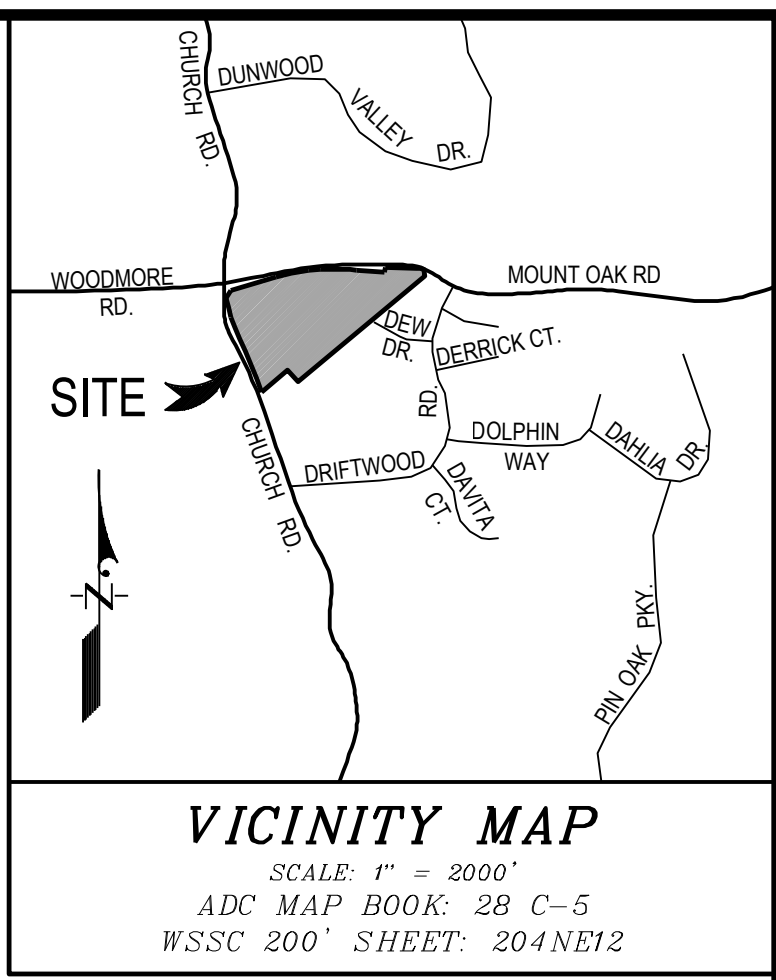
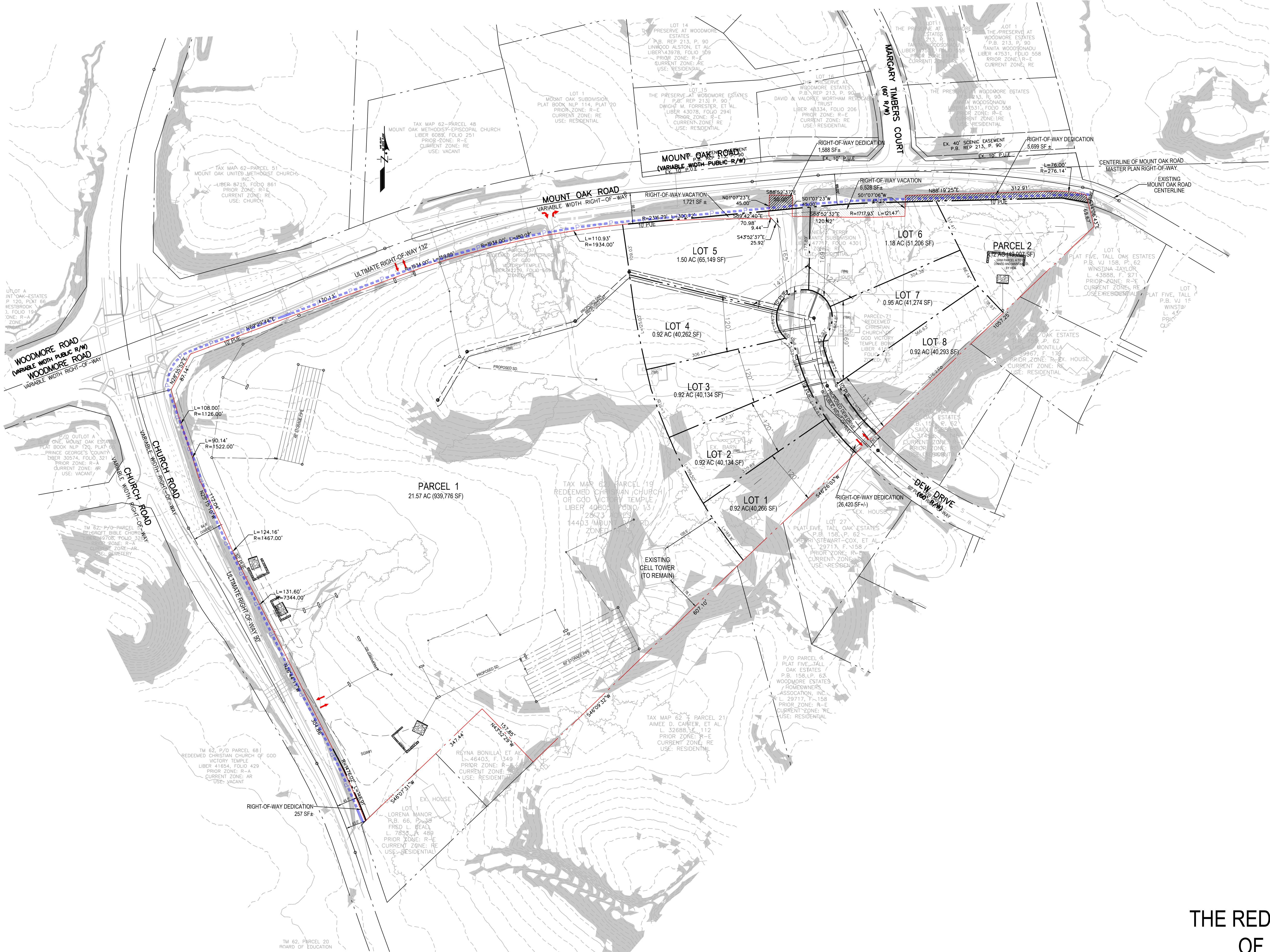


GENERAL NOTES

- Existing Parcels
Parcel 19 40805/13
Parcel 37 42279/569
Parcel 71 41654/435
Lot 1 18631/168
- Tax Map 62 Grid E2
- 200-foot map reference (WSSC) 204 NE 12
- Purpose of Subdivision: Resubdivision of the above referenced parcels into Parcel 1 and 2 for the use of a church and stormwater management facility, respectively, and Lots 1-8 for residential single family detached dwellings.
- Prior approvals: NRI-049-2022
- Acreage
Gross Acres: 31.47 Acres
Road dedication: 0.78 Acres (33,964 SF)
Road vacation: 0.19 Acres (8,249 SF)
Net Acreage: 30.88 Acres
- PMA located on-site: No
- Regulated environmental features on-site: No
- Acreage of 100-year floodplain: 0.00 Acres
- Existing zoning: RE (Residential)
- Prior zoning: R-E (Residential-Estate)
- Per sections 24-1900 and 27-1903(d) the applicant elects to have this application reviewed under the R-E Subdivision Regulations and Zoning Ordinance prior to April 1, 2023.
- Existing use: Residential single family detached and fallow agriculture
- Proposed Land Use: Parcel 1 (21.57 AC) - Church Campus
Lots 1-8 (8.31 AC) and Parcel 2 - Single Family Detached Dwellings.
- Breakdown of Proposed Dwelling Units: 8 EA single family detached dwellings.

REGULATION TABLE SEC. 27-442	SINGLE FAMILY DWELLING		CHRUCH	
	REQUIR.	PROVIDED	REQUIR.	PROVIDED
NET LOT AREA (MIN.)	40,000 SF		40,000	
LOT COVERAGE (MIN.)	20%		60%	
LOT WIDTH AT FRONT BUILDING LINE (MIN.)	120 LF		120 LF	
LOT WIDTH AT STREET LINE (MIN.)	50 LF		50 LF	
FRONT YARD DEPTH (MIN.)	25 FT		25 FT	
SIDE YARD WIDTH (MIN.)	35/17 FT		25 FT	
CORNER LOT, SIDE YARD (MIN.)	25 FT		25 FT	
REAR YARD (MIN.)	25 FT			

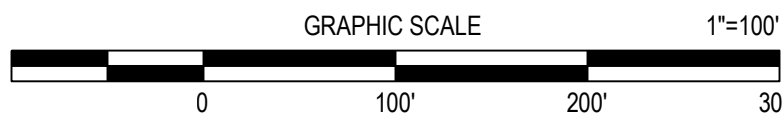
- Density Calculation: 9.31 AC @ 1.08 AC = 8 EA Allowed Dwelling Units
- Sustainable Growth Tier: 2
- Andrews Interim Land Use Control: No
- Center or Corridor location: No
- Existing Gross Floor Area: 0 SF
Proposed Gross Floor Area: 117,355 SF
- Stormwater Management Concept number and approval date: 32054-2024-SDC submitted for review 1/23/2024
- Water/Sewer Category Designation Existing: W-4/S-4 Proposed: W-3/S-3
- Aviation Policy Area: No
- Mandatory Park Dedication Requirement: Yes, provided onsite and/or fee in lieu.
- Cemeteries on or contiguous to the property: No cemetery on-site; there is cemetery 744-010 contiguous to the property.
- Historic Site on or in the vicinity of the property: No historic sites on-site; there is historic site 744-010 adjoining the property.
- Type One Conservation Plan: Yes
- Within Chesapeake Bay Critical Area: No
- Wetlands: No
- Streams: No
- Soils by soil type and source of soil information: As indicated on NRI-049-2022
- In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No



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

PPS-4-23041
PRELIMINARY PLAN OF SUBDIVISION
THE REDEEMED CHRISTIAN CHURCH
OF GOD VICTORY TEMPLE

DISTRICT No. 7 - PARCEL 19 & 37, & LOT 1471
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER / APPLICANT
THE REDEEMED CHRISTIAN CHURCH
OF GOD VICTORY TEMPLE
13701 OLD ANNAPOLIS ROAD
BOWIE, MD 20720

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MICHAEL A. KORY, PE LICENSE NO. 17711 EXPIRATION DATE: 09/08	STATE OF MARYLAND MICHAEL A. KORY PROFESSIONAL ENGINEER	DATE: 06/27/24	DESCRIPTION: REVISIONS	BY: KB	DESIGNED BY: MAN	RECORDED: J-B04043	DRAWN NO: 3.001-2
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STATEMENT OF JUSTIFICATION IN SUPPORT OF
OFF-SITE WOODLAND CONSERVATION
TCP1-4-23041

DESCRIPTION AND LOCATION OF THE SITES

On behalf of Redeemed Christian Church of God, LLC (the “Applicant”), this Statement of Justification is submitted in support of meeting a portion of the woodland conservation requirements off-site. The subject property is identified as Parcels 19, 37 and 71, and Lot 1 of the Mussante subdivision as found on Prince George’s County Tax Map 62-E2, and comprises a total of approximately 31.50 acres. The Site is located in an area of predominately single-family detached dwellings and a religious institution. The project Site is currently zoned RE (Residential Estate) and was previously zoned R-E (Residential-Estate). The Site property is an area of gently rolling land consisting of fallow fields and contains 3.40 acres of existing woodland. To the north, south and east of the Site property are developed parcels in the RE zone. To the west across Church Road the Site is R-A (Residential-Agricultural) zoned land. The project Site is proposed to be developed with a 2000-seat church with classrooms for religious education and 600-seat banquet/fellowship hall and eight single-family residential lots.

a) GENERAL DESCRIPTION OF PROPOSED USE AND REQUEST

The Site is an existing 31.47 acre property that has 3.40 acres of existing woodland. Development of the Site as proposed will result in the clearing 2.16 acres of existing woodland. The proposed development has a woodland conservation requirement of 8.45 acres as shown on the worksheet included with the Tree Conservation Plan – Type 1. To meet these requirements the project proposes 2.24 acres of woodland secured off-site.

b) DESCRIPTION OF SITE DEVELOPMENT HISTORY

The Site is shown to have consisted of what appears to be an agricultural farmstead in the earliest available aerial photograph from 1938. This use appears to have continued up until the 1965 aerial image with the addition of several outbuildings. In an aerial from 1984 two single-family residential dwellings have been added to the property assemblage on Lot 1 of the Mussante subdivision and Parcel 7, respectively. The 1998 aerial image shows the addition of a communications tower along the southern boundary. The agricultural use appears to have persisted with the additional of some hedgerows until very recently, when the former agricultural fields have no longer been cultivated and have gone fallow.

c) DESCRIPTION OF EXISTING ON-SITE WOODLANDS AND REGULATED ENVIRONMENTAL FEATURES

The property contains 3.40 acres of existing early successional deciduous and intermediate aged deciduous woodlands. The woodlands are located in northern portion of the property as shown on approved NRI-049--2022. Based on the Forest Stand Delineation sampling and the Forest Analysis Worksheet that were provided as part of the Natural Resources Inventory

Plan (NRI) application, the forest stand received a low priority for both preservation and restoration. There were six specimen trees identified within the Site boundaries and there no regulated environmental features or Primary Management Area (PMA).

d) DESCRIPTION OF APPLICABLE STATUTES AND REGULATIONS

Section 25-122(c)(1) of the Prince George's County Code provides Conservation Method Priorities and lists them in the order of priority. The Environmental Technical Manual ("ETM") further reinforces that every effort should be made to meet the woodland conservation requirements on-site before exhausting the priorities in turn. On-site preservation and/or reforestation is preferred over credit secured in an off-site bank.

e) DESCRIPTION AND JUSTIFICATION OF WOODLAND CLEARED

As stated above, the Site contains 3.40 acres of existing woodland.

The Applicant proposes to clear a total of 2.16 acres of the existing woodlands as indicated on the TCP1. The clearing of these woodlands is necessary in order to accomplish the development goal for the Site and to provide required infrastructure such as stormwater management that provides treatment, conveyance and non-erosive discharge of Site stormwater.

f) MEETING THE WOODLAND CONSERVATION REQUIREMENTS

As stated in the ETM, every effort must be made to meet the woodland conservation requirements on-site before exhausting the priorities provided in the order listed in 25-122(c)(1). The TCP1 has been designed to meet the Site development goal and will retain 0.54 acres of existing woodlands, provide 1.49 acres of natural regeneration, 3.72 acres of reforestation and 0.46 acres of landscape credits. The remainder of the woodland conservation requirement will be satisfied by securing 2.24 acres of credit in an off-site mitigation bank. Off-site reforestation or preservation in an approved woodland conservation mitigation bank is an acceptable method when on-site preservation and reforestation opportunities are not available or have been exhausted.

The Applicant submits that the nature of the Site developed as a church facility and eight single-family lots, the condition of the existing woodlands, and the unique Site characteristics, present unique circumstances that support satisfying the woodland conservation requirement off-site. The criteria for modifying the requirements of the Woodland and Wildlife Habitat Conservation Ordinance, is set by the special features of the Site, and other circumstances. The TCP1 seeks to meet the requirements by providing preservation of existing woodlands, reforestation, natural regeneration and using landscape credits. It should also be pointed out that there is an addition 0.70 acres of woodland retained not credited that could not be used to satisfy the requirements of the ordinance. Implementation of this subtitle would result in unwarranted hardship to an applicant. In evaluating the request for a modification, each of the required findings, set forth below, must be addressed:

a. Describe the special conditions peculiar to the property which would cause unwarranted hardship;

COMMENT: As noted above, there are special conditions peculiar to the Site that would result in an unwarranted hardship if the variance to satisfy the woodland conservation requirement offsite were not approved. The current development goal proposed by the applicant is to develop the Site with a church facility and eight single-family residential lots. In order to account for the current development goals, provide stormwater management, and balance the site grading, clearing into the site woodlands cannot be avoided. All of the woodlands, which are rated a low priority for preservation and restoration, are essentially overgrown hedgerows and have a lot invasive species within them. Grading of the property must occur to allow the proposed use. A strip of woodlands covering 0.70 acres is being retained in the northeastern corner but cannot be used for preservation credit because of area and width considerations which do not meet the minimum requirements to be used for woodland conservation. For the reasons set forth above, the Applicant is unable to provide all of the woodland conservation requirement on-site and proposes that the remainder be satisfied by securing 2.24 acres of credit in an off-site mitigation bank.

b. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

COMMENT: If other properties were subject to the same Site constraints, the same considerations would be provided during the review of the requested modification. As described above, the circumstances impacting the development of the Site are unique and prevent the woodland conservation ordinance requirement to be met on-site. As such, these unique impacts would not impact other properties. Thus, if the Applicant is forbidden from clearing existing trees or is required to meet all or part of the woodland conservation requirements on-site, it would be deprived of utilizing its property in a manner commonly enjoyed by other owners of similarly zoned properties within the entire planned industrial park, and from meeting their goals of developing a training facility and future union office building.

c. Describe how granting the variance will not confer a special privilege that would be denied to other applicants;

COMMENT: The Applicant in this case is not seeking a special privilege. Rather, the Applicant is merely attempting to develop property in accordance with the underlying zone. Given the low priority for preservation of the existing stand of woodlands, the proposed development should not be forced to preserve these trees. The site has predominantly an agricultural use in the past and the site woodlands are mostly overgrown hedgerows with a lot of invasive species. The Site presents unique challenges which the Applicant is attempting to address in an appropriate manner by securing 2.24 acres of credit in an off-site mitigation bank. Any other applicant facing the same site constraints would seek, and be entitled to, the same relief from strict conformance with the priorities. Thus, the approval of the TCP will allow the project to be developed in a functional and efficient manner and would not provide a special benefit or privilege which would be denied to other applicants.

D. Describe how the variance is not based on circumstances which are the result of actions by the Applicant;

COMMENT: This request is not based on conditions or circumstances which are the result of actions by the Applicant. The creation of the involved property parcels and existing topography long preceded the Applicant's or current owners' association of the Site. The requirements of the zone that must be met to develop the Site are not the result of any actions by the Applicant. The Applicant seeks to respond to the existing conditions in a balanced manner.

d. Verify that the variance does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

COMMENT: As discussed above, the condition of the existing woodlands and the topography of the Site are not the result of a condition on a neighboring property. All the conditions that constitute the need for the requested variance result are on-site to the Site.


e. Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance.

COMMENT: The Site will be constructed in accordance with current stormwater management regulation and the approval of the requested modification will not violate water quality standards.

CONCLUSION

Based upon the above, the Applicant submits that the proposed 2.24 acres of off-site woodland conservation in an approved woodland conservation mitigation bank is a reasonable approach to developing this Site and provide the necessary required woodland conservation. The proposed off-site woodland conservation satisfies the criteria for approval in 25-122 and the ETM. Avoidance of woodland clearing is not feasible for the development of the property. The need to meet the current and future development goals for the project, provide required infrastructure such as stormwater management, and balance the site grading make meeting the woodland conservation requirements on-site impracticable. The woodland conservation requirements are being proposed to be satisfied in an approved off-site woodland conservation mitigation bank. For these reasons, the Applicant submits that the requirement priorities of Section 25-122 have been followed and that the Planning Board can find that the plans associated with the subject application satisfactorily demonstrate meeting the woodland conservation requirements consistent with the guidance provided by the Environmental Technical Manual.

Sincerely,
ATWELL, LLC.



Michael Petrakis
Associate Director

PM:BC