



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Special Exception

SE-4619

Application	General Data	
Project Name: Cherry Hill Park Location: Northeast quadrant of I-95/495, on the west side of Cherry Hill Road Applicant/Address: Chirp Resorts, LLC C/O Michael L and Linda S. Gurevich 9800 Cherry Hill Road College Park, MD 20740	Staff Report Date:	08/27/09
	Date Accepted:	11/01/07
	Planning Board Action Limit:	N/A
	Plan Acreage:	63.97
	Zone:	R-R
	Gross Floor Area:	237,259 sq. ft.
	Lots:	N/A
	Parcels:	N/A
	Planning Area:	66
	Tier:	Developing
	Council District:	01
	Election District	21
	Municipality:	N/A
	200-Scale Base Map:	213NE04/03

Purpose of Application	Notice Dates	
Addition of 16 acres to include 25 cabins, a 120-room lodge, an indoor pool, two picnic pavilions, a miniature golf course, an administration building expansion, restroom/bath facilities, and a laundry facility to an existing recreational campground.	Informational Mailing	08/30/07
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Cynthia Fenton	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

August 27, 2009

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jimi Jones, Zoning Supervisor

FROM: Cynthia Fenton, Planner Coordinator

SUBJECT: **Special Exception Application No. 4619**

REQUEST: **Recreational Campground**

RECOMMENDATION: **Approval with conditions**

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 301-952-3530.

FINDINGS:

- A. **Location and Field Inspection:** The subject property is an irregular-shaped lot located in the northeast quadrant of I-95/495, on the west side of Cherry Hill Road. The property is isolated in the pocket of land between I-95 and the Beltsville Agricultural Center, and is bisected from the southwest to the northeast by a PEPCO (Potomac Electric Power Company) transmission right-of-way. The site is currently improved with a recreational campground containing 334 campsites and 46 tent sites. Existing amenities include a community center with a game room, social activity rooms, a food service facility, and an indoor/outdoor pool area. Other structures include bath houses/restrooms, a service/maintenance building, a laundry facility, and a picnic pavilion. A former residence serves as the administration building and another former residence serves as additional office space. Sole access to the site is from Cherry Hill Road.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Recreational campground	Recreational campground
Acreage	47.72	63.97
Lots	Parcels 116,176, 177	Parcel A, Parcels 27–28, 103–106, 178, and 186
Gross Floor Area (sq. ft.)	49,405	237,259

- C. **History:** The property was retained in the R-R (Rural Residential) Zone by the 1990 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67*. The existing campground has been operating since 1989 per the approval of Special Exception SE-3678 by the Zoning Hearing Examiner, effective November 14, 1986. Because the pool was proposed only 20 feet from the southern property line, a variance of 30 feet was approved (VSE-3678) concurrent with the special exception. In 1987, the Planning Board approved two temporary freestanding signs in accordance with the previous conditions of approval (PGCPB Resolution No. 87-462). In June and July of 1988, the Board of Appeals approved, respectively, VA-9311 for a variance of 20 to 40 feet from the southern boundary line setback of 50 feet for a pool and community center, and VA-9378 to construct 54 campsites, 1,200 square feet each, which is 400 square feet less than the 1,600 square feet required. In July 1988, the Planning Board approved a minor revision (SE-3678/01) to the approved special exception for modifications to several buildings, including the redesign of the community center and pool/parking lot and a phased landscape plan (PGCPB Resolution No. 88-381). In 1997, a second swimming pool (SE-3678/02 and VSE-3678) located adjacent to the existing pool and community building was approved by the Planning Board (PGCPB Resolution No. 97-342). Because VA-9311 had expired, a new 30-foot variance from the south boundary setback was required to construct the approved community center and pool, and to add the second pool.
- D. **Master Plan Recommendation:** The application does not conform to the employment land use recommendation in the 1989 Langley Park-College Park-Greenbelt master plan. The master plan recognizes the existing campground as an interim use for the subject property; the E-I-A (Employment and Institutional Area) Zone is recommended for the property if it is ever redeveloped.

The 2000 *Prince George's County Approved General Plan* places this property in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

- E. **Request:** The applicant is proposing a 16-acre expansion of the original special exception boundaries. The new special exception includes the addition of 25 cabins and 16 tent sites, a lodge with 120 rooms to be built in two phases, a 13,600-square-foot expansion of the office and registration area, including a meeting room, an expansion of three existing residences into luxury accommodations, and four manager's residences. Proposed amenities include an indoor pool with an outside spray park, two picnic pavilions, a miniature golf course, restroom/bath facilities, a laundry facility with an activity area, and a gas/propane service plaza.

The applicant has provided the following phasing schedule for the proposed improvements.

Years 1–5

- Miniature Golf Course
- Cabins 1–19 (approximately five at a time)
- Indoor pool and service structure

Years 6–10 Start Lodge Building 1 (Note: Phase A and B may coincide)

- Phase A—East wing with approximately 24 rooms
- Phase B—Lobby area with approximately 12 rooms
- Cabins 20–25

Years 11–15 Finish Lodge Building 1

- Phase C—West wing with approximately 36 rooms

Years 16–20

- Lodge Building 2 with approximately 48 rooms

- F. **Neighborhood and Surrounding Uses:** The neighborhood is defined by the following boundaries:

North: I-95/495 interchange

South: I-95/495 interchange

East: Cherry Hill Road

West: I-95/495 interchange

The neighborhood, in this case, is an isolated pocket of land wedged in between undeveloped agricultural land, two major highways, and a County collector road. The property is bordered to the north and northeast by the Beltsville Agricultural Center. The eastern edge of the property abuts Cherry Hill Road, and the western and southern edges are bordered by I-95/495.

- G. **Specific Special Exception Requirements for a Recreational Campground:** Pursuant to Section 27-400(a) of the Prince George's County Zoning Ordinance, a recreational campground may be permitted, subject to the following:

- (1) **The campground shall be reasonably accessible to an improved public street, and access shall not be by means of streets internal to residential subdivisions for one-family dwellings. Access to campsites shall be provided by well-maintained**

driveways within the campground. No vehicular access shall be located within three hundred (300) feet of any school, fire station, or hospital;

Comment: The proposal complies with these requirements. The subject property has direct access to Cherry Hill Road; there is no access planned through any residential subdivisions. Access to existing campsites is provided by well-maintained driveways; likewise, all proposed driveways to proposed campsites will be well-maintained. No vehicular access is proposed within 300 feet of any school, fire station, or hospital.

(2) The subject property shall contain at least five (5) acres;

Comment: The site contains almost 64 acres.

(3) Active recreational areas, consisting of facilities such as swimming pools, children's playgrounds, fishing and boating ponds, shuffleboard courts, tennis courts, bike trails, and golfing facilities shall take up at least ten percent (10%) of the gross campground area, and shall be located at least fifty (50) feet from all boundary lines of the Special Exception.

Comment: The proposal complies with this requirement. The subject property contains approximately 63.97 acres; the active recreation areas comprise 6.58 acres or 10.2 percent. The applicant previously obtained variances (VA-9311 and VSE-3678) to locate the existing swimming pools and community center 20 feet from the southern boundary line of the special exception.

(4) Camping trailers shall be parked only on designated campsites, which shall be at least thirty (30) feet wide and contain at least one thousand six hundred (1,600) square feet each. No campsite shall be located less than one hundred (100) feet from any street line or fifty (50) feet from any other boundary line of the Special Exception or any structure (other than a utility structure or campsite shelter) in the campground;

Comment: The proposal is in general compliance with these requirements. All campsites are at least 30 feet wide. The applicant obtained a variance (VA-9378) from the 1,600-square-foot requirement to allow 54 campsites to be constructed at 1,200 square feet. Several of the campsites are designated handicap accessible on the campground map. These sites should be identified on the site plan if they are to be retained.

(5) Retail, service, and commercial recreational activities (including a public spa), which only serve the customary needs of campers, are permitted, provided that:

- (A) The uses are secondary to the campground;**
- (B) The uses are internally oriented;**
- (C) The uses do not have direct access to a public street; and**
- (D) The uses do not display separate signs (from any signs for the campground) which are visible from a street;**

Comment: The proposal is in compliance with these requirements. All retail, service, and commercial recreational activities, including a small retail store in the administration building for incidentals; two pools; a community (conference) center; café; laundry facilities; bathhouses; playgrounds; etc., serve only the campers. The entrance is gated so that only registered campers

are permitted to enter the campground. The uses are all internal to the site; none have direct access onto a public street. The only sign visible from a public street is the entrance sign to the campground fronting on Cherry Hill Road.

- (6) **No camping trailer shall be located in a recreational campground for an indefinite period of time. No camping trailer temporarily parked in a campground may be occupied for more than three (3) months in any twelve (12) month period. The wheels of a camping trailer may only be removed for temporary purposes of repair or to attach the trailer to the ground for stabilization;**

Comment: The statement of justification states that the proposal will comply with this requirement. The Zoning Hearing Examiner, in approving the original Special Exception, SE-3678, noted that the applicant had agreed to the condition below found in PGCPB Resolution No. 86-122:

5. **The camp registration office shall maintain records of length of stay of all campers and make those records available to County inspectors during normal business hours (9 AM to 5PM). No camping trailer may be occupied for more than 30 days in any 12 month period.**

A field visit found what appear to be several permanent trailer sites in addition to a recreational vehicle (RV) storage area. The applicant explained that the “park model RVs” are rented by the day for those who do not have a recreational vehicle. These structures do not have wheels. The RV storage area is proposed to be removed. The above condition has been reiterated in the conditions of approval for the current application.

- (7) **Campsites shall not be located on slopes which exceed fifteen percent (15%). Existing vegetation shall be cleared only when necessary for campground facilities and only in accordance with the approved site plan; and**

Comment: The proposal complies with this requirement.

- (8) **In addition to the requirements of Section 27-296(c), the site plan shall show:**
- (A) **The physical characteristics of the site (including existing and planned topography and major stands of trees);**
 - (B) **The proposed type and location of campsites (including designated walk-in sites);**
 - (C) **Proposed pedestrian pathways and bikeways; and**
 - (D) **A description of the utilities to be provided.**

Comment: The proposal generally complies with these requirements. The applicant must provide a description of the utilities to be provided.

- H. **Landscape Manual Requirements:** The proposed development is subject to Section 4.2 (Commercial and Industrial Landscaped Strip); Section 4.3 (Parking Lot Requirements); and Section 4.7 (Buffering Incompatible Uses) of the *Prince George’s County Landscape Manual*. Overall, it appears that the applicant has met the applicable sections of the Landscape Manual and

that the number of plant units provided exceeds the Landscape Manual requirements. However, a revision of the landscape plan is still necessary to clarify a few outstanding issues.

The applicant has included tree conservation plan (TCP) information on the landscape plan which creates unnecessary confusion when trying to review landscaping requirements. The landscape plan should be identical to the site plan with regard to the structures and features shown, and additionally, include the required landscaped strips, bufferyards, and landscape schedules. The TCP should be a separate document. It is recommended that all references to the TCP and its features be deleted from the landscape plans and that the landscape plan show only what is required to facilitate any subsequent review of the document. Because camping areas cannot be located on steep or severe slopes, these features should be retained on the site and landscape plans. It is further recommended that the parking schedule be deleted from the landscape plan as it has since been revised on the site plan.

The landscape schedule indicates that Section 4.2a, regarding the required perimeter strip, has been fulfilled by providing existing woodland within a 25-foot-wide landscape strip. The proper schedule must be provided (as found on page 16 of the Landscape Manual), indicating the specific requirement and how it has been fulfilled (including the percentage of required landscape strip occupied by existing woodland). The proposal is subject to this provision along Cherry Hill Road and I-95 where parking is not located within 30 feet of a public right-of way. The landscape plan should also reflect the required landscape strip(s), including its width, even if it is being fulfilled by existing woodland. Interior parking plantings required pursuant to Section 4.3 are shown correctly on the landscape plan and schedule, and exceed Landscape Manual requirements.

The site is subject to Section 4.7 along the northern property line and a portion of the eastern property line (erroneously identified as the northern property line). The landscape plan should indicate the adjacent land uses in these locations and show the required bufferyard. The landscape schedule indicates that for an "A" bufferyard, a 5-foot-wide landscape strip is required. This should be amended to indicate the correct width of the landscape strip which is 10 feet wide. In addition, the number of required plant units must be corrected. The applicant indicated 130 plant units are required for the portion of the bufferyard not met with existing woodland; however, the correct figure is 261 plant units. It is noted that the applicant is providing 275 plant units, well in excess of the requirement.

- I. **Zoning Standards:** The application is in general conformance with all required setbacks (exclusive of the reduced setback along the southern boundary previously noted) and development standards for the zone including setbacks, lot coverage, and building height.
- J. **Sign Regulations:** The applicant is not proposing any signage as part of this application. A field visit found an entrance sign at the intersection of Cherry Hill Road and Jayrose Boulevard. Its location must be identified on the site plan and area and height details must be provided to ensure conformance with Part 12 of the Prince George's County Zoning Ordinance.

In addition, there are directional signs that must also be identified on the site plan. All building signage must be properly permitted, including the grill canopy.

- K. **Parking and Loading Requirements:** According to the information in the applicant's parking schedule, Section 27-568 of the Zoning Ordinance requires a total of 700 parking spaces, including 13 handicap-accessible spaces. The parking schedule indicates a total of 706 parking spaces are provided. Two loading spaces are required and three are provided. While it appears

that the applicant is able to meet the provisions of the Zoning Ordinance regarding parking and loading, there are a number of discrepancies in the parking schedule that must be addressed.

The parking schedule indicates that 13 handicap spaces are required and a total of 14 spaces are provided. In fact, 14 handicap spaces are required (two percent of 700 total required parking spaces). When adding up the individual number of handicap-accessible spaces, the schedule indicates that 15 spaces are provided. The parking schedule must reflect the correct number of handicap spaces required and provided.

The Zoning Ordinance requires one parking space for each campsite. The parking schedule indicates there are 380 campsites, while in the General Notes the figure is shown as 334. In another discrepancy, the number of cabins is shown in the parking schedule as 26, although the site plan identifies only 25. The parking schedule must be revised to reflect the correct square footages, number of campsites, cabins, and all other measures by which required parking must be calculated. It is further noted that the parking schedule does not identify the number of compact parking spaces (17) that are shown on the site plan. The parking schedule should be revised to include the number of compact spaces allowed and provided. A typical of a compact space with dimensions should be included on the detail sheet.

- L. **Other Issues:** Both the landscape plan and site plan show what appear to be five retaining walls between Everglade Alley and Appalachian Trail, although the notes on the site plan indicate only two retaining walls. This needs to be clarified. There appear to be other retaining walls and fences that are not labeled on the site and landscape plans. They must be identified. The material and height of all retaining walls and fences must also be provided. Details of the wooden fence are on the site plan; the vinyl fence details are shown on landscape plan. Show both details on both the site and landscape plans. The site plan must also be revised to show the following:

1. The height of the windmills, which are proposed to be 30 feet high. (The applicant is proposing eight windmills, located between Everglades Alley and the lodge parking area, to provide an additional energy source. The windmills will not be located in proximity to any residences as they are internal to the site. The windmills will also not be directly adjacent to any campsites. A detail of the small wind turbine is provided on the site plan.
2. The 100-foot setback from the street line and the 50-foot setback from the boundary lines of the special exception. The approved setback from the southern boundary of the special exception shall also be shown.
3. Directional arrows shall be indicated for all one-way driveways.

Architecture is an integral component of this upgraded development. The design of the proposed structures should be compatible with the existing structures, and complement the surrounding environment by incorporating natural building materials such as wood, brick, and stone. The applicant has submitted a brochure and some preliminary renderings of the proposed cabins and lodge. The building materials and design elements appear to be high quality with particular attention to details. However, the applicant has not yet finalized the design of the structures. So that the architecture is ensured to be the same high caliber originally envisioned, it is recommended that the architecture, including façade features and building materials, be reviewed at staff level in a limited detailed site plan, prior to the issuance of any building permits.

The applicant is proposing to construct more than 5,000 square feet of gross floor area on the subject site and less than 10 percent of the site is developed pursuant to building permits issued

on or before December 31, 1991. Therefore, pursuant to Section 24-107(c)(7)(D) of the Subdivision Regulations, the applicant is required to file a preliminary plan of subdivision.

- M. **Referral Comments:** None of the referral replies received by staff had any objection to the application. Specific recommendations from the replies are found below.

Transportation Planning Section: A memorandum dated June 10, 2009 from the trails coordinator recommended the completion of the construction of the sidewalk along the subject site's entire frontage of Cherry Hill Road, per the recommendation of the Department of Public Works and Transportation.

Environmental Planning Section: In a memorandum dated July 7, 2009, the Environmental Planning Section recommends approval of Special Exception SE-4619 and TCPII/154/90-01 subject to the following conditions:

1. Prior to certification of the special exception, the Type II tree conservation plan shall be revised as follows:
 - a. Revise the scale of the TCPII or the scale of the special exception so that the scale of both plans is consistent.
 - b. Revise the plan and worksheet so that the sum of all woodland treatment areas shown on the plan is accurately reflected in the worksheet.
 - c. All clearing that is not intended to be "counted as cleared" must be labeled as such. These areas do not require tree protection fencing.
 - d. All clearing that is to occur as part of this application must be labeled as "cleared" and must show the required tree protection fence.
 - e. Revise the limits of disturbance (LOD) to encompass all proposed activities (for example, the LOD on Sheet 22 must be expanded to include all proposed grading).
 - f. Provide the original approval information typed-in to the approval block on Sheet 32 (Jim Stasz 8/30/90).
 - g. Revise the worksheet to account for plan revisions as necessary.
 - h. Have the plans signed and dated by the qualified professional who prepared them.
2. Prior to certification of the special exception, the title of the landscape plan shall be revised to remove all reference to a tree conservation plan.

Permit Review Section: The Permit Review Section, in a memorandum dated November 27, 2007, raised a number of technical issues with the site plan and landscape plan. The plans have since been revised and many of the issues have been satisfactorily addressed. However, there remain a number of issues which have not been adequately addressed or have been newly identified. Conditions of approval are attached that address the outstanding deficiencies to ensure conformance to the Zoning Ordinance.

N. **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 purpose of this Subtitle;

Comment: The purposes of Subtitle 27, as set forth in Section 27-102, are generally to protect the health, safety, and welfare of the public and promote compatible relationships between various land uses. The applicant is proposing to upgrade the existing campground with additional amenities and larger, more modern facilities. The changes represent an improvement to an established operation that has been recognized as outstanding on a national level. No adverse impacts to the health, safety, or welfare to the public are anticipated as a result of the proposed improvements. The proposed uses and accompanying site plan are in harmony with the purposes of this subtitle.

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

Comment: The proposed use is in compliance with all setback requirements for the R-R Zone, Landscape Manual requirements, and specific requirements for recreational campgrounds, with the exceptions previously noted for which variances were obtained. No additional variances or departures are required to implement the plan. As noted earlier in this report, the applicant will be required to file a new preliminary plan of subdivision prior to the issuance of any building permits. With the recommended conditions, the proposal will be in conformance with all applicable requirements and regulations of the subtitle, including Section 27-400(a)(6) regarding the camping trailers.

(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 Master Plan, the General Plan;

Comment: While the application does not strictly adhere to the employment land use recommendation of the 1989 approved master plan for Langley Park-College Park-Greenbelt, the master plan does recognize the existence of the campground, which was under construction at the time the master plan was approved. The employment land use recommendation is contingent on future development of the subject property to another use. Currently, the applicant is not proposing redevelopment of the property, but is seeking to expand and upgrade the current use. Thus, 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 master plan, the General Plan.

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

Comment: None of the responses from any referring agencies received by staff indicate that the proposed recreational campground, subject to specific conditions, will adversely affect the health, safety, or welfare of residents or workers in the area. Moreover, the Transportation Planning Section, in a memorandum dated June 10, 2009, indicated that the upgraded facilities, including the 25 additional cabins, 16 tent sites, and 120 lodge rooms will not result in unanticipated capacity or safety issues on adjacent roadways. The campground is well-maintained and

attractively landscaped. Park rules and regulations require that campers keep noise volumes at a reasonable level and that campsites be kept neat and clean.

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

Comment: The proposed use is bounded to the east, west, and south by public rights-of-way, and agricultural land to the north. The property will also be buffered in accordance with Landscape Manual requirements. The proposed use will not result in additional congestion or otherwise adversely affect the surrounding transportation network. All amenities provided at Cherry Hill Park are internal to the campground with no direct access onto public roadways. There are no environmental concerns such as dust or noise associated with the proposed use. For these reasons, the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

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

Comment: A Type II Tree Conservation Plan (TCPII/154/90-01) was submitted for review by the Environmental Planning Section. In a memorandum from that section dated July 7, 2009, Environmental Planning staff indicated that revisions to the TCPII are required for conformance with the Woodland Conservation and Tree Preservation Ordinance. Conditions are attached to bring the TCP into conformance so that it may be approved.

CONCLUSION

Based on the preceding analysis and findings, staff recommends that this application be APPROVED, based on the following conditions:

1. Prior to review by the Zoning Hearing Examiner, the applicant must provide a description of the utilities to be provided.
2. Prior to review by the Zoning Hearing Examiner, the landscape plan shall be revised to reflect the following changes:
 - a. All references to the TCP and its features shall be deleted. The landscape plan shall show only what is required by Subtitle 27, including steep or severe slopes.
 - b. The parking schedule shall be deleted.
 - c. The proper schedule shall be provided for Section 4.2(a) for the required perimeter strip including the percentage of required landscape strip occupied by existing woodland.
3. Prior to review by the Zoning Hearing Examiner, the site plan shall be revised to show the following:
 - a. All retaining walls and fences. The material and height of all retaining walls and fences shall also be provided. Both details shall be provided on both the site plan and landscape plan.
 - b. The height of the windmills.

- c. The 100-foot setback from the street line and the 50-foot setback from the boundary lines of the special exception.
 - d. The approved setback from the southern boundary of the special exception.
 - e. Directional arrows for all one-way driveways.
 - f. Entrance and directional signage.
 - g. Handicap-accessible campsites.
4. Prior to the issuance of any building permits, a limited detailed site plan is required to be reviewed and approved by the Planning Director or its designee for architecture, including façade features and building materials.
 5. The applicant shall complete the construction of the sidewalk along the subject site's entire frontage of Cherry Hill Road, per the recommendation of the Department of Public Works and Transportation.
 6. The camp registration office shall maintain records of length of stay of all campers and make those records available to County inspectors during normal business hours (9:00 a.m. to 5:00 p.m.). No camping trailer may be occupied for more than 30 days in any 12 month period.
 7. Prior to the issuance of any building permits, the applicant shall obtain all necessary signage permits, including a permit for the grill canopy.
 8. Prior to certification of the special exception, the Type II tree conservation plan shall be revised as follows:
 - a. Revise the scale of the TCPII or the scale of the special exception so that the scale of both plans is consistent.
 - b. Revise the plan and worksheet so that the sum of all woodland treatment areas shown on the plan is accurately reflected in the worksheet.
 - c. All clearing that is not intended to be "counted as cleared" must be labeled as such. These areas do not require tree protection fencing.
 - d. All clearing that is to occur as part of this application must be labeled as "cleared" and must show the required tree protection fence.
 - e. Revise the LOD to encompass all proposed activities (for example, the LOD on Sheet 22 must be expanded to include all proposed grading).
 - f. Provide the original approval information typed-in to the approval block on Sheet 32 (Jim Stasz 8/30/90).
 - g. Revise the worksheet to account for plan revisions as necessary.
 - h. Have the plans signed and dated by the qualified professional who prepared them.