

R E S O L U T I O N

WHEREAS, Antioch Baptist Church is the owner of a 4.89-acre parcel of land known as Lot 5, Block F, Tax Map 116, Grid D-3, said property being in the 9th Election District of Prince George's County, Maryland, and being zoned R-80; and

WHEREAS, on September 20, 2001, Antioch Baptist Church, Clinton filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-01075, Antioch Baptist Church, Clinton 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 December 6, 2001, for its review and action in accordance with Article 28, Section 7-116, 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 December 6, 2001, 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 the Type I Tree Conservation Plan (TCPI/15/2001), and further APPROVED Preliminary Plan of Subdivision 4-01075, Antioch Baptist Church, Clinton for Parcel A with the following conditions:

1. Prior to signature approval the preliminary plan shall be revised:
  - a. To indicate that the property is in water and sewer category 3.
  - b. To provide a 10-foot PUE along the right-of-way of Pine View Lane.
  - c. To provide the conceptual stormwater management plan number and approval date.
2. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan.
3. All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

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, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located in Clinton, west of Branch Avenue, south of Woodyard Road, with frontage on the west side of Pineview Lane.
3. EnvironmentalCThere is no floodplain on the property. There are no streams or wetlands on the property. Current air photos indicate that two-thirds of the site is wooded. No historic or scenic roads are affected by this proposal. There are no significant nearby noise sources and the proposed use is not expected to be a noise generator. No species listed by the State of Maryland as rare, threatened or endangered are known in the general region. According to the Sewer Service and Water Service maps produced by the Department of Environmental Resources (DER), the property is in categories S-3 and W-3. The soils information included in the review package indicates that the principal soils on the site are in the Matawan and Beltsville soils series.

This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. The applicant submitted a Tree Conservation Plan which meets the requirements of the Woodland Conservation Ordinance. Staff is recommending approval of TCPI/15/01 which provides for 1.37 acres of on-site woodland preservation.

4. Community PlanningCThe subject property is within the limits of the 1993 *Subregion V Master Plan and SMA* in Planning Area 81A in the Clinton Community. The Land Use Recommendation for this property is for a suburban residential land use. The proposed expansion of the existing church facility is consistent with the master plan recommendation for suburban land use in this community.
5. Parks and RecreationCIn accordance with Section 24-136(a) of the Subdivision Regulations the proposed subdivision is exempt from the requirement of mandatory dedication of parkland because the property is greater than one acre in size.
6. TrailsCThere are no master plan trail issues associated with this application.
7. Transportation CThe proposed expansion of the church facility would generate 9 AM and 9 PM peak hour vehicle trips based on the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 6th Edition*. The traffic generated would impact the signalized intersection of Pine View Lane and Woodyard Road (MD 223). This intersection is not programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program.

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined Level-of-Service D (LOS D) as the lowest acceptable operating condition on the transportation system. Based on a traffic count that was taken on August 16, 2001, the critical intersection was found to be operating at LOS A during the AM peak hour and LOS D during the evening peak hour.

Because church services are more likely to occur on Sundays, staff requested that a traffic count be taken on a Sunday as well. The August 19, 2001, counts revealed a LOS B during the 10:30 a.m. to 11:30 p.m. peak hour. When the nine (9) additional trips were added to the existing data, the levels of service were found to be acceptable during all of the peak periods, including the Sunday peak.

Staff found no background developments that were close enough to the site which would have any significant impact on the subject intersection. Based on discussions between staff and the applicant, the existing sanctuary seats approximately 250 - 300 members. Since the expansion will be used for class rooms and recreations, staff does not anticipate additional traffic beyond the nine (9) trips emanating from the expansion.

The Transportation Planning Section concludes that adequate access roads will exist as required by Section 24-124 of the Subdivision Regulations.

8. Schools CThe Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Regulations to Analyze the Development Impact on Public School Facilities* (revised January 2001) (CR-4-1998) and concluded that the subdivision is exempt from APF test for schools because it is a nonresidential use.
9. Fire and Rescue CThe Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of fire and rescue facilities and concluded the following:
  - a. The existing fire engine service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 0.76 minutes, which is within the 3.25-minute response time guideline.
  - b. The existing ambulance service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 0.76 minutes, which is within the 4.25-minute response time guideline.
  - c. The existing paramedic service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 0.76 minutes, which is within the 7.25-minute response time guideline.
  - d. The existing ladder truck service at Marlboro Fire Station, Company 45, located at 7710 Croom Road, has a service response time of 13.69 minutes, which is

beyond the 4.25-minute response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George=s County laws.

10. Police FacilitiesCThe proposed development is within the service area for District V-Clinton. In accordance with Section 24-122.1(c) of the Subdivision Regulations the existing county police facilities will be adequate to serve the proposed Antioch Baptist Church development. This police facility will adequately serve the population generated by the proposed subdivision.
11. Health DepartmentCThe Health Department has no comments to offer. The development is in water and sewer service category 3 and will be served by public systems.
12. Stormwater ManagementCA Stormwater Management Concept Plan has been submitted to the Department of Environmental Resources (DER), Development Services Division, for approval to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with the approved plan.

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 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 Scott, seconded by Commissioner Eley, with Commissioners Scott, Eley, Lowe and Hewlett voting in favor of the motion, and with Commissioner Brown absent at its regular meeting held on Thursday, December 6, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of January 2002.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:WC:rmk