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Special Exception Donald V. Borgwardt Funeral Home

SE-4848

REQUEST	STAFF RECOMMENDATION
A special exception for the addition of a 1,664-square-foot crematory to an existing funeral parlor.	With the conditions recommended herein: • APPROVAL of Special Exception SE-4848

Location: On the northeast side of Powder Mill Road, approximately 250 feet northwest of its intersection with Roby Avenue.

Gross Acreage: 1.74

Zone: RR

Prior Zone: R-R

Reviewed per prior Zoning Ordinance: Section 24-1900

Dwelling Units: 0

Gross Floor Area: 9,765 sq. ft.

Lots: 0

Parcels: 1

Planning Area: 61

Council District: 01

Municipality: N/A

Applicant/Address:
Donald V. Borgwardt, Funeral Home, P.A.
4400 Powder Mill Road
Beltsville, MD 20705

Staff Reviewer: Candra Teshome
Phone Number: 301-952-3749
Email: Candra.Teshome@ppd.mncppc.org



Planning Board Date: 07/10/2025

Planning Board Action Limit: N/A

Staff Report Date: 06/26/2025

Date Accepted: 03/31/2025

Informational Mailing: 02/19/2025

Acceptance Mailing: 03/24/2025

Sign Posting Deadline: N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

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

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section,
Development Review Division

FROM: Candra Teshome, Planner III, Zoning Section,
Development Review Division

SUBJECT: Special Exception SE-4848
Donald V. Borgwardt Funeral Home

REQUEST: A special exception for the addition of a 1,664-square-foot crematory to an existing
funeral parlor.

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Prince George's County Planning Board has scheduled this application on the consent agenda, for transmittal to the Zoning Hearing Examiner, on the agenda date of July 10, 2025.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. 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.

The Zoning staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

I. EVALUATION CRITERIA

- A. Prince George's County Zoning Ordinance.** The subject property is in the Residential, Rural (RR) Zone. However, this application has been reviewed under the applicable provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), pursuant to Section 27-1900 *et seq.* of the current Zoning Ordinance. Under the prior Zoning Ordinance, the site was in the Rural Residential (R-R) Zone, which was effective prior to April 1, 2022. Pursuant to Section 27-1903 of the Zoning Ordinance, development applications of any type, for properties not in the Legacy Comprehensive Design (LCD), Legacy Mixed-Use Community (LMXC), and Legacy Mixed-Use Town Center (LMUTC) Zones, may utilize the prior Zoning Ordinance. The applicant elected to have the subject application, Special Exception SE-4848, reviewed under the prior Zoning Ordinance because the subject property received several approvals under the prior Zoning Ordinance, and the applicant wishes to use the same requirements.

The subject application qualifies for review under the prior Zoning Ordinance because the subject property is not in the LCD, LMXC, or LMUTC Zones. The applicant complied with the requirements of Section 27-1904 of the Zoning Ordinance, and this application was accepted for review on March 31, 2025, prior to the abrogation date (April 1, 2025) of Section 27-1900, for use of the prior Zoning Ordinance.

A special exception is reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-317(a) of the prior Zoning Ordinance, a special exception may only be approved upon a finding that all the following standards are met:

- (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- (2) The proposed use is 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 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;**
- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

(7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).**

B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Pursuant to Section 25-119(a)(2)(B) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), special exception applications shall include a Type 2 tree conservation plan or a standard letter of exemption.

C. Prince George's County Tree Canopy Coverage Ordinance. The property is subject to a minimum percentage of tree canopy coverage, per requirements set forth in Section 25-128, Tree Canopy Coverage Requirements, of the Prince George's County Code. Per Section 25-127(a)(1) of the Tree Canopy Coverage Ordinance, and Prince George's County Council Bill CB-21-2024, the requirements of the Prince George's County Tree Canopy Coverage Ordinance are not applicable to the site due to the application proposing less than 2,500 square feet of disturbance.

II. BACKGROUND

A. Summary and Request: A special exception for the addition of a 1,664-square-foot crematory to an existing funeral parlor.

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	RR (prior R-R)	R-R
Use	Funeral parlor and undertaking establishment	Funeral parlor, undertaking establishment, and Crematory
Gross Acreage	1.74	1.74
100-Year Floodplain (acres)	0	0
Net Lot Acreage	1.74	1.74
Lot(s)	0	0
Parcel(s)	1	1
Dwelling Units	0	0
Gross Floor Area (square feet)	8,101 sq. ft.	9,765 sq. ft.

C. Location and Site Description: The subject property is located on the northeast side of Powder Mill Road, approximately 250 feet northwest of its intersection with Roby Avenue. The subject property is known as Parcel 42.

D. Proposed Use(s): The subject application proposes a 1,664-square-foot crematory as an addition to an existing funeral parlor. The proposed addition will be

constructed along the eastern facade of the building. In accordance with Section 27-441(b)(4) of the prior Zoning Ordinance, a crematory requires a special exception when proposed to be in the R-R Zone.

E. Neighborhood and Surrounding Uses: As found in prior approvals for the property, the neighborhood is defined by the following boundaries:

- North—** Ammendale Road
- West—** 34th Place and Old Gunpowder Road
- South—** Greenwood Road and Kenny Street
- East—** Lincoln Avenue North and Emack Road

Lots in the neighborhood are primarily zoned residential and include the RR, Residential, Single-Family-95 (RSF-95), and Residential, Multifamily-20 (RMF-20) Zones. One property in the neighborhood is zoned Commercial, General and Office, and Commercial, Service just south of the subject site, along Powder Mill Road.

The following properties and uses directly abut the subject site:

- North—** The terminus of Caverly Place and the side yard of single-family detached dwellings in the RSF-95 (prior One-Family Detached Residential (R-80)) Zone.
- West—** Single-family detached dwellings in the RSF-95 (prior R-80) Zone.
- South—** Single-family detached dwellings in the RR (prior R-R) Zone.
- East—** The rear yards of single-family detached residential dwellings in the RMF-20 (prior Multifamily Medium Density Residential) Zone.

F. History and Previous Approvals: The approval history of the existing undertaking establishment or funeral parlor on the subject site is detailed below:

SE-3267 was approved by the Prince George's County Zoning Hearing Examiner, effective January 27, 1982, for an undertaking establishment or funeral parlor and its associated infrastructure, subject to two conditions which have no impact on the current request.

On March 12, 1982, the Prince George's County Board of Appeals approved a variance (Appeal No. 7202) to Section 27-357(a)(6) of the prior Zoning Ordinance, waiving the requirement that a 6-foot-high fence be installed 5 feet from the property line along the western lot line. This decision is immaterial to this case because this requirement no longer exists in Section 27-357(a)(6).

On January 17, 1991, the Prince George's County Planning Board approved Alternative Compliance AC-90159 and Departure from Design Standards DDS-397 (PGCPB Resolution No. 91-1). AC-90159 was approved for alternative compliance

from Sections 4.2, 4.3, and 4.7 of the 1989 *Prince George's County Landscape Manual* (Landscape Manual). DDS-397 was approved for a 30-foot waiver from the 50-foot rear yard setback to permit a loading area.

The Zoning Hearing Examiner approved SE-3988, effective February 22, 1991, for expansion of the funeral parlor, which included the addition of a 30-foot by 100-foot office space at the rear of the building, and a requirement that the site plan and landscape plan be amended to reflect the relocation of an existing fence to the property line at the rear of the parcel, to conform to AC-90159.

A revision to SE-3988 (Revision of Site Plan ROSP-3988-01) and AC-95015 were approved by the Planning Board on May 6, 1999 (PGCPB Resolution No. 99-67). The subject applications included parking lot layout and landscaping changes, and alternative compliance from the requirements of Section 4.2, Commercial and Industrial Landscaped Strip; Section 4.3, Parking Lot Landscaped Strip, Southern Property Line; Section 4.3 Parking Lot, Interior Planting; Section 4.7, Buffering Incompatible Uses, Western Property Line; Section 4.7, Buffering Incompatible Uses, Northern Property Line; and Section 4.7, Buffering Incompatible Uses, Eastern Property Line of the 1989 Landscape Manual.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

This application, for the addition of a crematory to an existing undertaking establishment or funeral parlor, through a special exception, is being reviewed in accordance with the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

Required Findings—Section 27-317 of the prior Zoning Ordinance provides the following applicable findings:

(a) A Special Exception may be approved if:

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

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1–15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and, to ensure adequate public facilities and services.

Staff find that the proposed use is in harmony with the purpose of this Subtitle, as the addition of cremation services is compatible with and expands upon the existing funeral parlor use, which provides orderly development of land served by existing facilities and services. The application promotes the conservation of communities while enhancing a critical public service that meets the needs of residents. The proposal protects landowners from adverse impacts of adjoining development by retaining existing landscape buffers and ensuring compliance with a previously approved landscape plan.

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

The proposed design of the building addition and the submitted landscape plan are in conformance with all applicable requirements and regulations of this Subtitle. Per Section 27-579(b) of the prior Zoning Ordinance, vehicular entrances, including driveways, shall not be located within 50 feet of a residential zone. The proposed addition contains a loading ramp and doorway on the north elevation and shall be accessed by the existing driveway on the site. The subject property received approval of DDS-397 (PGCPB Resolution No. 91-1), which reduced the rear setback from 50 feet to 20 feet for loading access driveways. No change to the loading access is proposed by this application.

The subject property complies with previous approvals associated with the construction of the undertaking establishment or funeral parlor.

(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;

The proposed use will not substantially impair the integrity of the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* (master plan). The master plan recommends low-density residential land uses on the subject property.

The master plan also recommends emphasis on improved performance standards for the minimization of noise and air pollution. The applicant provided a supplement to the statement of justification, which lists other funeral homes that provide crematory services using Matthews' Environmental Solutions Cremation Equipment, which is proposed for use by the crematory, subject to this application. The brand states that it abides by strict emissions standards, and its equipment provides silent cremation which aligns with the master plan recommendations. Several of the examples provided by the applicant are in similar residential contexts.

In addition, the subject property is located within the Beltsville Living Area policy area. This policy area recommends the improvement of streetscapes, including the installation of paved pedestrian paths and safety features. The applicant proposes frontage improvements that include two crosswalks along Powder Mill Road.

- (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 proposed building addition will be located along the east façade of the building, in the area of seven existing vehicle parking spaces, and does not impact the existing on-site circulation or ability to meet the minimum parking requirements for all uses on-site. Plant materials currently located where the building addition is proposed will be removed and new plant materials added along the eastern boundary of the site, to provide additional screening, minimizing adverse impacts. The proposal also improves the streetscape by providing crosswalks along the site's street frontage.

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

Adjoining and adjacent properties are developed, and the proposed expansion will not impact their use. There is no expectation of increased vehicular activity associated with the expansion. The proposed addition contains architectural features, materials, and massing that match the existing building.

- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

This project meets the exemption criteria in Section 25-119(b) of the WCO because the site contains less than 10,000 square feet of woodland. The site received a Standard Letter of Exemption (S-075-2024) from the 2010 WCO on June 10, 2024, and it remains valid until June 10, 2026. No additional information is required regarding woodland conservation.

- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).**

In conformance with Section 27-296(c)(1)(j)(b)(5) of the prior Zoning Ordinance, an approved Natural Resources Inventory Plan (NRI-075-2024) was submitted with the application. The site has fewer than 10,000 square feet of woodlands and contains no regulated environmental features (REF) or impacts to environmental features, as provided in Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations, for preservation and/or restoration. No additional information is required for conformance to the NRI.

Additional Requirements for Specific Special Exceptions—The prior Zoning Ordinance provides the following additional requirements:

Section 27-341. - Cemetery or crematory.

A cemetery (including an animal cemetery) or a crematory may be permitted, provided that the use shall not be located within any proposed street or other public right-of-way, notwithstanding Section 27-259.

The proposed expansion is not located within any proposed street or other public right-of-way. The proposed construction is in conformance with this requirement.

Section 27-357. - Funeral parlor or undertaking establishment.

(a) A funeral parlor or undertaking establishment may be permitted subject to the following:

- (1) The minimum side and rear yard setbacks shall be at least fifty (50) feet each, when adjoining land in any Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan;**

The subject property adjoins residentially zoned land on its west, north, and east lot lines. The proposed building expansion for the addition of a crematory maintains the 50-foot setback from adjoining properties. The proposed placement of the addition is well within the required setback at an approximate 60 feet.

- (2) If the subject property is located in a Residential Zone, it shall contain at least one and one-half (1 1/2) contiguous acres;**

The subject property is in the prior R-R Zone and contains 1.74 contiguous acres.

- (3) The use shall not depreciate the value of neighboring properties;**

Upon the approval of SE-3267, the Prince George's County District Council found that the undertaking establishment or funeral parlor would not depreciate the value of neighboring properties. The applicant has provided evidence of funeral homes in Maryland that use Matthews' Environmental Solutions Cremation Equipment, which the applicant proposes to use for this expansion. Several of the examples are in similar settings surrounded by residential uses.

(4) The use shall not adversely affect the character of neighboring properties; and

Upon the approval of SE-3267, the District Council found that the undertaking establishment or funeral parlor shall not adversely affect the character of neighboring properties. The subject property's frontage is along Powder Mill Road, and the west, north, and east lot lines adjoin the rear yards and side yards of residential properties. The applicant maintains a 6-foot-high opaque fence along the subject property boundaries and landscaping in compliance with AC-90159. Colocation of these related uses maintains the neighborhood character.

(5) The use shall not create undue traffic congestion.

The proposed crematory will likely not impact traffic conditions at the location. In a memorandum dated February 6, 2025 (Lenhart Traffic Consulting, Inc. to The Maryland-National Capital Park and Planning Commission), a traffic statement submitted on behalf of the applicant states that the proposed crematory will likely result in negligible impact on conditions at the location because the cremation process does not typically result in traditional, vehicle-based funeral processions.

Regulations of the R-R Zone—The following regulations of the R-R Zone are applicable to the proposed project:

Section 27-420 – Fences and walls

- (a) Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.) On lots consisting of one (1) acre or less, fences in the front yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. In the case of a corner lot consisting of one (1) acre or less, fences in the front yard or side yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. Fences constructed pursuant to a validly issued building permit prior to October 1, 2008, shall not be deemed nonconforming; however, replacement of an existing fence must comply with the four (4) foot limitation.**

The site contains an existing 6-foot wooden fence along both side yards and the rear yard. The applicant obtained a variance to Section 27-357(a)(6), which waived the requirement that a 6-foot-high fence be installed 5 feet away from an adjoining residentially zoned lot along the western lot line. The application does not propose the installation of new fencing. Therefore, the requirement is met.

- (d) Walls and fences more than four (4) feet high (above the finished grade, measured from the top of the fence to grade on the side of the fence where the grade is the lowest) shall be considered structures requiring building permits.

The application does not propose the installation of new fencing.

- (g) Except for fences less than four (4) feet in height, fences not requiring a permit, and fences on land assessed as agricultural uses, all structural support (vertical posts and horizontal rails) shall face the interior of the subject lot. (See Figure 42.1).

The application does not propose the installation of new fencing.

Section 27-421-01 – Frontage

Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code. Additional provisions are contained in Sections 27-431(d) and (e) and 27-433(e) and (f).

The subject property has frontage and direct vehicular access along Powder Mill Road. The proposal complies with the requirement.

Section 27-442 – Regulations

Regulation	Required	Provided
Minimum net lot area	20,000 sq. ft. *	75,967 sq. ft.
Maximum lot coverage	60 percent	58 percent
Minimum lot width at front street line	70 feet	308+/- feet
Minimum lot width at front building line	100 feet	316+/- feet
Minimum front yard depth	25 feet	105.5 feet
Minimum side yard depth	17/8 (total of both/minimum of either)	88.1 feet/60.6
Minimum rear yard depth	20 feet	59.4 feet
Maximum building height	35 feet	12 feet

Note: *The application is being evaluated in the R-R Zone, under the use “other allowed uses.” Minimum net lot area is the same as would be applied to one-family detached dwellings, in accordance with Section 27-442(b) of the prior Zoning Ordinance, Footnote 16.

Section 27-568. - Schedule (number) of spaces required, generally.

In accordance with the parking regulations contained in Section 27-568 of the prior Zoning Ordinance, funeral parlors are required to provide one vehicle parking space

per four persons legal occupancy in rooms used for viewing and funeral services. The existing building contains four viewing rooms each with a maximum occupancy of 50, which requires 50 vehicle parking spaces. The proposed addition of a crematory can hold up to six persons legal occupancy, which requires two vehicle parking spaces. The minimum required number of vehicle parking spaces is 52.

The site currently provides 74 vehicle parking spaces and will lose 7 spaces due to the placement of the proposed addition, leaving a total of 67 vehicle parking spaces. Therefore, the requirement is met.

Section 27-579. - Location

- (b) No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan). (See Figure 63.)**

The subject property adjoins residentially zoned land on the west, north, and east lot lines. Access lanes to the existing loading spaces at the rear façade are 20 feet from the adjoining residential lots. The property received approval for the loading space access deficiency in DDS-397. The proposed building addition does not impact the existing location of the loading spaces or the loading access, which remains in conformance with the prior approved departure.

Section 27-582. - Schedule (number) of spaces required, generally.

In accordance with the loading regulations contained in Section 27-582 of the prior Zoning Ordinance, an undertaking establishment or funeral parlor is required to provide one space for a building 3,000 to 5,000 square feet in gross floor area (GFA) (or fraction) and one space for each additional 10,000 square feet in GFA (or fraction). The proposal increases the square footage to 9,765 from 8,101 square feet with the additional 1,664-square-foot crematory, maintaining the minimum requirement of 2 loading spaces.

The site currently contains two existing 33-foot by 12-foot interior loading spaces on the west rear façade of the building. Therefore, the requirement is met.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The proposed development is subject to the requirements of the 2010 Landscape Manual. Specifically, conformance is required to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements because this application proposes an increase of more than 10 percent of the GFA of the existing building.

In the approval of the prior special exception applications for the site, the 1989 Landscape Manual applied. The requirements for Sections 4.2 and 4.7 remain unchanged with the

adoption of the 2010 Landscape Manual. Therefore, the existing landscape plan subject to the 1989 Landscape Manual through approvals of SE-3267 and SE-3988, which approved the funeral parlor or undertaking establishment, will satisfy the landscape requirements for this application. The new use does not propose a lower intensity use to a higher intensity use. It also does not propose a residential use to a nonresidential use. In addition, the proposed use and building expansion do not impact the previously approved conformance to the 1989 Landscape Manual, as modified by AC-95015. Therefore, the subject application may continue to utilize the prior approved landscape plan.

The applicant submitted the prior approved landscape plan with modifications to show the proposed building addition with replacement of plant materials affected by construction. Analysis of conformance with the applicable sections of the 2010 Landscape Manual is discussed below:

Section 4.2, Requirements for Landscape Strips Along Streets

The proposed expansion represents an approximate 20 percent increase in GFA, which makes it subject to Section 4.2 of the 2010 Landscape Manual, per Section 1.1(f) of the Landscape Manual. The subject property received an approved Alternative Compliance (AC-95015) that modified the landscape strip along the frontage of Powder Mill Road. The landscape strip is not impacted by the proposed construction.

The proposal is in conformance with this requirement, as modified in accordance with AC-95015.

Section 4.3, Parking Lot Requirements

The site is not subject to the requirements of Section 4.3 of the 2010 Landscape Manual because the proposed expansion does not result in additional impervious areas for parking and loading. There is no change in the requirements of this section. However, in accordance with Section 1.7 of the 2010 Landscape Manual, the applicant submitted a certificate of landscape maintenance and proposes to replace previously approved plant materials impacted by the new construction.

The proposal is in conformance with the requirements of Section 1.7 of the 2010 Landscape Manual.

Section 4.7, Buffering Incompatible Uses

The subject property abuts residentially zoned lots on its west, north, and east lot lines. Section 4.7 requires the installation of a Type C bufferyard to the west, north, and east lot lines. The subject property maintains compliance with this requirement, as modified by the approved AC-95015.

Section 4.9, Sustainable Landscaping Requirements

The proposed development is subject to the requirements of Section 4.9. The applicant's existing landscape plan includes the replacement of one shade tree, one evergreen tree, and eight shrubs, as shown on the included landscape plan, and in accordance with AC-95015.

The sustainable landscaping requirements are met; however, the applicant shall provide the Section 4.9 schedule on the plans, demonstrating proposed plant materials will be in conformance.

V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2024 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

The property received a Standard Letter of Exemption (S-075-2024) from the 2010 WCO on June 10, 2024, which would expire on June 10, 2026. However, the site is subject to the grandfathering provisions of the 2024 WCO, which extended the validity of exemptions that were valid as of June 30, 2024.

Pursuant to those grandfathering provisions, S-075-2024 will remain valid until June 30, 2026, on which date the exemption shall expire. Any grading permits for this special exception must be issued prior to the expiration of S-075-2024 because the site does not qualify for a new standard letter of exemption from the 2024 WCO because the site is greater than 40,000 square feet in size.

VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

Prince George's County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of GFA, or disturbance, and requires a grading permit. The subject site is located within the RR Zone. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for using the prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC). Therefore, this application is being reviewed for conformance with the TCC requirement for the current property zone, which is RR.

Staff find that the proposed project is in conformance with the applicable provisions of the Prince George's County Tree Canopy Coverage Ordinance, for the RR Zone, which is subject to a minimum TCC of 20 percent, per requirements set forth in Section 25-128 of the Tree Canopy Coverage Ordinance. The subject site is 1.7440 acres in size, requiring 0.3488 acres, or 15,194 square feet of TCC. The project proposes 17,332 square feet of TCC on the site, exceeding and satisfying the requirement.

VII. REFERRAL COMMENTS

Staff referred the subject application to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

- A. **Subdivision Section**—In a memorandum dated June 9, 2025 (Gupta to Teshome), the Subdivision Section identified no prior preliminary plans of subdivision (PPS) applicable to the property and stated that per Section 24-107(c)(7) of the prior Subdivision Regulations, the proposed development is exempt from the requirement of filing a PPS and final plat of subdivision.
- B. **Transportation Planning**—In a memorandum dated June 6, 2025 (Udeh to Teshome), the Transportation Planning Section determined that vehicular,

pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to the prior Zoning Ordinance, and meet the findings for pedestrian and bicycle transportation purposes by providing continental style crosswalks at each vehicular access point.

- C. **Environmental Planning**—In a memorandum dated April 25, 2025 (Meoli to Teshome), the Environmental Planning Section provided an analysis of the special exception and noted the following findings:
- The site does not contain REF.
 - The site is exempt from Subtitle 25 of the Prince George's County Code, and is not subject to the specimen tree conservation requirements contained in Section 25-122(b)(1)(G) of the WCO.
- D. **Historic Preservation**—In a memorandum dated April 21, 2025 (Smith to King), Historic Preservation staff noted that the subject property was included in the 1980 preliminary archeological assessment of the Inter-County Connection alignment, at which time no archaeological sites were identified, and there are no Prince George's County historic sites or resources on or adjacent to the property.
- E. **Community Planning**—In a memorandum dated June 4, 2025 (Parks to Teshome), the Community Planning Division found that pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this special exception application will not substantially impair the integrity of the master plan, and that the application conforms to the additional requirements for special exceptions pursuant to Section 27-357 of the prior Zoning Ordinance.

VIII. COMMUNITY FEEDBACK

As of the writing of this technical staff report, no correspondence has been received from the surrounding community.

IX. RECOMMENDATION

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in the prior Prince George's County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval, and that the application will be in conformance with the prior Zoning Ordinance requirements.

Therefore, the staff recommend APPROVAL of Special Exception SE-4848, for Donald V. Borgwardt Funeral Home, subject to the following condition:

1. Prior to certification of the special exception site plan, the following revisions shall be made:

- a. Revise “Zone 1” of the Tree Canopy Coverage schedule to reflect the current Residential, Rural (RR) Zone, instead of the prior Rural Residential (R-R) Zone.
- b. Provide a landscape schedule in accordance with Section 4.9, Sustainable Landscaping requirements, of the 2010 *Prince George’s County Landscape Manual*, on the plans demonstrating proposed plant materials will be in conformance with the sustainable landscape requirements.
- c. Provide the width of the lot at the building line and street line on the special exception site plan.
- d. Provide the required and proposed lot coverage on the special exception site plan and demonstrate the site does not exceed the maximum requirement.
- e. Update the landscape plan to reflect the requirements of Alternative Compliance AC-95015, and to reflect existing and proposed plant materials on-site.