



Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3470  
SPECIAL EXCEPTION APPLICATION NO. 4386

Comment [COMMENT1]: WHEN INSERTING  
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Application	General Data
Project Name Henson Valley Christian Church Tower Site  Location East side of Tucker Road approximately 800' north of Palmer Road, known as 1900 Tucker Road.  Applicant AT&T Wireless Services, Inc. 11710 Beltsville Drive Beltsville, Maryland 20705	Accepted 6/23/00
	Ag Board Action Limit N/A
	Leasing Date N/A
	acreage 2.35 Acres
	R-E
	ing Units N/A
	Footage N/A
	ag Area 76B
	l District 09
	ality N/A
	ale Base Map 210/11SE2R

Purpose of Application		Notice Dates	
Tower, pole, monopole, or antenna		ing Property Owners (CB-15-1998)	07/27/00
		as Parties of Record (CB-13-1997)	N/A
		Posted on Site	N/A
		ce(s): Adjoining Property Owners	N/A
Staff Recommendation		reviewer Tom Lockard	
APPROVAL	APPROVAL WITH	DISAPPROVAL	DISCUSSION

	CONDITIONS		
	X		

NEW-DATA.FRM

October 11, 2000

**TECHNICAL STAFF REPORT:**

TO: The Prince Georges County Planning Board  
The Prince Georges County District Council

VIA: Arie Stouten, Zoning Supervisor

FROM: Tom Lockard, Senior Planner

SUBJECT: **Special Exception Application No. 4386**

REQUEST: **Monopole in the R-E Zone**

RECOMMENDATION: **Approval, subject to conditions**

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**NOTE:**

This application is on the agenda for the Planning Board to decide whether or not to schedule a public hearing. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and sent to the Office of the Zoning Hearing Examiner at the address indicated above. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3280.

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**FINDINGS:**

- A. Location and Field Inspection: The subject property is located on the east side of Tucker Road, 800∇ feet north of its intersection with Palmer Road. The site is part of the Henson Valley Christian Church (the Church) property. It is hilly in topography, descending gradually from west to east. The section of the site to be used for the antenna is 400∇ feet to the rear (east) of the existing church building. It is undeveloped and buffered from surrounding properties by mature trees.

- B. History: The 1984 *Sectional Map Amendment for Subregion VII* placed the property in the R-E Zone.
- C. Master Plan Recommendation: The 1981 *Master Plan for Subregion VII* recommends an estate-residential density (1.0 to 1.5 dwellings/acre) for the site, showing it for ■Permanent Low Density• in all three stages of plan implementation.
- D. Request: The applicant seeks permission to establish 175-foot-tall monopole antenna.
- E. Neighborhood and Surrounding Uses: The site is surrounded by the following uses:

North - Undeveloped land owned by the Church in the R-E Zone

East - Undeveloped land partially used for agriculture in the R-E Zone.

South - Undeveloped Land in the R-E Zone..

Southwest - A single-family residence in the R-E Zone

West - The Henson Valley Christian Church in the R-E Zone.

The neighborhood is defined by the following boundaries:

North - Henson Creek

East - Bock Road

South and West - Tucker Road

The surrounding neighborhood is largely undeveloped, consisting of a few widely-scattered single-family residences. Most of the land remains either forested or agricultural fields.

- F. Specific Special Exception Requirements: Sec. 27-416. Tower, pole, monopole, or antenna.
- (1) A tower, pole, monopole, or antenna (electronic, radio, television, transmitting, or receiving) may be permitted, subject to the following:
- (1) In the Commercial and Industrial Zones, and for land in a Residential Zone owned by a public entity, the structure shall generally be set back from all

property lines and dwelling units a distance equal to the height of the structure (measured from its base). The District Council may reduce the setback to no less than one-half (.) the height of the structure based on certification from a registered engineer that the structure will meet the applicable design standards for wind loads of the Electronic Industries Association (EIA) for Prince George's County. In the Residential Zones, on privately owned land, the structure shall be set back from all property lines and dwelling units a distance equal to the height of the structure (measured from its base);

Finding: The proposed monopole meets the required setback.

- (2) The structure shall not be used to support lights or signs other than those required for aircraft warning or other safety purposes;

Finding: No lights or signs are proposed.

- (3) Any tower or monopole which was originally used, but is no longer used, for telecommunications purposes for a continuous period of one (1) year shall be removed by the tower or monopole owner at the owner's expense;

Finding: The applicant agrees to this requirement.

- (4) Any related telecommunication equipment building shall be screened by means of landscaping or berming to one hundred percent (100%) opacity.

Finding: The site plan shows the compound to be surrounded by a single row of 6-8 foot White Pines planted 8-9 feet OC. The equipment building is shown to be ten feet in height. Although these trees would reach a height of ten feet in time, 100% opacity is called for now, not in the future. Therefore, the white pines should be replaced with Leyland Cypress, a minimum of 10-feet-high. In addition, the entrance gate to the compound should similarly provide for 100% opacity, since it cannot be screened by landscaping. In order to ensure the purposes of screening, security and permanence, the gate shall be two 6-foot-wide sections constructed of vinyl-clad aluminum corrugated metal.

- G. Parking Regulations: This use does not require parking. The site plan does show a turn around area for vehicles at the end of the service road.

- H. Landscape Manual Requirements: This proposal is exempt from the requirements of the *Landscape Manual* since it will not result in the creation of additional parking spaces nor does it increase the existing building on the site more than ten percent or 5,000 square feet.
- I. Zone Standards: The proposal conforms to the requirements of the R-E Zone. No variances are required.
- J. Sign Regulations: No sign is proposed.
- K. 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.**

Finding: With the recommended conditions, the proposed use and site plan are in harmony with the purposes of the Zoning Ordinance. These purposes generally seek to protect and promote the health, safety, morals, comfort, convenience and welfare of the present and future inhabitants of the County. Surrounding the proposed monopole site is relatively sparse development at the present time. Potential development in the near future is controlled at one dwelling per acre by the R-E Zoning. The proposal is not incompatible with low density residential development, nor does it seem incompatible with the adjoining church.

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

Finding: The proposal is generally in conformance with the requirements and regulations of the Zoning Ordinance. In those instances where it is not, staff has recommended conditions of approval which will bring the site plan into compliance.

- (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.**

Finding: The proposed use will not impair the integrity of the 1981 *Master Plan for Subregion VII*, which recommends a estate-residential density (1.0 to 1.5 dwelling/acre) for the site and the surrounding neighborhood.

- (4) **The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**
- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

Finding: Special exception uses are those uses which are deemed compatible in the specific zone they are allowed, but are not permitted by right because they may have some potential impact on the health, safety and welfare of the area in which they are proposed. In the subject case, impacts to adjacent properties and the health, safety and welfare of those residents and workers in the area are not apparent.

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

Finding: The site is exempt from this requirement. A letter of exemption, dated June 23, 2000, was issued because the proposed development will not result in woodland disturbance, and the site does not have a previously approved Tree Conservation Plan.

#### **CONCLUSION:**

Only minor site plan revisions are needed to ensure that this proposal conforms to all the requirements of the Zoning Ordinance. Therefore, staff recommends APPROVAL of SE-4386, subject to the following conditions:

- 1. The 6-8 foot White Pines shown on the site plan shall be replaced with Leyland Cypress, a minimum of 10-feet-high.
- 2. The gate to the compound shall be two 6-foot-wide sections constructed of vinyl-clad aluminum corrugated metal.