

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

**Meeting Date:** 11/25/97

**Reference No.:** CB-72-1997

**Proposer:** Wilson

**Draft No.:** 4

**Sponsors:** Wilson

**Item Title:** An Ordinance prohibiting the construction of churches in the Industrial Zones in the Route 202 Corridor Study Area unless constructed pursuant to a Conceptual Site Plan approved by the Planning Board prior to June 1, 1997

**Drafter:** Ralph E. Grutzmacher  
Legislative Officer

**Resource Personnel:** Eugene L. Singleton  
Legislative Aide

**LEGISLATIVE HISTORY:**

**Date Presented:** 6/3/97

**Executive Action:** \_\_/\_\_/\_\_ \_\_

**Committee Referral:**(1) 6/3/97 PZED

**Effective Date:** 1/12/98

**Committee Action:**(1) 9/24/97 FAV (A)

**Date Introduced:** 10/7/97

**Pub. Hearing Date:** (1) 11/18/97 1:30 PM

**Council Action:** (1) 11/18/97 ENACTED

**Council Votes:** DB:N, SD:A, JE:A, IG:A, TH:N, WM:A, RVR:-, AS:A, MW:N

**Pass/Fail:** P

**Council Action:** (2) 11/25/97 ENACTED

**Council Votes:** DB:A, SD:N, JE:A, IG:A, TH:A, WM:N, RVR:-, AS:N, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

11/25/97: Reconsidered; Amended on the floor; subsequently DR-4 enacted

**PLANNING, ZONING & ECONOMIC DEV. COM. REPORT**

DATE: 9/24/97

Committee Vote: Favorable as amended, 3-0 (In favor: Council Members Del Giudice, Maloney and Wilson).

Staff gave an overview of a proposed Draft 2 of the bill and explained the amendments contained in Dr-2. An amendment is contained in the purpose clause beginning on line 13, page 1 to include "in the Route 202 Corridor Study Area" after "Zones", deleting "occupied" on line 14 and inserting "constructed pursuant to a Conceptual Site Plan approved by the Planning Board." These amendments are also included in the Table Of Uses on page 3.

In addition to the above amendments to Dr-2, staff indicated to the Committee that the map depicting the Route 202 Corridor Study Area would be attached to the bill.

Council Member Wilson, the bill's sponsor, indicated to the Committee that he had met with church representatives and was informed by the representatives that the proposed church will be located closer to the residential area, not the commercial area. The church will front on an internal "paper" street, not MD 202 or Lottsford Road.

Council Member Maloney commented that Mr. Wilson may want to consider an amendment which would not limit this restriction to the Route 202 Corridor Study Area, but in all industrial zones. Mr. Wilson indicated that he preferred not to make any additional amendments to CB-72-1997, however, this could be a consideration for future legislation.

Len Lucchi, representing the County Executive's Office, recommended that the bill be held in Committee until such time as Draft-2 could be evaluated and the church site plan could be reviewed. Council Member Wilson suggested that the bill be reported out of Committee and any amendments that the County Executive's Office may have could be made at the time of Introduction of the bill.

The Legislative Officer and the Office of Law find the bill to be in proper legislative form. The Planning Board supports the legislation.

The Committee voted favorably (3-0) on Draft 2 of the bill.

#### **PLANNING, ZONING & ECONOMIC DEV. COM. REPORT**

DATE: 7/2/97

The bill's sponsor, Council Member Wilson, gave an overview of the legislation. Mr. Wilson suggested an amendment to the purpose clause contained in the bill to specify that the ordinance prohibits the construction of churches in Industrial Zones only in the Route 202 Corridor Study Area.

Council Member Maloney expressed concern regarding the uniformity and equal protection associated with limiting this regulation to the Route 202 Corridor Study Area.

Robert Manzi, representing the owner of the property located at the intersection of MD 202 and Lottsford Road, spoke in opposition to the bill. Mr. Manzi indicated that the property owner has been unable to develop the property due to traffic problems on MD 202. He informed the Committee

that of the 109 acres owned by his client and under contract by the Landover Memorial Baptist Church, 15 acres are proposed to be developed with a church.

Reverend Robert A. Wingfield, senior pastor and founder of Landover Memorial Baptist Church, spoke in opposition to the legislation. Reverend Wingfield indicated that Phase I of the church's proposed development includes a 1,200-seat church as well as a Christian school.

Council Member Wilson and Council Member Russell suggested that further discussions take place to look at alternatives while balancing the interests of Landover Memorial Baptist Church and the plans for the Route 202 Corridor Study Area. It was also suggested that the discussions with Mr. Wilson and Mr. Russell include the County Executive's Office, the property owner and representatives of the church.

Council Member Del Giudice recommended that the bill be held in Committee so that the effected parties could have an opportunity to meet.

The Department of Environmental Resources suggested clarification to the legislation by defining the Route 202 Corridor Study Area and its specific boundaries. Staff recommended that a map be attached to the bill showing the area that would be affected by this legislation. The Committee requested that this map be attached to the bill.

The Committee voted 4-0 to hold CB-72-1997 until a September Committee worksession.

#### **BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

#### **CODE INDEX TOPICS:**