

R E S O L U T I O N

WHEREAS, First Baptist Church of North Brentwood, Inc. is the owner of a 2.47-acre parcel of land in the 2nd Election District of Prince George's County, Maryland, and being zoned R-55/I-D-O/D-D-D-O; and

WHEREAS, on February 24, 2006, First Baptist Church, Inc. filed an application for approval of a Chesapeake Bay Critical Area Conservation Plan for the purpose of securing a building permit for the construction of a parking facility in the Chesapeake Bay Critical Area; and

WHEREAS, the application for approval of the aforesaid Chesapeake Bay Critical Area Conservation Plan, also known as Conservation Plan CP-05016 for First Baptist Church of North Brentwood and the Town of North Brentwood, 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 May 4, 2006, for its review and action in accordance with Section 27-548.11 of the Zoning Ordinance, Subtitle 27, 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 May 4, 2006, 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 27, Prince George's County Code, the Prince George's County Planning Board APPROVED Conservation Plan CP-05016, for First Baptist Church of North Brentwood and the Town of North Brentwood for Parcel "A" and Lots 15-24, Block C with the following condition:

Prior to signature approval of the conservation plan, it shall be signed and dated using blue ink to confirm an original signature and date.

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

**SITE DESCRIPTION:**

The subject property is located on the south side of Allison Street, fronting 40<sup>th</sup> Avenue to the west, Wallace Road to the north and south, and Church Street and Windom Street to the east. The site is relatively flat, sloping towards the north, and drains into the Anacostia River within the Anacostia River Watershed. There are no streams, wetlands or 100-year floodplains identified on the subject property. The predominant soil types on the site are Codorus and Elsinboro. These soil series generally exhibit

moderate to severe limitations to development due to flood hazard, high water table, and impeded drainage. Based on the proposed use of the site for the construction of a church, it is unlikely that major limitations will occur. There are no Marlboro clays or scenic or historic roads located on or adjacent to the subject property. There are no known rare, threatened, or endangered species in the general region listed by the State of Maryland. No noise concerns have been identified related to this site.

## **FINDINGS:**

On February 24, 2006, the Subdivision Review Committee determined that the Conservation Plan was in general conformance with R-55 Zone, the I-D-O Zone, the D-D-O Zone and the Chesapeake Bay Critical Area Conservation Manual. Some minor technical changes have been made to bring the plan into complete conformance. The revised plan accepted by the Prince George's County Department of Environmental Resources on April 19, 2006, has been determined to meet all applicable requirements.

This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site is within the Chesapeake Bay Critical Area. Based upon information provided by the State of Maryland, the plan correctly indicates there are no threatened or endangered species, no colonial waterbird nesting sites, no forests with interior dwelling bird species, no Natural Heritage Areas, no waterfowl staging areas, no anadromous fish spawning streams, no wetlands, and no tributary streams on the site. The maximum amount of impervious surface permitted by Section 27-548.17 of the Zoning Ordinance is 100 percent of the gross tract area. The existing amount of impervious surfaces is 54,668 or 51 percent of the site. The proposed impervious surface is 75,142 square feet or 70 percent. The maximum amount of net lot coverage permitted by the Gateway Arts District D-D-O Zone is 100 percent—making this requirement moot. A Stormwater Concept Plan (CSP 35549-2005-00) has been approved by the Prince George's County Department of Environmental Resources. No variances are needed for this proposed development. A Letter of Exemption, dated February 16, 2006, has been issued by the Environmental Planning Section. A copy of this Letter of Exemption must be submitted at time of building permit application.

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 Eley, seconded by Commissioner Clark, with Commissioners Eley, Clark, Squire and Vaughns voting in favor of the motion, and with Commissioner Parker abstaining at its regular meeting held on Thursday, May 4, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of May 2006.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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