

Prince George's County Special Exception No. ROSP-SE-235

Applicant: Glenn Dale Golf Club

Location: East side of Old Prospect Hill Road at its intersection with Prospect Hill Road

Request: Addition of lighting shelter, restroom, clubhouse, golf pro shop, and pond expansion.

R E S O L U T I O N

WHEREAS, the applicant is requesting approval of a minor change to the approved site plan for Special Exception No. 235 in accordance with Section 27-325(b) of the Prince George's County Zoning Ordinance; and

WHEREAS, under this provision the applicant proposes the addition of a lighting shelter, restroom, clubhouse, golf pro shop, and pond expansion; and

WHEREAS, the advertisement of the public hearing was posted on the property in accordance with the adopted Rules of Procedure of the Prince George's County Planning Board; and

WHEREAS, the Technical Staff Report released on November 1, 2000, recommended APPROVAL with conditions; and

WHEREAS, after consideration of the Technical Staff Report and testimony at its regular meeting on November 11, 2000, the Prince George's County Planning Board agreed with the staff recommendation; and

WHEREAS, the Planning Board decision is based on the findings and conclusions found in the Technical Staff Report and the following DETERMINATIONS:

- A. Location and Field Inspection: The subject property is a large, irregularly shaped parcel on the east side of Old Prospect Hill Road and Prospect Hill Road. This property is developed with the Glenn Dale Golf Club. The subject property has frontage on Hillmeade and Old Prospect Hill Roads, although there is no vehicular or pedestrian access from Hillmeade Road. Access to the property is gained from Old Prospect Hill Road. The parking lot and club house serving the golf course are generally located on the western half of the property, approximately half way between the northern and southern boundary lines. The first nine holes of the golf course generally occupy the southernmost portion of the property, and the second nine holes of the golf course occupy the northern half of the property. In addition to the golf course, the property contains several accessory buildings typically associated with the golf course, including club house, maintenance facilities, swimming pool, driving range, etc.
- B. History: The subject special exception was approved on June 15, 1955, for the Glenn Dale Golf Club. The property was retained in the R-R Zone during the Sectional Map Amendment for Glenn Dale-Seabrook- Lanham and Vicintiy in November, 1993.

- C. Master Plan Recommendation: The 1993 Master Plan for Glenn Dale-Seabrook-Lanham and Vicinity generally recommends suburban estate density (1 dwelling unit per acre), single-family detached development for the properties surrounding the golf course and designates the golf course itself as a private open space and/or buffer area.
- D. Request: The site plan approved with the original special exception, generally depicts a proposed hole layout, two parking compounds, and accessory uses such as a club house, practice tee, swimming pool, etc. As built, however, the golf course holes do not follow the same routing as shown on the approved site plan. Only one parking lot exists, in approximately the same location as one of the parking lots shown on the approved site plan, and although the accessory buildings appear to be similar in nature to those shown on the approved site plan, they are not constructed in the same location. The purpose of this application is to obtain approval of a site plan showing the existing configuration of the holes and the existing location of the accessory structures, adding some additional accessory structures and providing some flexibility for a future expansion of an existing stormwater retention pond on the property.

In addition to depicting generally the tee and green locations for each of the 18 holes, the site plan also depicts the location of 18 existing accessory buildings which are labeled on the site plan on notes 11-28. There are three proposed accessory buildings also depicted on the site plan on notes 30-32. A starter's shelter is depicted adjacent to the 10th tee. This shelter will be 192 sq. ft. There is one new lightning shelter proposed. The lightning shelter will be 288 sq. ft. The new shelter is located adjacent to the 5th green and the 6th tee. A restroom is proposed, which has a total area of 144 sq. ft. The restroom is proposed to be located between the 13th fairway and the 14th tee.

The site plan also depicts one proposed feature (note 29). The purpose of depicting the proposed feature on the site plan is to allow the applicant to make this improvement in the future without seeking another revision to the special exception. The proposed feature is the potential expansion of an existing stormwater management pond, which is located between the 3rd fairway and the 4th fairway. The applicant is anticipating the expansion of the pond by approximately 3.2 acres. The maximum limits of the proposed expansion are depicted on the site plan. Provided that any future expansion is contained within the limits depicted on the site plan, the applicant understands that the improvement would be permitted.

- E. Neighborhood and Surrounding Uses: The property is surrounded by the following uses:
- | | |
|---------------|---|
| <u>North-</u> | Single-family home and large tracts of undeveloped land in the R-R Zone |
| <u>East-</u> | Single-family homes in the R-R and R-S Zones. |
| <u>South-</u> | Single-family homes in the R-R Zone. |

West- Undeveloped land and single-family homes in the R-R Zone. Farther west is the Home Depot distribution center in the I-1 Zone.

Generally, the neighborhood is residential in character, with the exception of the existing Home Depot distribution center located off Halladay Tyler Road in the northwest quadrant of the neighborhood, which is zoned I-1. With the exception of this property, the remainder of the neighborhood is zoned R-R and, to the extent developed, is developed with single family detached homes in scattered small subdivisions. Glenn Dale Boulevard is a major north/south arterial highway that also provides access to the property.

- F. Minor Change Provisions: Section 27-325(d) of the Zoning Ordinance provides that:

Changes of a site plan for an approved golf course may be permitted by the Planning Board for any modifications or additions which are found to be in accordance with the purposes and uses generally associated with golf courses, including swimming pools, tennis courts, and clubhouses/restaurants. The Planning Board shall not approve any use previously disapproved as part of the original Special Exception.

The original special exception was approved in 1955, and there are no records indicating that subsequent revisions to the original plan have been approved. The purpose of this application is to obtain approval of a site plan showing the existing configuration of the holes and the existing location of the accessory structures, adding some additional accessory structures and providing some flexibility for a future expansion of an existing stormwater retention pond on the property. The proposed changes constitute modifications or additions which are found in accordance with the purposes and uses generally associated with golf courses. In addition, the proposed changes do not include any use previously disapproved as part of the original special exception. Furthermore, this application does constitute a minor change in accordance with Section 27-325(d).

- G. Specific Special Exception Requirements: Section 27-359 provides that:

A golf course, private club, community building, or other nonprofit recreational use may be permitted, when it is not publicly owned or operated. Concessions for serving food and refreshments to, and entertainment for, club members and guests, may also be permitted. This special exception does not apply to community swimming pools, golf driving ranges, or miniature golf courses.

The subject golf course is not publicly owned or operated and provides food and refreshments for club members and guests.

- H. Parking Regulations: The subject use was approved in 1955 and is therefore governed by the parking requirements of the 1949 Zoning Ordinance. No parking is required for a golf course, but parking is required for a club house at 1 parking space per 50 square feet. The existing 4,079 sq. ft. club house requires 82 parking spaces. The site plan indicates that 172

parking spaces are provided including 8 handicap and 1 van parking space for the handicapped. The parking provided exceeds the parking requirement.

- I. Landscape Manual Requirements: Pursuant to Section 1.1c of the Landscape Manual, the subject application is generally exempt from the landscaping requirements. This section provides that:

Permits for interior or exterior rehabilitation of an existing building which do not involve any change of use or increase in the gross floor area (GFA) are exempt from the requirements of Sections 4.1, 4.2, 4.3, 4.6 and 4.7 of this Manual.

Shelters, sheds and restrooms under 5,000 sq. ft. GFA are also exempt from these requirements under Section 4.7 of the Landscape Manual.

- J. Zone Standards: The subject use meets the yard, bulk and height requirements of the R-R Zone. No variances are required by this application.
- K. Sign Regulations: No new signs are proposed.
- L. Other Issues: The Planning and Preservation Section of the Community Planning Division, in a memo dated 7 August 2000, notes that the property includes the environmental setting of Historic Site #70-25 Prospect Hill. They also point out that the north arrow on the Greenhorne and O'Mara parking lot layout (20 July 2000) is incorrect, it is actually pointing east and should be corrected. The proposed revisions do not impact the Historic site.

The Prince George's County Fire/EMS Department, in a memo dated 8-7-00 notes that the revisions have minimal impact on fire protection services, but recommends the following information be added to the plan:

1. Existing fire hydrants should be shown on the plan.
2. Provide 95 percent compaction for emergency vehicles.
3. Provide directional sign for emergency vehicles.

- M. Required Findings:

Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

- (1) **The proposed use and site plan are in harmony with the purposes of this Subtitle.**

The proposed use and site plan are in harmony with the purposes of the Zoning Ordinance. The purposes of the Zoning Ordinance seek generally to promote the health, safety, morals, comfort, convenience and welfare of present and future inhabitants of the County by providing a recreation facility and preserving open space. The use of the property as a golf course was established pursuant to the approval of Special Exception 235 and has existed for approximately 45 years. The revisions to the approved site plan are minor in nature and will allow the use to continue to serve the citizens of the County by providing open space and recreation in accordance with these purposes.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.

Site plan indicates two dwellings on the property. In the R-R Zone, two dwellings are not permitted on one lot. The applicant notes that building ■D• is an additional dwelling but is not occupied so it is not in violation of the Zoning Ordinance. In order to use this building as a dwelling, it must be either certified as a nonconforming use or the property must be subdivided. The applicant will either seek certification of a nonconforming use or subdivide the property at the appropriate time. With a condition of approval requiring the appropriate certification, proposed use will be in conformance with all the applicable requirements and regulations of this Subtitle.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.

The proposed use will not substantially impair the integrity of the 1993 Master Plan for Glenn Dale-Seabrook-Lanham and Vicinity. The Master Plan recommends that the golf course continue to serve as private open space and/or a buffer area. The proposed minor revisions do not impair this recommendation or change the function of the property in the neighborhood.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.

The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area. The use has existed for approximately 45 years without detriment to the surrounding community, which has largely developed around the golf course. The golf course provides a substantial amenity in terms of open space and green area, which are a benefit to those residences which have been or may be constructed around the golf course.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. In the 45 years that the golf course has been in operation, a significant amount of residential development has occurred around the property. The use provides an amenity in terms of open space and green area which a benefit adjacent properties and the general neighborhood.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

The site is exempt from the Woodland Conservation Ordinance because the proposed site plan changes will result in the cumulative disturbance of less than 5,000 sq. ft. of woodland during a five-year period. A letter of exemption from the Natural Resources Division is attached.

N. Additional Finding:

The use of the property as a golf course was established pursuant to the approval of Special Exception 235 in 1955 and has existed for approximately 45 years. The revisions to the approved site plan are minor in nature and do not in any way alter the character of the existing use.

NOW, THEREFORE, BE IT RESOLVED, that this application for a "minor change" to Special Exception No. ROSP-SE-235, is hereby APPROVED with conditions, subject to the following conditions:

1. The site plan shall be revised to include the following:
 - a. Demonstrate compliance with the recommendations of the Fire Department as provided in their memo dated August 7, 2000.
2. Site plan indicates two dwellings on the property. In the R-R Zone, two dwellings are not permitted on one lot. The applicant notes that building ■D• is an additional dwelling but is not occupied. In order to use this building as a dwelling, it must be either certified as a nonconforming use or the property must be subdivided.
3. Correct North Arrow so that it points North.

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 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 Lowe, seconded by Commissioner Eley, with Commissioners Lowe, Eley, Brown and Hewlett, voting in favor of the motion, at its regular meeting held on Thursday, November 9, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of December 2000.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:JJ:bj