

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 19, 2018, regarding Detailed Site Plan DSP-14015 for Fellowship Baptist Academy, the Planning Board finds:

1. **Request:** The subject application is for approval of a private school for 72 students (K–12 education) in the existing Fellowship Baptist Church building and to construct a gravel walkway along the western edge of the parking lot leading to the proposed 7,228-square-foot playground on the southern corner of the lot.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-A/M-I-O	R-A/M-I-O
Use(s)	Church (913 seats)	Church (840 seats) (K–12 education)
Acreage	12.60	12.60
Parcels	1	1
Gross Floor area	35,601	35,601
Parking and Loading	REQUIRED	APPROVED
Total parking spaces for 84-seat church	210	211
Private School – 72 students		
1 space per 6 students/K–9 grade = 52 students	9	9
1 space per 3 students/10–12 grade = 20 students	7	7
Administrative offices (1,200 s.f.)	Accessory	Accessory
Total	226	227
Loading	1	1

3. **Location:** The subject property is located on the west side of Rosaryville Road, approximately 3,000 feet south of its intersection with MD 223 (Woodyard Road) in Planning Area 82A within Council District 9. The property address is 8011 Woodyard Road, Clinton, Maryland.

4. **Surrounding Uses:** The subject site is bounded to the east by Rosaryville Road with single-family dwellings in the R-R Zone, and to the south and west by vacant land in the R-A Zone. To the north of the subject site is a single-family detached home.
5. **Previous Approvals:** The property is known as Parcels 96, 99, and 124 located on Tax Map 116 in Grid F-2 and is 12.6 acres in the One-Family Detached Residential (R-80) Zone. Parcels 96, 99, and 124 are the subject of an approved minor Preliminary Plan of Subdivision (PPS) 4-17037 for the addition of the private school, which established a trip cap of 77 AM, 30 PM, and 429 Sunday peak-hour vehicle trips. Prior to approval of the use and occupancy for the school, the PPS shall have final plat approval. The site plan shows the boundary of the parcels as reflected on PPS. Conformance with the PPS approval is discussed further below.

Aerial images indicate that the original church building was constructed prior to 1977 and after 1968 and has been the subject of significant building expansion and at least one parking lot expansion. The most recent permit approved for the property (Permit 7816-2003-01-CGU) was approved in conjunction with Alternative Compliance AC-03025.

6. **Design Features:** The proposed private school for 72 children is to be located within the existing gross floor area of the church. The church is served by two existing driveways on the west side of Rosaryville Road. The existing parking facilities surround the church on all sides of the building. A large portion of the property south of the existing development includes an environmentally sensitive area, including floodplain and woodland area. An open play area is proposed on the southeast side of the property and will be accessed via a proposed 4-foot-wide stripped asphalt, raised crosswalk from the rear of the building, across a 60-foot-wide parking area. From there, a 3-foot-wide gravel walkway is proposed approximately 290 linear feet to the gate entering the 7,228-square-foot outdoor play area. The play area is proposed beneath a tree canopy area and is separated from the main building with an existing green area.
7. **Prince George's County Zoning Ordinance:** The proposed private school and outdoor play areas are permitted in conformance with Section 27-443 Private School and Section 27-441 (Uses Permitted) in the R-A Zone of the Zoning Ordinance.
 - a. The private school conforms to the requirements of Section 27-443(a)(1), which sets forth additional requirements for a private school in bold followed by Planning Board comment:
 - (A) **The school shall be located on property of at least five (5) acres, in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:**

- (i) **The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**
- (ii) **The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and**
- (iii) **The maximum enrollment shall not exceed one hundred thirty (130) students.**

(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)

The property size is 12.6 acres and meets the minimum requirements of the Zoning Ordinance. The maximum enrollment is 72 students in grades K–12.

- (B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

The subject site has frontage on MD 223 (Rosaryville Road). The roadway along the site frontage is an 80-foot-wide collector roadway and pavement within the right-of-way is 48 feet wide at both entrances into the development, therefore, it is determined that the paved surface requirement is met.

- (C) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:**

- (i) A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.**

The site plan indicates the location of a 7,228-square-foot playground that is sufficient size to accommodate the 72 students. A six-foot-high chain-link fence is proposed to surround the play area. The adjacent property is vacant, so the play area is not within 25 feet of a dwelling. The Planning Board required that the fence be black vinyl clad to improve the appearance.

(D) The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or any municipality within the County, provided the County or municipality:

(i) Maintains ownership of the facility and operates a school in it; or

(ii) Leases the facility for use as a private school, (of any type).

The subject application is not an existing public school and is not subject to this requirement.

8. **2010 Prince George's County Landscape Manual:** Generally, a proposed private school within an existing church, and the associated playground, would be exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the proposed improvements do not involve a change of use from a lower to a higher-intensity use category or from a residential to a nonresidential use, and do not involve an increase in gross floor area (GFA). However, in this case, the expansion of the church was subject to the 1990 *Prince George's County Landscape Manual* and approved Alternative Compliance AC-03025 at the time of the review of Building Permit 7618-2003-01-CGU. Review of the aerial photographs of the existing site indicates that the some of the plant material previously required is missing. The maintenance of landscape material is the responsibility of the owner of the property. It is appropriate that the applicant demonstrate, prior to signature approval, through the certification process set forth under Section 1.7 of the 2010 Landscape Manual that the landscaping has been maintained in compliance with the approved landscape plan or that replacement of dead, dying or missing plant material be restored.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The Planning Board has reviewed the subject detailed site plan (DSP) and Type 2 Tree Conservation Plan TCP2-132-93-01, both stamped as received on June 26, 2018. The Planning Board approved DSP-14015 and TCP2-132-93-01, subject to conditions, as discussed in this approval.
11. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning**—The Planning Board noted the Community Planning related issues and provided the following analysis of the DSP:

General Plan

This property is located within the Growth Boundary in an area designated Residential-Low on the Generalized Future Land Use Map in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The property is located within an established community, which encourages facilities, including schools and playgrounds. The application is consistent with Plan 2035 for properties designated Residential-Low located within established communities and within the Growth Boundary.

Master Plan

The 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment's* (Subregion 6 Master Plan and SMA) Future Land Use Map designates the property as Residential-Low land use. The Subregion 6 Master Plan and SMA (CR-83-2013) retained this property in the Residential-Agricultural (R-A) Zone. The future land use map and related policies describes Residential-Low in terms of intended overall gross residential density and character, without making specific land use recommendations on a lot-by-lot basis. The future land use was designated with the intention that each community would have the necessary educational facilities and open space. The plan recommends preserving and expanding areas of institutional private open space. Further, it is noted that the vehicular access to the church is via two connections to Rosaryville Road. The Subregion 6 Master Plan and SMA recommends expanding Rosaryville Road to four lanes with an 80-foot-wide public right-of-way, including bike lanes. The master plan right-of-way (ROW) is correctly reflected on the DSP. The application conforms with the Subregion 6 Master Plan and SMA recommendation for Residential-Low future land use, and to preserve and expand areas of institutional private open space.

Military Installation Overlay (M-I-O) Zone

The subject property is located within the Joint Base Andrews (JBA) Military Installation Overlay Zone (M-I-O) Zone area. The entire property is within Height Surface E, Right Runway, establishing a height limit of approximately 150 feet above the runway surface. This property is within the M-I-O Zone area. The mapped categories on the subject site do not prohibit any of the proposed project but should be noted and graphically depicted on the DSP and any other future development plans.

- b. **Transportation Planning**—The Planning Board noted the Transportation Planning related issues and provided the following analysis of the DSP:

Review Comments for Traffic

The applicant is proposing to add the private school use on the site. The site already contains a church approved pursuant to a 1973 PPS. The site includes an existing 35,601-square-foot building for a church. The proposal would add a private school for 72 students. Recently, the site was the subject of a minor Preliminary Plan of Subdivision

(4-17037), which was approved and filed to revise the trip cap for the site, which was necessary to add the private school use. The table below summarizes trip generation for the site:

Trip Generation Summary, DSP-14015, Fellowship Baptist Academy								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Existing Church	35,601	square feet	11	7	18	9	9	18
Proposed Private School	72	students	36	23	59	5	7	12
Total Trips (Existing Plus Proposed)			47	30	77	14	16	30
Recommended Trip Cap for PPS 4-17037					77			30

As determined above, all uses—existing and proposed—can be accommodated under the trip cap. There are no other outstanding traffic-related conditions on either the recent PPS or the previous underlying one.

Given that the school expansion involves minimal construction on the site, access and circulation will remain the same, and are acceptable. Adequate dedication along Rosaryville Road, a planned collector, was determined and completed with the original PPS; therefore, the site plan poses no master plan right-of-way issues.

Review Comments for Master Plan Trail Compliance

The Planning Board has reviewed the DSP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan for the implementation of planned trails, bikeways, and pedestrian improvements. The site has a recent PPS and it was not subject to Section 24-124.01 of the Subdivision Regulations or the “Transportation Review Guidelines, Part 2,” which are used for evaluating the adequacy of bicycle and pedestrian facilities.

The MPOT recommends master plan trails/bikeways that impact the subject property. Designated bike lanes and continuous sidewalks are recommended along Rosaryville Road (MPOT, page 34). The site has an existing standard sidewalk and a wide paved shoulder to accommodate bicyclists.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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.

A standard sidewalk is shown around the existing building. One sidewalk connection is recommended from the sidewalk along Rosaryville Road to the building entrance to accommodate pedestrians walking to the proposed school from surrounding communities. The gravel walkway from the surface parking lot should be formalized as a sidewalk connection with Americans with Disabilities Act (ADA) accessibility and ramps at appropriate locations. A small amount of bicycle parking is also recommended to accommodate students riding to the school from surrounding communities. In addition to school students, these enhancements will be useful for church attendees and administration.

From the standpoint of transportation, the Planning Board determined that this plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance, and as approved with conditions that have been included in this approval.

- c. **Subdivision Review**—The subject property is located on Tax Map 108 in Grid F4 and is known as Parcel B recorded in Plat Book NLP 156–28. The site is approximately 12.6 acres and is located in the Residential Agricultural (R-A) Zone, within the Military Installation Overlay (M-I-O) Zone (Area E) regulated for height. The applicant is proposing the addition of a private school use to an existing church.

The property is the subject of Preliminary Plan of Subdivision 4-17037, which was approved by the Planning Director on May 14, 2018 for one 12.6-acre parcel, subject to 9 conditions. The following conditions (**in bold**) are applicable to the review of this application:

1. **Total development shall be limited to uses that would generate no more than 77 AM, 30 PM, and 429 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The development is in conformance with condition as discussed in Finding 11(b) of this approval.

2. **In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2013 Approved Subregion 5 Master Plan and the Sectional Map Amendment, the following modifications shall be made prior to approval of a Detailed Site Plan:**

- a. **One sidewalk/crosswalk connection from Rosaryville Road to the building entrance.**

The site plan correctly reflects this sidewalk.

- b. **Bicycle parking accommodating a minimum of five bicycles at a location convenient to the building entrance.**

The site plan does not reflect conformance with this condition and should do so prior to certification. A condition is recommended.

5. **Prior to approval of the Detailed Site Plan, a revised Stormwater Concept approval letter will be required by DPIE to reflect the current proposed disturbance of 7,228 square feet.**

The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), provided an e-mail dated June 5, 2018 (DeGuzman to Bishop), that the approved Stormwater Maintenance (SWM) Concept Letter (33704-2014-00), which expires July 14, 2019, does not require revision. The applicant received a confirmation by an e-mail from DPIE, stating that, based on the proposed disturbance being applied to a mulch-surfaced playground, and minimal tree clearing, an updated SWM concept plan approval is not required.

7. **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 the public right-of-way.**

The 10-foot-wide public utility easement (PUE) should be reflected on the DSP, consistent with the approved PPS.

The Preliminary Plan of Subdivision (4-17037) has obtained signature approval, and the DSP has been found to be in substantial conformance with the applicable conditions set forth by the PPS, subject to conditions. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.

- d. **Environmental Planning**—The Planning Board has reviewed the environmental issues for Fellowship Baptist Academy, and the Type 2 Tree Conservation Plan TCP2-132-93-01, both stamped as received on June 26, 2018. The Planning Board recommended approval of DSP-14015 and TCP2-132-93-01, subject to conditions.

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 DSP. This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the environmental technical manual. A review of the available information indicates that streams, wetlands, and 100-year floodplain are located on this site. These features comprise the primary management area (PMA). This site is located within the Potomac River basin and contains the sources to a stream system that drains to Piscataway Creek. This site has also been mapped by the Department of Natural Resources (DNR) as a Tier II Catchment area. The Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program shows that rare, threatened, or endangered species are not found to occur on, or near this property. Potential Forest Interior Dwelling Species habitat, or FIDS buffer, are mapped on-site. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by Plan 2035. The 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017), Countywide Green Infrastructure Plan, shows that the entire property contains both regulated and evaluation network features, based on the stream sources, floodplain, wetlands, and buffers.

A PPS and associated Type 1 tree conservation plan (TCP1) were at the Planning Director level on May 17, 2018, subject to the conditions contained in the certificate of approval. The condition reviewed below, which is environmental in nature and applicable to the current application, is shown in **bold** font. Planning Board comments are provided in regular font.

Natural Resources Inventory/Existing Conditions

This site has an approved Natural Resources Inventory Equivalency Letter (NRI-EL), NRI-100-2015, issued on June 1, 2015 for the proposed activity. An updated floodplain approval was included with the NRI. The Type 2 tree conservation plan (TCP2) and the DSP show all the required information correctly in conformance with the NRI-EL. No revisions are required for conformance to the NRI-EL.

Woodland Conservation

This property is subject to the provisions of the 2010 Prince George's County WCO because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type 2 tree conservation plan (TCP2-132-93-01) was submitted with the application.

The TCP2 must be revised to meet all technical requirements of Subtitle 25 prior to certification of the DSP; however, the information submitted to-date demonstrates general conformance with the WCO.

This 12.60-acre property contains 3.10 acres of existing woodland on the net tract and 6.23 acres of woodland within the 100-year floodplain. The site has a woodland conservation threshold (WCT) of 50-percent of the net tract area, or 3.19 acres. The TCP2 shows a total woodland conservation requirement of 3.15 acres, based on the previously unaccounted clearing of 0.05 acre, and no clearing for this application. The TCP2 shows that the applicant will meet this requirement by providing 3.06 acres of on-site woodland preservation and shows 0.09 acre of fee-in-lieu. No specimen trees are proposed to be removed with this application.

- e. **Permit Review**—The Planning Board noted the permit related issues and indicated that a number correction is required to the site plan prior to certification. The number of parking spaces required for the site and the number provided for the site must be corrected in accordance with the table above based on discussions with the applicant.

The most recently approved permit for the development, Permit 7816-2003-CGU-01, was issued in 2006 for an addition to the church indicating 913 seats. However, the DSP submitted by the applicant indicates a reduction in the number of seats to 840. This information should be verified in the field prior to the issuance of the use and occupancy permit for the private school. As stated above, the calculations for the number of parking spaces required for the private school is a higher rate for the student population enrolled in grade 10 and above. This higher rate of parking has not been included in the calculations for parking. Therefore, conditions relating to both issues are included in this approval.

- f. **Historic Preservation**—The Planning Board noted the historic preservation related issues with the subject application and found that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.

- g. **Prince George's County Fire/EMS**—In a memorandum dated June 12, 2017, the Prince George's County Government Fire/EMS Department did not provide any comments.

- h. **Prince George's County Health Department**—In a memorandum dated April 12, 2017, the Environmental Engineering/Policy Program of the Prince George's County Health Department has completed a health impact assessment review of the DSP submission for the Fellowship Baptist Academy and has the following comment and/or recommendation:

- During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

This requirement suggested above is reiterating the requirements reflected in the County Code under Section 32-153—Contents, Review and Approval of the Erosion and Sediment Control Plan. A note on the DSP is sufficient to reflect the applicant's intent to adhere to Subtitle 32 to control dust associated with construction activities.

- i. **Prince George's County Police Department**—At the time of the writing of this approval, the Police Department did not provide any comments.
 - j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 9, 2017, DPIE provided comments regarding the need to adhere to the ADA Standards for Accessible Design Standards for the renovations for the existing structure, the need for a restoration bond to be posted for the existing driveway entrance along the property's frontage and the need to coordinate with the various utility companies; all of which will be required at the time of permit review.
12. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. In addition, since the site contains no regulated environmental features, the finding required by Section 27-285(b)(4) need not be made in this case.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Detailed Site Plan DSP-14015 for the above described land, subject to the following conditions:

- 1. Prior to certification of this detailed site plan (DSP), the applicant shall make the following revisions to the plans and submit the following documentation:
 - a. The provided parking should be broken down by size (standard, compact, and handicap).
 - b. Correct the parking calculation for private school as one parking space required for every 6 students below grade 10, and 1 parking space required for every 3 students grade 10 and above.
 - c. Include the following note on the DSP:

“Prior permit 7816-2003-CGU/01 was issued a certificate of occupancy on June 19, 2006 for the church with 913 seats. Upon approval of the subject DSP for the private school a new church occupancy shall be required to reduce the number of prior approved seats to 840 to meet current parking requirements for both uses as reflected on the proposed DSP.”

- d. Revise the plans to provide an accessible route from the building to the play area.
 - e. Provide a certificate of landscape maintenance in accordance with Section 1.7 of the 2010 *Prince George's County Landscape Manual* and revise the landscape plan accordingly, to highlight any replacement plant material in accordance with Alternative Compliance AC-03025 at the time of the review of building Permit 7618-2003-01-CGU.
 - f. Provide the total gross floor area of the buildings on-site.
 - g. Revise the parking schedule to indicate that the administrative offices are accessory, and parking is not required, adjusting the required number of parking spaces to 226.
 - h. Amend General Note 7 to provide the lot coverage demonstrating no more than the maximum of 50 percent.
 - i. Add the Military Installation Overlay (M-I-O) Zone overlay zoning Height Surface E to the general notes.
 - j. Provide bicycle parking, accommodating a minimum of five bicycles, at a location convenient to the building entrance as required by Condition 2.b. of Preliminary Plan of Subdivision 4-17037. Provide details of the bicycle rack.
 - k. Restate Condition 6 of Preliminary Plan of Subdivision 4-17037 on the DSP as a general note.
 - l. Show the existing property information as Parcel B recorded in Plat Book NLP 156-28, and label the site as Parcel 1.
 - m. Reflect a 10-foot-wide public utility easement along and abutting all public rights-of-way.
 - n. Label the fence detail as black vinyl-clad.
2. Prior to approval of permits, the applicant shall obtain approval of a new final plat, in accordance with Preliminary Plan of Subdivision 4-17037. The new parcel designation for the property will be Parcel 1, which should be reflected on the detailed site plan.
3. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Provide Type 2 Tree Conservation Plan TCP2-132-93 in the approval block, and label the site as Parcel 1.
 - b. Add "Stacy Miller, 12/30/1993, N/A, N/A" in the (-00) review right-of-way (ROW), and "DSP-14015, *To Add Use (private school)*" in the (-01) review ROW.

- c. Correct the calculations in the conservation worksheet. The worksheet currently shows the resulting woodland to be greater than the difference of the existing and cleared woodland. This is likely a rounding error, but should be reflected properly in the totals.
- d. Correct the proposed clearing in the tree conservation legend to match the clearing represented in the conservation worksheet. It is understood that the area shown is greater than the actual clearing proposed, so a footnote should be included explaining that selective clearing will be employed to minimize the clearing in the area.
- e. Correct the woodland conservation calculations to match the actual proposal for the playground. The worksheet only shows 0.05 acre of clearing, associated with previous unaccounted for clearing and no clearing with this application; however, the email to the Prince George's County Department of Permitting, Inspections and Enforcement, regarding stormwater management, dated May 30, 2018 stating that six trees will be removed with this application.
- f. Have the revised plan signed and dated by the qualified professional preparing the plan.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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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 Doerner, with Commissioners Washington, Doerner, Bailey, Geraldo, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, July 19, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of July 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

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