

APPLICATION FORM

APPLICATION TYPE: Special Exemption SPE-2023-004 Revision of Case # n/a
 Companion Cases: n/a
 Payment option: Credit Card Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: **First Learning Stages Daycare Center**
 Complete address (if applicable) 1004 White Oak Drive Oxon Hill MD 20745
 Geographic Location (distance related to or near major intersection)
North side of White Oak Drive, 200ft East of Livingson Road

Total Acreage: <u>0.3480</u>	Aviation Policy Area: <u>n/a</u>	Election District: <u>12</u>
Tax Map/Grid: <u>105B2</u>	Current Zone(s): <u>CGO</u>	Council District: <u>8</u>
WSSC Grid: <u>209SE01</u>	Existing Lots/Blocks/Parcels: <u>lot 30 par A</u>	Dev. Review District:
Planning Area: <u>n/a</u>	In Municipal Boundary: <u>n/a</u>	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Account #: <u>1232057</u>	Police District #: <u>4</u>	General Plan Growth Policy: <u>n/a</u>

Proposed Use of Property and Request of Proposal: asking permission to open a Day Care Center for a max number of 20 children ages 3/4 years old. I am requesting a Special Exemption	Please list previously approved applications affecting the subject property: <u>n/a</u>
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Applicant Name, Address & Phone: Karen Williamson 12417 Asbury Drive Fort Wasington Md 20745 240-423-8428	Consultant Name, Address & Phone: W.L. Meekins, Inc. 3101 Ritchie Road, Distric Heights, MD 20747 301-736-7115
Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) Dr. Terrel Waters 2969 Southhaven Drive Annapolis, MD 21401 202-907-6057	Contact Name, Phone & E-mail: Paul Spicknall 301-736-7115 info@meekins.net

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

	<u>7/19/2023</u>
Owner's Signature (signed)	Date
	<u>7/19/2023</u>
Applicant's Signature (signed)	Date

_____	_____
Contract Purchaser's Signature (signed)	Applicant's Signature (signed)
_____	_____
Date	Date

FOR STAFF USE ONLY Application No.(s): _____

SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan	
Type of Application (Check all that apply): <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Conservation Subdivision <input type="checkbox"/> Conservation Sketch Plan <input type="checkbox"/> Subdivision Ordinance Interpretation <input type="checkbox"/> Vacation Petition	
Variation, Variance or Alternative Compliance Request(s): <input type="checkbox"/> Yes <input type="checkbox"/> No	Applicable Zoning/Subdivision Regulation Section(s): _____
Total Number of Proposed: Lots _____ Outlots _____ Parcels _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Nonresidential portion only): _____
SUBDIVISION CASES: Final Plat	
Water/Sewer: <input type="checkbox"/> DPIE <input type="checkbox"/> Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
Approval Date of Preliminary Plan: _____	Check box if a hearing is requested: <input type="checkbox"/>
URBAN DESIGN AND ZONING CASES	
Type of Application (Check all that apply): <input type="checkbox"/> Certification of Nonconforming Use <input type="checkbox"/> Conservation Plan <input type="checkbox"/> Detailed Site Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Secondary Amendment <input checked="" type="checkbox"/> Special Exception <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Zoning Ordinance Interpretation	
Details of Request: asking permission to open a Day Care Center for a max number of 20 children ages 3/4 years old. I am requesting a Special Execution	Applicable Zoning Ordinance Section(s):
Total Number of Proposed: Lots _____ Outlots _____ Parcels _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: <input type="checkbox"/> Yes <input type="checkbox"/> No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: <input type="checkbox"/> Yes <input type="checkbox"/> No	Application Filed: <input type="checkbox"/> Yes <input type="checkbox"/> No
Alternative Compliance Request: <input type="checkbox"/> Yes <input type="checkbox"/> No	Application Filed: <input type="checkbox"/> Yes <input type="checkbox"/> No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Officers	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

Case Name, Application (Case) Number:

Applicant, Ms. Karen Williamson, hereby submits this Statement of Justification in support of a permit to operate a daycare center for children, "First Learning Stages Daycare LLC", in an CGO Zone in accordance the new Prince George's County Code, also known as the Zoning Ordinance for Prince George's County.

Description of proposed use/request:

The Applicant is requesting to operate a child daycare center for 20 children (First Learning Stages Daycare LLC). Currently, the subject property is approved for a "Dental Office" The subject application is a request for approval of a day care center with a maximum enrollment of 20 children within an existing 1-story building with basement on a 15,150 square foot lot, with an outdoor play area (existing without play structure and play equipment), and parking on (existing-8 standard 10'X20' spaces and 2- handicapped 16'X20' space) an existing paved with asphalt parking area on the 7,820 square-foot property in the CGO Zone.

Description and location of the subject property:

The subject property is located in the Livingston Park Subdivision Lot 30, Parcel A at Plat Book BB 8 at Plat No. 14, Liber 30692 at Folio 141, 1004 White Oak Drive Oxon Hill, MD 20745. The subject property is currently zoned as Commercial, General and Office (CGO), used as a dental office.

Description pf previous approval(s):

Not Applicable

Description of each required finding:

Identify each applicable section of the Prince George's County Code (i.e., the Zoning Ordinance or Subdivision Regulation) that pertains to the request and justify each required finding. Some uses or requests may involve numerous sections of the Prince George's County Code, each of which must be addressed.

The site plan is in conformance with Subtitle 27-4, Zones and Zone Regulations, and Section 27-4203, Nonresidential Base Zones. The proposed day care center is a permitted use in the CGO Zone.

The site plan is in conformance with Section 27-4203, Nonresidential Base Zones of the Zoning

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

Ordinance, which sets forth additional required findings for a day care center for children:

(1) Requirements.

(A) An ample outdoor play or activity area shall be provided, in accordance with the following:

- (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;

Comment: According to this requirement, a 1,500-square-foot play area is required for 20 children, the proposed licensed capacity of the day care center. The general notes indicate that a 1,5000-square-foot outdoor play area is proposed, which is adequate.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;

Comment: The proposed outdoor play area will be enclosed with six-foot-high chain-link fencing, which will be adequate.

- (iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;

Comment: The proposed outdoor play area is not located off-premises.

- (v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;

Comment: The proposed outdoor play area will contain sufficient shade during the warmer months to afford protection from sun.

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

- (vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and

Comment: The use of the proposed outdoor play area hours of play will be restricted to the no earlier than 7:00 a.m. or no later than 5:00 p.m. There is existing security lighting. Additional 150w flood lighting will be added that will provide adequate lighting if the play area is used at dusk.

- (vii) Outdoor play shall be limited to the hours between 7 A.M. and 5 P.M.

Comment: The applicant has indicated that the use of the outdoor play area will be restricted to the no earlier than 7:00 a.m. or no later than 5:00 p.m.

Comment: The size of the proposed outdoor play area has been shown accurately in the general notes and has been found to be adequate. The play area is adjacent to the building and is separated from it by a slab of concrete and a wide strip of grass. A resilient surface, such as woodchips or other approved material, will be provided within the proposed outdoor play area.

(2) Enrollment.

- (A) For the purposes of this Section, enrollment shall mean the largest number of students enrolled in the center in any one (1) session. (CB-33-1986; CB-23-1988; CB-98- 1988; CB-1-1989)

Comment: The proposed enrollment has been indicated on the plans as 20 children. In accordance with this Section, the maximum number of students enrolled in the center in any one (1) session will be 20 students.

Variance Request/s and required findings for each request:

No variance is being requested or required. As provided in the plans, this site is not within the Chesapeake Bay Critical area, there are no wetlands on this site, there are no historic sites on or in the vicinity of this property, there are no cemeteries on or contiguous and this site is not subject to the Aviation Policy Regulations. Therefore, this Site Plan should be exempt of the requirements of Section 27-3613(d) of the Variance Decision Standards of the Zoning Ordinance, Section 25-119 of the Woodland and Wildlife Habitat Conservation Ordinance and Section 24-3403(a) of the Subdivision Regulations.

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

Summary/conclusion of request:

The Applicant is requesting to operate a child daycare center for 20 children (First Learning Stages Daycare LLC) on the subject property. The foregoing statements demonstrate that the request complies with all requirements of the Zoning Ordinance and is therefore justified. The Applicant believes that the application either meets or exceeds the requirements set forth in the Zoning Ordinance, and, therefore; requests the approval of the permit to operate a daycare center for 20 children.

Respectfully Submitted,

Karen Williamson
Applicant

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Comment: The proposed outdoor play area is not located off-premises.

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Respectfully Submitted,

Karen Williamson
Applicant

APPLICATION FOR WOODLAND CONSERVATION LETTER OF EXEMPTION (WCO-Ex)

APPLICANT TO FILL OUT THIS SECTION - Refer to www.PGAtlas.com for Information

HOVER OVER BLANK FIELDS FOR ADDITIONAL INFORMATION

Property Owner Name, Address, and Contact Info: Dr. Terrel A. Walters 2969 Southaven Drive Annapolis, MD 21401 202-907-6057	Agent/Contact Name, Company, Address, Phone & E-mail: Karen Williamson First Learning Stages DayCare Center 7207 Livingston Road Oxon Hill, MD 20745 KarenWilliamson56@gmail.com / 240-423-8428
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Payment by check, money order, or cashier's check ONLY - made payable to M-NCPPC Please indicate name of project, address, or other identifying information on payment. <i>Do not staple payment.</i> Name on Check: <u>Karen L Williamson</u> Check No. <u>303</u> APPLICATION FEE - \$50.00 Gov't Projects - Fee Waived	Agent/Contact Signature: <u>Karen Williamson</u> Date: <u>06/02/2023</u>
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PROJECT/PROPERTY NAME: First Learning Stages DayCare Center
Street Address (if available), otherwise Geographic Location in relation to nearest major road intersection:
1004 White Oak Drive, Oxon Hill, MD 20745

Companion Case(s) and/or Resolution(s) - Preliminary Plan, Site Plan, Special Exception, etc.:
SPE-2023-004 & NRI-072-2023 (EL)

Total Area (acres): <u>0.35 ac</u>	Tax Account #(s): <u>1232057</u>
Total Number of Lots <u>1</u> and/or Parcels: _____	Current Zone(s): <u>CGO</u>
Lot/Block/Parcel(s): <u>Lot 30 of Parcel A</u>	Proposed Woodland Clearing (ft ²): <u>0</u>

WSSC Grid: 209SE01/210SE01
 Environmental Strategy Area (ESA):
 Located under the Environmental heading in PGAtlas 2 3 4

Proposed Activity: Daycare Center for 20 children ages 3/4 years old with playground
SITE PLAN: Preparer Qualifications: Land Surveyor
 Date: 2/28/23 Prepared by: W.L. Meekins, Inc. Firm: W.L. Meekins, Inc. ID #: 10833

RESPONSE (TO BE COMPLETED BY EPS STAFF)

APPROVAL TYPE: <input type="checkbox"/> Numbered Exemption <input checked="" type="checkbox"/> Standard Exemption Staff Reviewer: <u>E F/WC</u> Receipt Number: <u>8376</u> Filing Fee: <u>\$50.00</u>	Exemption Number: <u>S-092-2023</u>
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Your request for a **Standard Letter of Exemption** from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Standard Letter of Exemption is issued because the property has no previous TCP approvals and:

Is less than 40,000 square feet in size; and/or
 Contains less than 10,000 square feet of woodland; or
 The project is subject to the Maryland Forest Conservation Act and will be reviewed by Department of Natural Resources

Your request for a **Numbered Letter of Exemption** from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Letter of Exemption is issued because the site is over 40,000 square feet in size and contains over 10,000 square feet of woodland; however the project has no previous TCP approvals and:

Results in the clearing of less than 5,000 square feet of woodland. Proposed clearing is _____ ft². If application is for a Revision, cumulative clearing to date (not including currently proposed) is _____ ft².
 The activity is a government or linear project that results in the clearing of less than 20,000 square feet of woodland. Proposed clearing is _____ ft². Revisions: cumulative clearing to date (not including currently proposed) is _____ ft²; or
 The proposed activity is for a timber harvest.

This letter is valid for two years from the date of approval, or until such time as the cumulative woodland clearing exceeds the maximum amount specified above. If a development review application (preliminary plan, detailed site plan, etc.) is required, a Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(5)(A). A copy of this letter must be submitted at the time of development activity or permit application.

Staff Signature Approval: Wendy Porter Approval Date: 06/02/2023
 Expiration Date: 06/02/2025

ZONING SKETCH MAP

APP NO: SEE-2023-004
EXISTING ZONE:
PLANNING AREA: 76B
WSSC GRID: 209SE01
TAX MAP: 105
COUNCIL DISTRICT: 8



The City of Aurora Planning and Zoning Commission
Sharon Decker, Chair, Planning Department
Aurora, Colorado 80015
Created: 4/18/2023



RECORD PLAT of LIVINGSTON PARK

BEING A PART OF DISTRICT No. 12, PRINCE GEORGE COUNTY, MARYLAND
N. C. HINES & SONS - DEVELOPERS
ARLINGTON, VA.

PLANNED BY
CHARLES W. MENARD
ENGINEER

SCALE 1"=200'

AUGUST 1940

OWNERS DEDICATION

I, THE UNDERSIGNED OWNER AND MAKER OF THIS SUBDIVISION TO BE KNOWN AS "LIVINGSTON PARK", AND SITUATED IN OXON HILL DISTRICT NO. 12, PRINCE GEORGE COUNTY, STATE OF MARYLAND, HAVE CAUSED THIS SUBDIVISION TO BE SURVEYED AND PORTIONED INTO SUITABLE LOTS AND PUBLIC STREETS. AND I DO HEREBY ESTABLISH A MINIMUM BUILDING RESTRICTION LINE OF 35 FEET WITH A MINIMUM SIDE LINE RESTRICTION OF 15 FEET ON CORNER LOTS.

J.C. MATTINGLY, OWNER

THE MARYLAND HOME TITLE CO., INC. (Trustee)

BY *J. C. Mattingly*
JAMES CLAGGETT, PRESIDENT

MISS MARTILDA W. DUNN, ASSISTANT SECRETARY

ENGINEER'S CERTIFICATION

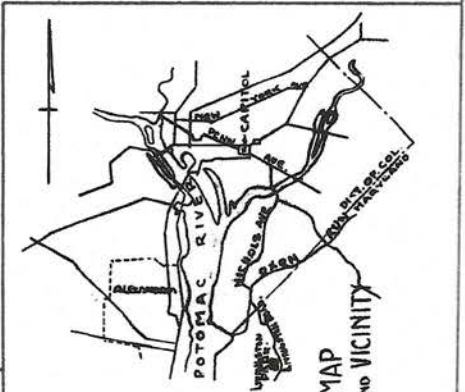
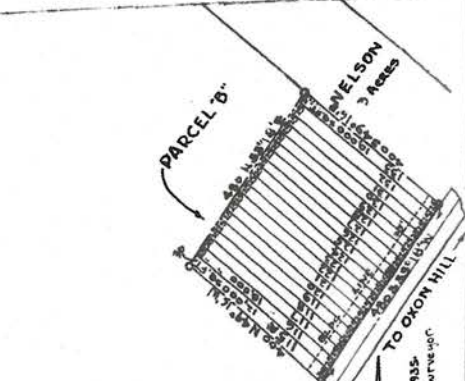
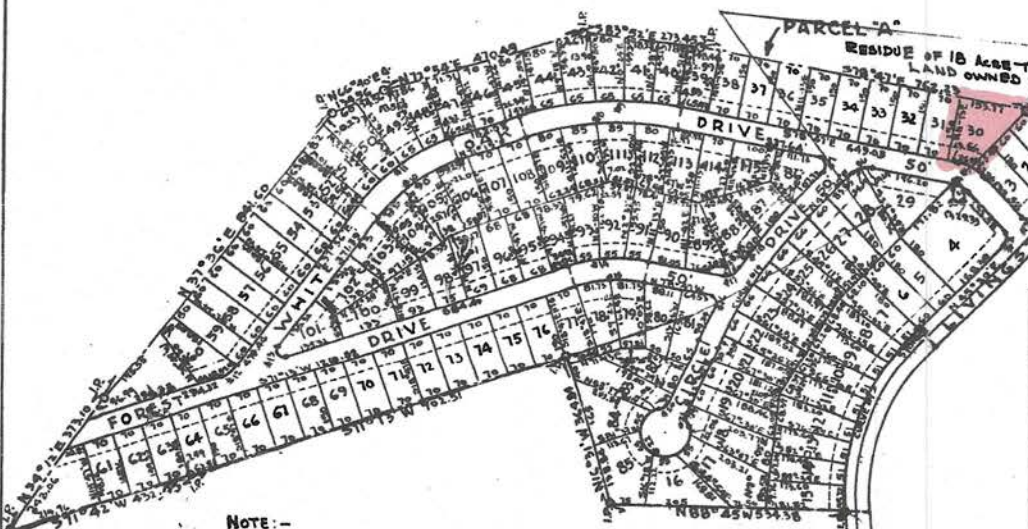
I HEREBY CERTIFY THAT THIS IS A SUBDIVISION OF A PORTION OF A 26.81 ACRE TRACT OF LAND OWNED BY J.C. MATTINGLY IN OXON HILL DISTRICT NO. 12, PRINCE GEORGE COUNTY, MARYLAND, AS RECORDED AMONG THE LAND RECORDS OF SAID COUNTY UNDER LIBER 9, FOLIO 447 for the portion of the original tract, Parcel A, that there is no encroachment on any other subdivision heretofore recorded in this county. THAT TWO CONCRETE MONUMENTS MARKED THIS BOUNDARY HAVE BEEN PLACED ON ONE OF THE PRINCIPAL LINES AS SHOWN, SAID STONES BEING 5 IN DIAMETER AND EXTENDING AT LEAST 24 IN TO THE GROUND. THAT IRON PIPE MARKED THIS CORNER, HAVE BEEN PLACED AS SHOWN HEREON. THAT ALL DATA SHOWN HEREON HAS BEEN CAREFULLY DETERMINED IN THE FIELD BY ACTUAL SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHARLES W. MENARD - CIVIL ENGINEER

BANKS AND MENARD
CIVIL ENGINEERS AND
LAND SURVEYORS
TITLE BUILDING
UPPER MARLBORO, MD.
PHONES OAHJ MARLBORO 49
HILLSIDE OAHJ MARLBORO 49
DRAWN BY: MTC
COMPUTED BY: HMM

NORTH PROPERTY LINE OF 191.51 ACRE TRACT OWNED BY J.C. MATTINGLY

RESIDUE OF 191.51 ACRE TRACT OWNED BY J.C. MATTINGLY
LIBER 9 FOLIO 447



NOTE: -
CHORD DISTANCES SHOWN ON CURVED LOTS.

TRACT OWNED BY T. N. SHERIFF

CURVE NO.	ANGLE	RAD.	CHORD	TAN.
1	48° 54'	543.91	660.25	241.36
2	48° 54'	15.0	21.31	18.0
3	40°	15.0	21.31	15.0
4	34° 07'	56.0	27.75	15.34
5	34° 07'	100.0	33.51	20.68
6	34° 07'	15.0	21.31	15.0
7	34° 07'	15.0	21.31	15.0
8	30° 00'	643.99	203.33	171.43
9	30° 00'	713.97	265.21	191.81
10	33° 21'	486.0	241.36	180.85
11	33° 21'	486.0	241.36	180.85
12	33° 21'	85.0	47.47	28.81
13	166° 25'	15.0	21.31	15.0
14	30° 00'	365.0	103.78	47.18
15	30° 00'	313.0	103.78	47.18
16	66° 44'	15.0	21.31	15.0
17	66° 44'	15.0	21.31	15.0
18	31° 57'	393.91	121.04	57.78
19	31° 57'	393.91	121.04	57.78
20	55° 48'	20.0	13.91	10.0
21	55° 48'	20.0	13.91	10.0
22	104° 16'	25.0	16.0	10.0

LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	1.87	81,280	17	1.87	81,280
2	1.87	81,280	18	1.87	81,280
3	1.87	81,280	19	1.87	81,280
4	1.87	81,280	20	1.87	81,280
5	1.87	81,280	21	1.87	81,280
6	1.87	81,280	22	1.87	81,280
7	1.87	81,280	23	1.87	81,280
8	1.87	81,280	24	1.87	81,280
9	1.87	81,280	25	1.87	81,280
10	1.87	81,280	26	1.87	81,280
11	1.87	81,280	27	1.87	81,280
12	1.87	81,280	28	1.87	81,280
13	1.87	81,280	29	1.87	81,280
14	1.87	81,280	30	1.87	81,280
15	1.87	81,280	31	1.87	81,280
16	1.87	81,280	32	1.87	81,280
17	1.87	81,280	33	1.87	81,280
18	1.87	81,280	34	1.87	81,280
19	1.87	81,280	35	1.87	81,280
20	1.87	81,280	36	1.87	81,280
21	1.87	81,280	37	1.87	81,280
22	1.87	81,280	38	1.87	81,280
23	1.87	81,280	39	1.87	81,280
24	1.87	81,280	40	1.87	81,280
25	1.87	81,280	41	1.87	81,280
26	1.87	81,280	42	1.87	81,280
27	1.87	81,280	43	1.87	81,280
28	1.87	81,280	44	1.87	81,280
29	1.87	81,280	45	1.87	81,280
30	1.87	81,280	46	1.87	81,280
31	1.87	81,280	47	1.87	81,280
32	1.87	81,280	48	1.87	81,280

P79467 SSU 1250-12182



First Learning Stages Daycare Center
7207 Livingston Road, Oxon Hill MD, 20745
Phone:301-281-2550

Informational Mailing Letter

6/07/2023

PINE PLAINS CIVIC ASSOCIATION
3600 FARNESSE COURT TEMPLE HILLS MD, 20748

Dear: Association

Subject: SPE-2023-004 First Learning Stages Daycare Center

A *Special Exception use* for the above-referenced project will be submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission, M-NCPPC.

The address of the subject property is *1004 White Oak Drive, Oxon Hill, MD 20745*, which is located on the *North side of White Oak Drive, 200ft East of Livingston Road*.

The subject is currently approved for a Dental Office, the subject application is requesting use for a daycare center with a maximum of 20 children, within this 1-story building with basement on a 15,150 square foot lot, which is adjacent to the currently open First Learning Stages Daycare Center.

The property has a total number of 8 -existing standard 10'x20' parking spaces and 2- handclapped 16'x20' parking spaces, an existing paved with asphalt parking lot area on the 7,820' square-foot property. The property has stairs in front of the building, a sidewalk, handicapped ramp on the side of the building and walls totaling: 515 square feet.

The property is in the Livingston Park Subdivision Lot 30 of Parcel A, at Plat Book BB 8, at Plat No,14, Liber 30692 at Folio 141. The property is currently zoned as Commercial, General and Office (CGO) currently used as a Dental Office. The acreage of the property is: 0.3480, and the building square foot is 1,352.

Attached is the Justification Statement giving a more detailed description of the property.

If you wish to become a Person of Record to this application, you are encouraged to do so at this time. As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance and Subdivision Regulations, but registration is required. You may register online at https://www.mncppcapps.org/planning/Person_of_Record/default.cfm, or you may submit your name, address, and the above-referenced application number and name by mailing a written request to:

*The Maryland-National Capital Park and Planning Commission
Development Review Division
14741 Governor Oden Bowie Drive
County Administration Building, 4th Floor
Upper Marlboro, MD 20772*

Being a Person of Record on a separate application on the same property **does not** make you a Person of Record for this application. You must request to become a Person of Record for each separate application (separate applications have different application numbers). At this time no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530.

IMPORTANT: This notice is your opportunity to interact with the applicant team prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact [Agent's name, phone number, and email address].

Sincerely,

Karen Williamson



7207 Livingston Road Oxon Hill Maryland 20745

Pre-Application Neighborhood Meeting Sign-In Sheet

Meeting Date: Saturday, July 8, 2023

Meeting Time: 12:00 p.m.

Meeting Address: 7207 Livingston Road, Oxon Hill Maryland, 20745

Project Application Numbers(s): SPE-2023-004

Project Address: 1004 Whit Oak Drive, Oxon Hill Maryland, 20745

Property Owner Name(s): Dr. Terrel A. Waters

Applicant Name and Contact Information (email/phone): Karen Williamson

Karenwilliamson56@gmail.com

240-423-8428

Project Sponsor/Representative: Karen Williamson

Please print your name below, state your affiliation with a neighborhood group (as applicable), and provide your address, phone number, and email. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

If you attend the meeting and sign the attendance sheet provided by the applicant and would also like to become a Person of Record, you are encouraged to request to become a Person of Record (see instructions on the written invitation for this meeting). As a Person of Record, you will be entitled to certain rights under the Zoning Ordinance or Subdivision Regulations such as notice of upcoming meetings, actions, and decisions rendered at certain stages of application process, as well as relevant appeals procedures.

Name/Organization	Address	Phone	Email
Donnell Jones/Valerie	7322 Circle Dr E	202-253-3295	dnjones@yahoo.com
Ronald D Hawkins	2805 Curtis Dr.	301 894-1204	rdhcaf1357@G.com
B. MOORE GAYNAN	940 WHITE OAK DR	301.839.5851	—
Valerie J. Jones			

APPLICATION FOR NATURAL RESOURCES INVENTORY EQUIVALENCY LETTER (NRI-EL)

APPLICANT TO FILL OUT THIS SECTION - Refer to www.PGAtlas.com for Information
 HOVER OVER BLANK FIELDS FOR ADDITIONAL INFORMATION

Property Owner Name(s), Address & Phone: Dr. Terrel A. Walters 2969 Southaven Drive Annapolis MS, 21401 202-907-6057		Agent/Contact Name, Company, Address, Phone & E-mail: Karen Williamson First Learning Stages Daycare Center 7207 Livingston Road, Oxon Hill, MD 20745 karenwilliamson56@gmail.com / 240-423-8428	
PROJECT/PROPERTY NAME: First Learning Stages Daycare Center		Agent/Contact	
Street Address: 1004 White Oak Drive, Oxon Hill, MD 20745		Signature: <u>Karen Williamson</u> <small>Digitally signed by Karen Williamson Date: 2023.06.25 18:58:10 -0400'</small>	
Geographic Location: On the northwest side of Livingston Road and Oak Drive		Date: <u>05/25/2023</u>	
Total Area (acres): 0.35 ac.	Proposed Limits of Disturbance (LOD):	Current Zone(s): CGO	WSSC Grid: 209SE01/210SE01
Lot/Block/Parcel(s): Lot 30 of Parcel A	Tax Account #(s): 1232057	Environmental Strategy Area (ESA): <small>Located under the Environmental Category in PGAtlas</small> <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	
Proposed Activity: Daycare Center for 20 children ages 3/4 years old with playground			

Will the proposed project require a Subdivision or Zoning application?: Zoning Please List: Special Exception (SPE-2023-004)

Concurrent and Previous NRI, TCP1, TCP2, & Other Applicable Applications: _____

Environmental Technical Manual Link	NRI-EL CHECKLIST (TO BE COMPLETED BY APPLICANT)	Procedural Guidelines for NRI-EL Application Submission (ext. PDF)
REQUIRED For All NRI-EL Applications:	For Project Type 1 only:	Project Type 2 only:
<input checked="" type="checkbox"/> Proposed Site Plan, Containing ALL of the Following: <input checked="" type="checkbox"/> Signature from a Qualified Professional as defined under COMAR 08.19.06.01 <input checked="" type="checkbox"/> Legible Limits of Disturbance (LOD) <input checked="" type="checkbox"/> General Information Table (see Procedural Guidelines)	If Exempt from Woodland Conservation, submit one of the following: <input checked="" type="checkbox"/> Application for Letter of Exemption, and: <input checked="" type="checkbox"/> Application Fee Included in Submission <input type="checkbox"/> Copy of a previously Issued Letter of Exemption (Standard or Numbered)	Select one or more previously approved and implemented plans for project site: <input type="checkbox"/> Type II or Type 2 Tree Conservation Plan (TCP2) <input type="checkbox"/> CBCA Conservation Plan <input type="checkbox"/> Other Environmental Information Deemed Sufficient by Staff - [Provide Explanation]

RESPONSE (TO BE COMPLETED BY EPS STAFF)

Date Received: <u>06/02/2025</u>	Date Accepted: <u>06/02/2025</u>	Reviewer Assigned: <u>EF/WRC</u>	NRI Number: <b style="font-size: 1.2em; color: green;">NRI-072-2023
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This **APPROVAL for the above referenced project and location** is based upon information using the submitted proposed site plan, current aerial imagery, PGAtlas.com GIS layers, and any additional information deemed necessary for review by operant planner(s). If the scope of the proposed activity and/or limits of disturbance change significantly, a full NRI may be required. This letter is valid for five years from the date of issuance, or until such time as a different development activity is proposed; whichever comes first.

The submitted application was found to meet the following criteria:

<input checked="" type="checkbox"/>	The site qualifies for a Standard or Numbered Letter of Exemption S-092-2023 from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
<input type="checkbox"/>	The site has a previously approved and implemented Type 2 Tree Conservation Plan _____.
<input checked="" type="checkbox"/>	The submitted proposed site plan, dated <u>02/28/23</u> and prepared by <u>Williams Meekins, L.S.</u> , demonstrates that no regulated environmental features are located on the subject site or no on-site regulated environmental features will be impacted.
<input type="checkbox"/>	The submitted proposed site plan, dated _____ and prepared by _____ shows that the proposed work will not result in any significant changes to the limits of disturbance of the previously approved TCP2, or create additional impacts to any regulated environmental features.
<input type="checkbox"/>	The site is within the Chesapeake Bay Critical Area Overlay Zone and the submitted site plan demonstrates that the proposed activity will result in less than 500 square feet of disturbance, or that no variance is required.
<input type="checkbox"/>	<i>Other Approval Criteria:</i> _____

A FLOODPLAIN STUDY MAY STILL BE REQUIRED AT THE TIME OF STORMWATER CONCEPT REVIEW

Staff Signature Approval: <u>Wendy</u>	<small>Digitally signed by Contee, Wendy Date: 2023.06.02 16:33:14 -04'00'</small>	Approval Date: <u>06/02/2025</u>	Expiration Date: <u>06/02/2030</u>
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M-NCPPC
PRINCE GEORGE'S COUNTY
Planning Department

Development Review Division

Pre-application Conference – Comments

Pre-application Conference Meeting Date: 4/10/2023

The Pre-application Conference is intended both for the applicant to seek guidance on the development proposal AND for staff to seek basic information about the project.

1. General Project Information				
Case Number/s: SPE-2023-004		Municipal boundary:	Master Plan:	
Project Name: FIRST LEARNING STAGES DAYCARE CENTER		Metro Station:	Planning Area: 76B	
Project Location: ON THE NORTHWEST SIDE OF LIVINGSTON ROAD AND OAK DRIVE		Police District: 12	Water/Sewer:	
Project Description: DAYCARE CENTER FOR 20 CHILDREN		Center or Corridor:		
2. Follow-up Actions to Pre-application Conference				
Items prepared and included with this summary:	Zoning sketch map, mailing lists and receipt	Informational Mailing & Notice of Neighborhood meeting template	Sign Posting for neighborhood meeting template	Application filing instructions
3. Planners Comments		Planners Name	Planners Email Address	
Subdivision		Mridula Gupta	Mridula.gupta@ppd.mncppc.org	
Zoning		Todd Price	Todd.price@ppd.mncppc.org	
Urban Design		Jill Kosack	Jill.kosack@ppd.mncppc.org	
Community Planning				
Transportation Planning Pedestrian & Bicycle Facilities		Benjamin Ryan	Benjamin.ryan@ppd.mncppc.org	
Historic Preservation Archeology				
Environmental Planning Geotech/Soils		Don Sinn	Donggeun.sinn@ppd.mncppc.org	
Special Projects				
Parks				
4. Application Submission				
Agent - Please submit this form with your complete application package on first submission for pre-acceptance review.			Date: (MM/DD/YYYY)	
Agent Name: WL MEEKINS, INC				
Agent Phone #: 301-736-7115			Agent E-mail:	

NOTE: Per Sections 24-3302(d) and 27-3404(d), Pre-Application Conference (Effect of Conference), the pre-application conference is ONLY meant to facilitate the application review process. Discussions at the pre-application conference are neither binding nor final. Furthermore, a pre-application conference request does not constitute the filing of an application. Processing time for application review does not begin until an application is submitted and determined to be complete in accordance with Section 24-3305 and 27-3404, Determination of Completeness.



Development Review Division

Pre-application Conference – Comments

Pre-application Conference Meeting Date: 4/10/2023

Subdivision:	Additional Referral Comments
Reviewer: Mridula Gupta	
	<p>The subject property is known as Lot 30 of Parcel A, recorded in Plat BB plat no. 14 for Livingston Park, in 1940. There is no preliminary plan of subdivision (PPS) applicable to the property. The property is in Tax Map 105 Grid B2 and has remained in the same configuration and acreage since 1940.</p> <p>The primary structure was constructed in 1957. Per tax records, total gross floor area (GFA) currently existing on the property is 1,332 square-foot office building. The survey provided by the applicant shows a 1,352 square-foot building.</p> <p>Per Section 24-3402(b)(1)(C), the property has a final plat approved prior to October 27, 1970, and development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed 5,000 square feet of gross floor area (GFA) and no more than 50 trips will be generated. Therefore, a preliminary plan of subdivision (PPS) or a new final plat is not required at this time.</p> <p>The site plan should clearly list the total GFA existing on the subject property, and the recording reference for the property. The applicant should also clarify whether the existing basement will also be used for the daycare center, and if so, this square footage should be listed on the site plan and included in the GFA of the site.</p> <p>Please verify the square footages listed in the general notes, specifically #14 and #23.</p>
Zoning:	
Reviewer: Todd Price	
	<ul style="list-style-type: none"> - Property was previously zoned C-O. - Property is currently zoned CGO. - Applicant is processing under the current ordinance. - Daycare center for children is allowed only by special exception. - Daycare center for children is subject to the requirements of Section 27-5102(d)(2)(A). - Please show the outdoor play area to be fenced on the plan.
Urban Design:	
Reviewer: Jill Kosack	
	<p>Daycare center for children in the CGO Zone requires a special exception subject to the use-specific standards in Section 27-5102(d)(2)(A). No detailed site plan is required and conformance with the applicable Part 6 Development Standards and Tree Canopy Coverage Ordinance will have to be demonstrated with the special exception.</p>
Community Planning:	
Reviewer: Elena Perry	
	<p>The 2006 <i>Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area</i> recommends commercial future land use on the property, the proposed use of a daycare center is consistent with the future land use.</p>



Development Review Division

Pre-application Conference – Comments

Pre-application Conference Meeting Date: 4/10/2023

Transportation Planning:	
Additional Referral Comments	
Reviewer: Benjamin Ryan	
No major comments.	
Pedestrian & Bicycle Facilities:	
Historic Preservation:	
Reviewer:	
Archeology:	
Environmental Planning:	
Reviewer:	
Application needs to apply for a NRI Equivalence Letter and WCO Exemption letter	
Geotechnical: No geotechnical issues.	
o.	
Special Projects:	
Reviewer: Tineya Walker	
Planning Area: 76B Henson Creek Police District: Division 4 Oxon Hill located at 5135 Indian Head Highway, Oxon Hill, MD 20745 Fire Station: Oxon Hill VFD Co. 821 located at 7600 Livingston Road, Oxon Hill, MD 20745 Elementary School: Oxon Hill Elementary Middle School: Oxon Hill Middle High School: Oxon Hill High School Cluster: Cluster 5 Water/Sewer; Tier: Category 3; Tier 1	
Parks:	
Reviewer:	



7207 Livingston Road, Oxon Hill Md, 20745
Email:love@firstlearningstages.com
301-281-2550

Pre-Application Neighborhood Meeting Affidavit

I, **Karen Williamson**, do hereby declare as follows:

1. I have conducted a Pre-Application Neighborhood Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at First Learning Stages Daycare Center on Saturday, July 8, 2023, from 12:00 pm -2:00 pm.
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, and pdf of plans distributed at the meeting. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of Maryland that the foregoing is true and correct. EXECUTED ON THIS DAY, 7/11/2023.

Day and Year

Karen Williamson

Signature Name:

Karen Williamson

Relationship to Project : owner

1004 White Oak Drive Oxon Hill MD 20745

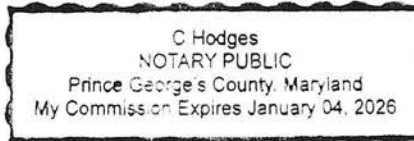
Project Address:

Sworn to and subscribed before me

This 11th day of July

in the year 2023

Notary [Signature]

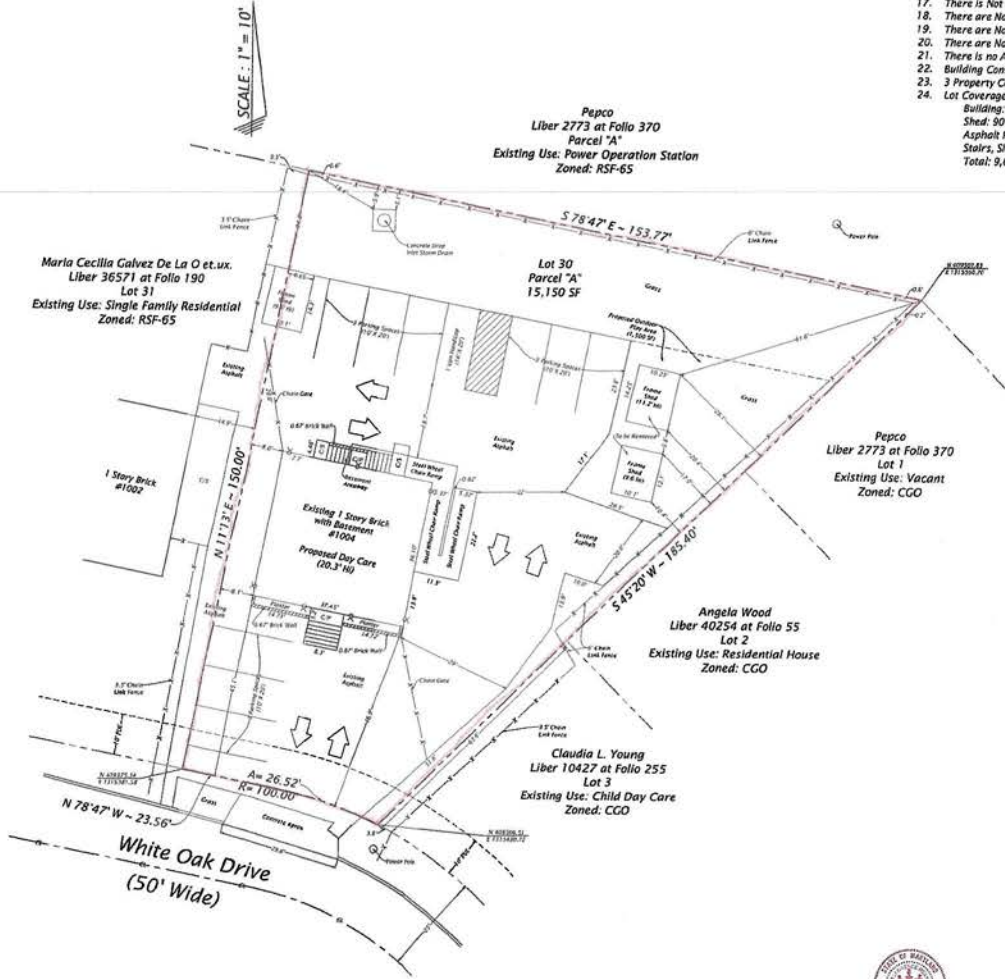




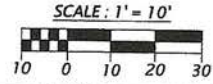
Vicinity Map
Scale: 1" = 2,000'

Tax Map: 105 Grid: B-2
ADC PG County Street Map #44 Grid: A-7
200' Sheet # 2095E01 & 2105E01 Zoning: CGO
Tax Account #1232057
Street Address: 1004 White Oak Drive
Oron Hill, MD 20745

- Legend
- C/S Concrete Slab
 - C/P Concrete Porch
 - SF Square Feet
 - GFA Gross Floor Area
 - H Security Light
 - CL Centerline



- NOTES
- Existing Zone of Lot: CGO (Commercial, General & Office Zone)
 - Total Area: 15,150 Square Feet Zoned: 15,150 Square Feet
 - Existing Use: Dental Office
 - Requested Special Exception Use:
Daycare Center (20 Children) Hours of Operation: 7am to 5pm
 - Parking Requirements:
1-Parking Space Per 10 Children (20 Children) = 2 Parking Spaces
Total No Required Spaces = 2 Spaces (10' X 20')
*Including 1 Van Handicap Space (16' X 20')
Total No Proposed Regular Spaces = 9 Spaces (10' X 20')
Total No. of Van Handicap Spaces = 1 Space (16' X 20')
Total No of Parking Spaces = 10 Spaces
 - Each Parking Space Shall be Marked by a Permanent, Durable Contrasting Material
 - There are no Loading Spaces required
 - Existing Parking Area is Asphalt
 - Outdoor Light is currently security lights. Proposed Outdoor Lighting is 150W Floods.
 - Children will be Accompanied by a Teacher or Aide when going to and from the Play Area.
 - Outdoor Play Area Required
75 Square Feet Per Child
75 SF X 20 Children = 1,500 SF
Outdoor Play Area to be provided = 1,500 Square Feet
 - The Outdoor Play Area shall be limited to between the Hours of 7am to 5pm.
Outdoor Play Area shall be limited during Daylight Hours
 - The Outdoor Play Area Shall contain Sufficient Shade during the Warmer Months to Afford Protection from the Sun.
 - Total Gross Floor Area: #1004 - 2,704 SF
 - Existing Water and Sewer Designations are: W-3 & S-3
 - This Site is Not within the Chesapeake Bay Critical Area
 - There is Not a 100 Year Flood Plain on this Site.
 - There are No Wetlands on this Site
 - There are No Historic Sites on or in the Vicinity of this Site
 - There are No Cemeteries on or Contiguous to this Site.
 - There is no Aviation Policy Area on this Site.
 - Building Constructed in 1957
 - 3 Property Corners in Maryland State Plane Coordinate System 1983
 - Lot Coverage #7310
Building: 1,352 Square Feet
Shed: 90 Square Feet
Asphalt Parking: 7,820 Square Feet
Stairs, Sidewalk, Ramp & Walls: 515 Square Feet
Total: 9,667 Square Feet or 64% Lot Coverage



Special Exception Plat	
Lot 30 Parcel A	
Livingston Park	
Plat Book 88 B at Plat No. 14	
12th ELECTION DISTRICT	PRINCE GEORGES CO., MD
DATE: 2-28-2023	SCALE: 1" = 10' SHEET 1 OF 1
APPLICANT	W. L. MEERKINS, INC.
Address 7 MD MD073 combination 03/31/2023	3033 BRIDGEWAY SUITE 200 FORT WASHINGTON, MD 20744 TEL: 240-423-8428 WWW.MEERKINSINC.COM

*** Owner ***
Dr. Terrel A Walters
2969 Southaven Drive
Annapolis, MD 21401
Phone #202-907-6057

*** Applicant ***
Karen Williamson
12417 Asbury Drive
Fort Washington, MD 20744
Phone #: 240-423-8428

NO TITLE ADJUST REQUIRED
AND RIGHTS TO RESUBMIT AND REVISIONS
OF RECORD ON CONTRACT.

FIRST LEARNING STAGES DAYCARE CENTER

Special Exception

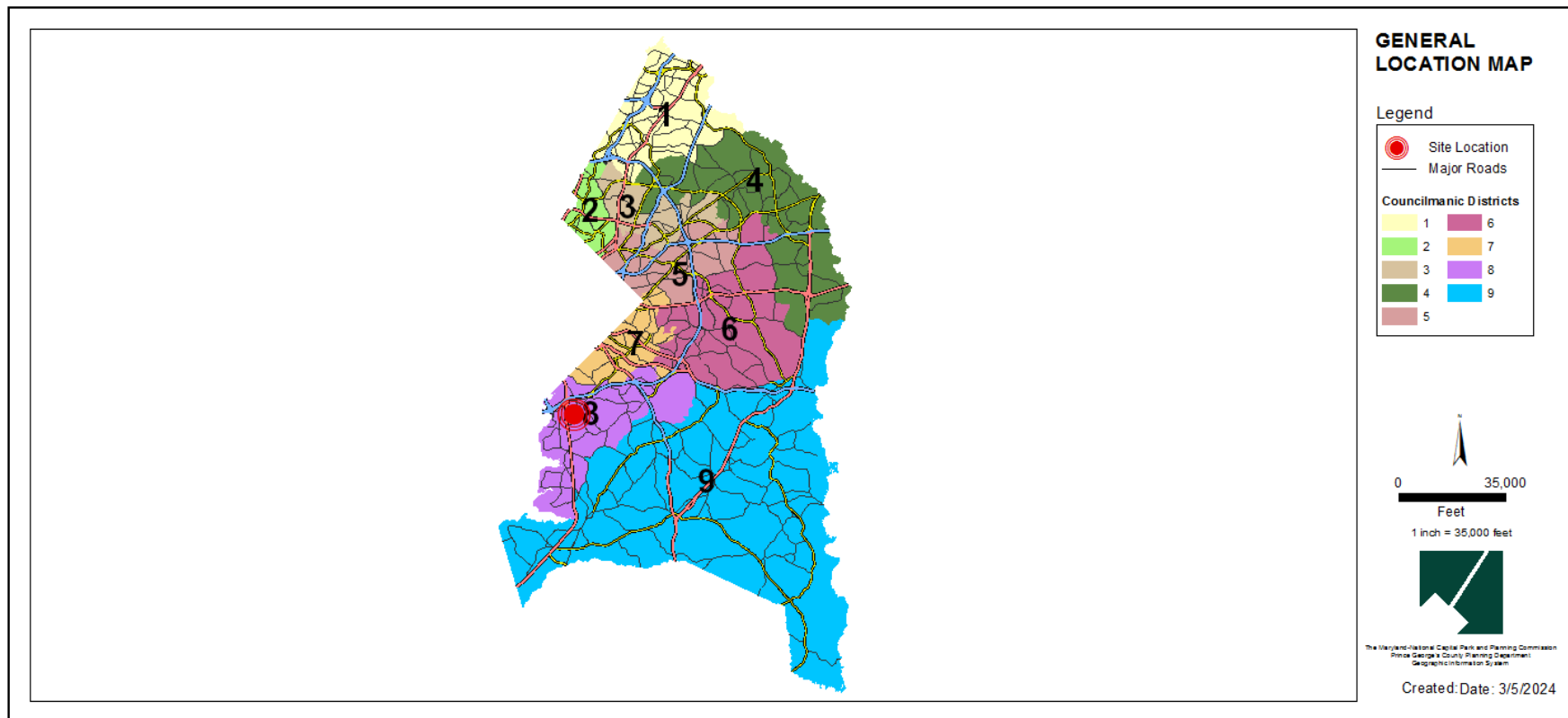
Staff Recommendation: APPROVAL with conditions



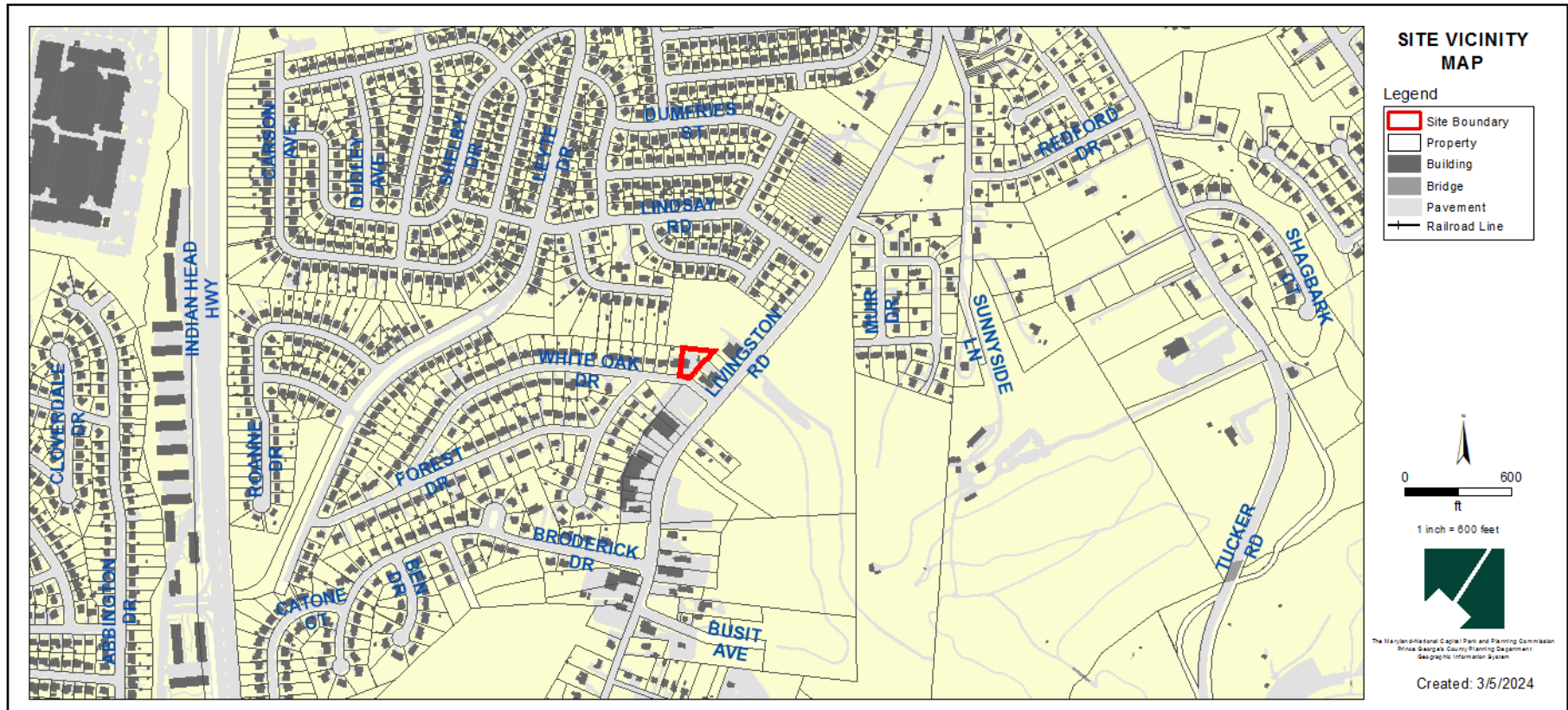
GENERAL LOCATION MAP

Council District: 08

Planning Area: 76B



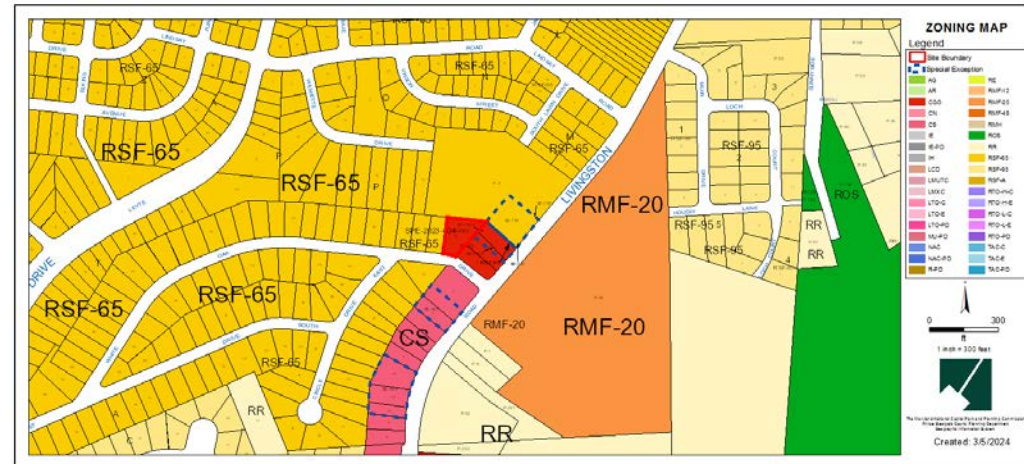
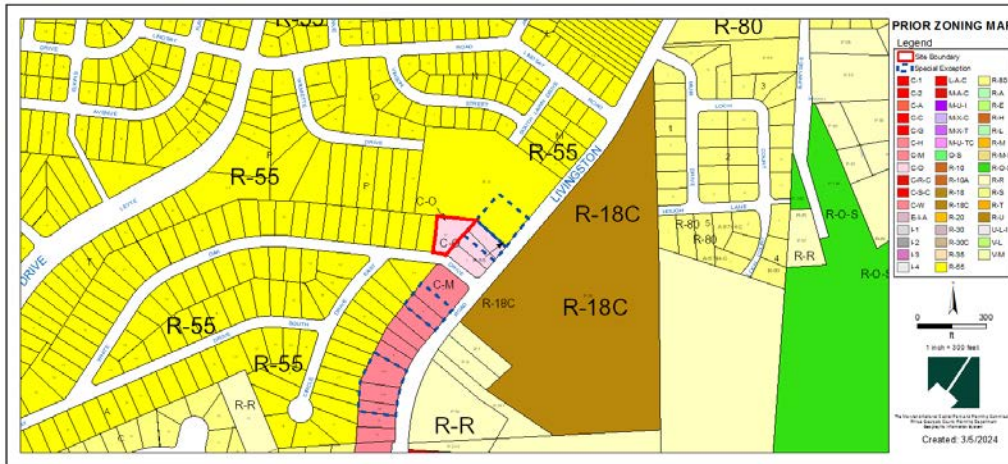
SITE VICINITY MAP



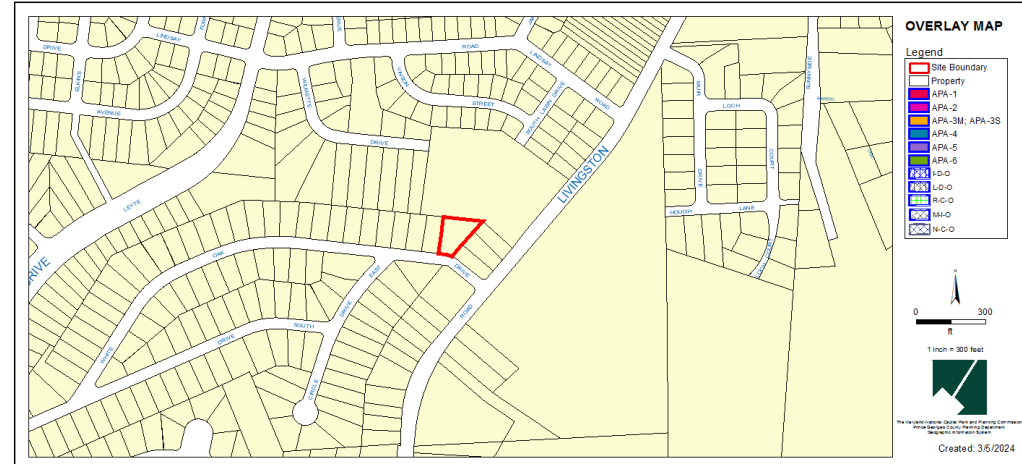
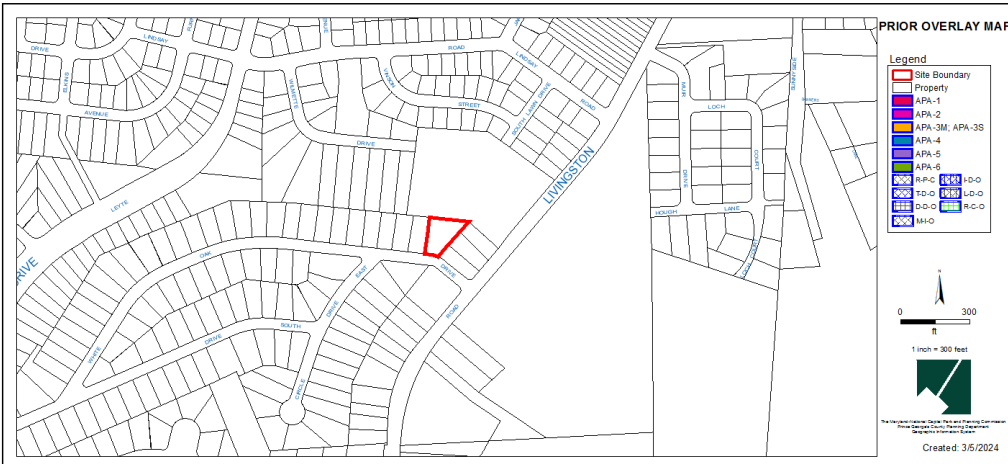
ZONING MAP (PRIOR & CURRENT)

Property Zone: CGO

Prior Zone: C-O



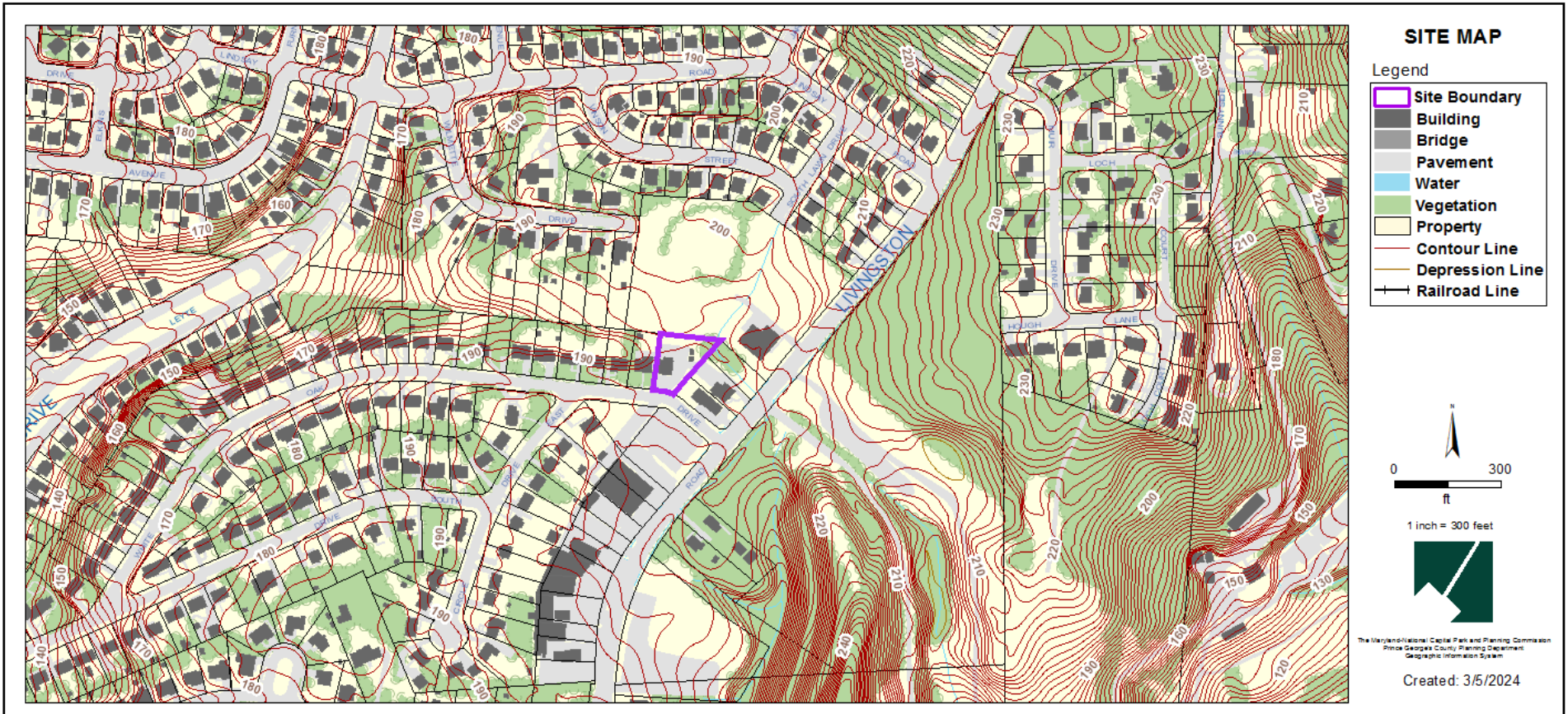
OVERLAY MAP (PRIOR & CURRENT)



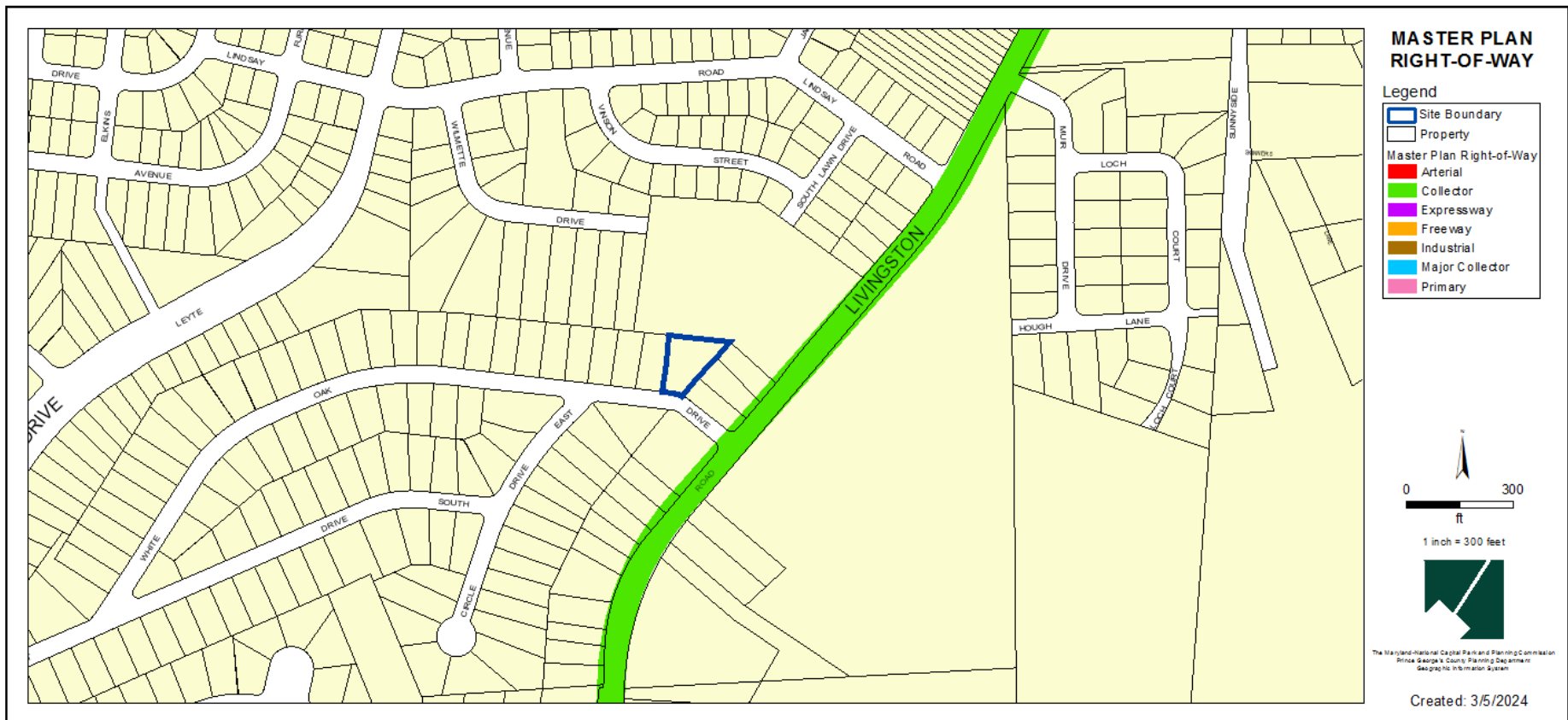
AERIAL MAP



SITE MAP



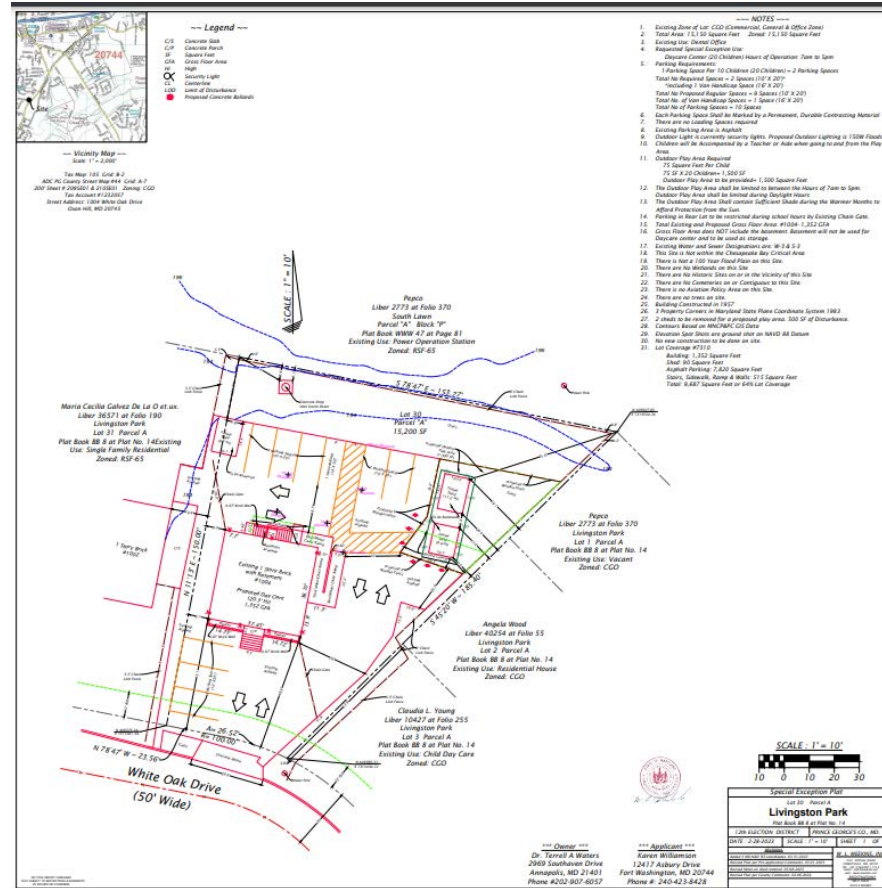
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 6/7/2023
- Acceptance Mailing: 11/24/2023

MEETING

Proposed Development

DAYCARE CENTER



Application: SPE-2023-004

Applicant Contact Name: Karen Williamson
Phone: (301) 281-2550
Email: karenwilliamson56@gmail

Neighborhood Meeting Information

7/08/2023 12:00 p.m. 7207 Livingston Road, Oxon Hill MD. 20742
(Date) (Time) (Location)

**For more information about this project
or to share comments:**

301-699-CALL

or email Hearing.Request@ppd.mncppc.org

Become a Party of Record

To become a party of record submit your request
online at <https://bit.ly/2M2DV2h> or by mail.

Prince George's County Planning Department
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

The pre-application neighborhood meeting is intended to inform residents of nearby lands about a proposed development application, and to provide the applicant an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible.

No government agency has reviewed this application.

M-1-PPC
Prince George's County
Planning Department

PRE-APPLICATION NEIGHBORHOOD MEETING

Proposed Development

DAYCARE CENTER



Application: SPE-2023-004

Applicant Contact Name: Karen Williamson
Phone: (301) 281-2550
Email: karenwilliamson56@gmail

Neighborhood Meeting Information

7/6/2023 12:00 p.m. 7207 Livingston Road, Oxon Hill MD 20742
Time Location

**For more information about this project
or to share comments:**

301-699-CALL
or email Hearing.Request@ppd.mncppc.org

Become a Party of Record
To become a party of record submit your request
online at <https://bit.ly/2M2DV2h> or by mail.

Prince George's County Planning Department
Development Review Center
1300 Capital Circle Drive
Upper Marlboro, MD 20774

The public notice for this meeting is attached to this
and is available on the project's public development application
portal. For more information, please contact the Planning
Department at (301) 281-2550 or visit our website at
www.pgc.org and www.ppd.mncppc.org.

All government agency fees received via application.



The Maryland-National Capital Park and Planning Commission

PRINCE GEORGE'S COUNTY
Planning Department

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

June 11, 2024

Maurene Epps-McNeil
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

**RE: SPE-2023-004 – First Learning
Stages Daycare Center**

Dear Ms. Epps-McNeil:

On **June 6, 2024**, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner, and the technical staff's recommendation constitutes the Planning Board's recommendation.

Very truly yours,

James R. Hunt, Chief
Development Review

Enclosure

cc: Persons of Record



Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Special Exception

SPE-2023-004

First Learning Stages Day Care Center

REQUEST	STAFF RECOMMENDATION
Special Exception for a day care center, for up to 20 children, with a fenced outdoor play area.	With the conditions recommended herein: <ul style="list-style-type: none"> • Approval of Special Exception SPE-2023-004

Location: On the north side of White Oak Drive, 200 feet west of the intersection with Livingston Road.	
Gross Acreage:	0.35
Zone:	CGO
Zone Prior:	C-O
Dwelling Units:	0
Gross Floor Area:	1,352 sq. ft.
Lots:	1
Parcels:	0
Planning Area:	76B
Council District:	08
Municipality:	0
Applicant/Address: Karen Williamson 12417 Asbury Drive Fort Washington, MD 20744	
Staff Reviewer: Price, Todd Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org	



Planning Board Date:	06/06/2024
Planning Board Action Limit:	N/A
Staff Report Date:	05/21/2024
Date Accepted:	01/11/2024
Informational Mailing:	06/07/2023
Acceptance Mailing:	11/24/2023
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: The Prince George's County Planning Board
The Prince George's County District Council

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

FROM: Todd Price, Planner II, Zoning Section,
Development Review Division

SUBJECT: Special Exception SPE-2023-004
First Learning Stages Day Care Center

REQUEST: Special exception for a day care center for up to 20 children, with a fenced outdoor
play area.

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 June 6, 2024.

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 has reviewed the subject application and presents 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.** Special exceptions (SPEs) are reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-3604(e) of the Prince George's County Zoning Ordinance, SPEs may only be approved upon a finding that all of 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 shall be consistent with the General Plan and shall conform with the relevant goals, policies, and strategies of the applicable Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its surrounding area;
 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: Subdivision Regulations.

In addition, all SPE applications must comply with Section 27-5401 of the Zoning Ordinance, regarding setbacks, landscaping, buffering, and screening.

- B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.** Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Code, SPE applications shall include a Type 2 tree conservation plan (TCP2) or a standard letter of exemption (LOE). If a site requires approval of a TCP2, with an associated SPE application, the TCP2 is reviewed simultaneously with the associated plan. This application has an approved standard LOE from the Woodland Conservation Ordinance (S-092-2023), which is valid until June 2, 2025.
- C. Prince George's County Tree Canopy Coverage Ordinance.** Per Section 25-127(a)(1), "Building and grading permits that propose 5,000 square feet or

greater of gross floor area or disturbance shall be in compliance with this Division, except as provided in Section 25-127(b)". This application does not propose 5,000 square feet or greater of gross floor area or disturbance, therefore, it is exempt from the requirements of the Prince George's County Tree Canopy Coverage Ordinance.

II. BACKGROUND

A. Summary and Request: This application seeks a special exception for a day care center for up to 20 children, with a fenced outdoor play area. The day care center will occupy an existing commercial building in the Commercial, General and Office (CGO) Zone.

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	CGO	CGO
Use	Commercial	Day Care Center for Children
Lot(s)	1	1
Parcel(s)	0	0
Total Gross Acreage	0.35	0.35
Gross Floor Area	1,352 sq. ft.	1,352 sq. ft.

C. Location and Site Description: The subject property is located at 1004 White Oak Drive, Oxon Hill, Maryland, which is on the north side of White Oak Drive, 200 feet west of the intersection with Livingston Road. The property is located on Tax Map 105 in Grid B2 and identified as Lot 30 of Livingston Park, in Plat Book BB 8 Plat 14, recorded in the Prince George's County Land Records in 1940. The property is approximately 0.35 acre and is encumbered by an existing one-story, 1,352-square-foot brick building and associated paved parking. There are three parking spaces in front of the building, a two-way drive aisle to the east side of the building, and six parking spaces in the rear of the building. There is one Americans with Disabilities Act (ADA) van-accessible parking space included in the rear parking area. The site has three small sheds that are to be removed. An approximately 25-foot grass strip runs along the north rear property line, separating it from the parking lot. The northeast corner of the lot has a grassed area that will be used for the proposed 1,500-square-foot outdoor play area. This play area will be enclosed by a 6-foot-high wooden fence.

D. Proposed Use(s): The subject application is for an SPE for a day care center for children. The facility will care for a maximum of 20 children. The day care center will have a 1,500-square-foot outdoor, fenced play area. The applicant's statement of justification (SOJ) states that outdoor play shall be limited to the hours from 7:00 a.m. to 5:00 p.m.

E. Neighborhood and Surrounding Uses: The general neighborhood is a mix of residential and commercial properties. The neighborhood is bordered by Livingston Road to the east, Broderick Drive to the south, Maryland 210 (Indian Head Highway)

to the west, and Oxon Hill Road to the north. The immediate uses surrounding the subject property are as follows:

- North—** Vacant land owned by Potomac Electric Power Company in the Residential, Single-Family-65 (RSF-65) Zone.
- East—** A brick utility building owned by Potomac Electric Power Company in the RSF-65 Zone, a non-conforming single-family dwelling in the CGO Zone, and a day care center in the CGO-Zone.
- South—** Single-family dwellings in the RSF-65 Zone and commercial properties in the Commercial Service (CS) Zone.
- West—** Single-family dwellings in the RSF-65 Zone.

F. History and Previous Approvals: The subject property was recorded in the Prince George’s County Land Records in 1940. Lot 30 was recorded on a final plat, prior to October 27, 1970, and has never been the subject of a preliminary plan of subdivision (PPS). There is no PPS approved for this site, and it has remained in its same platted configuration and acreage since it was recorded. The proposed use does not require the development of any additional square feet of gross floor area (GFA) and will not generate more than 50 trips. Therefore, a PPS or a new final plat is not required, in accordance with Section 24-3402(b)(1)(C) of the Subdivision Regulations.

The subject application included a Stormwater Management (SWM) Site Development Concept Approval (44024-2024-INC) from the Prince George’s County Department of Permitting, Inspections, and Enforcement (DPIE) that was approved on April 4, 2024, and expires on April 4, 2027. This approval came with four conditions that must be met prior to permit issuance.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

This application, to permit a day care center for children use, through an SPE, is being reviewed in accordance with the Prince George’s County Zoning Ordinance. The analysis of all required findings for approval are provided below.

A. General Special Exception Findings—Section 27-3604(e) of the Prince George’s County Zoning Ordinance provides the following applicable findings:

(1) A Special Exception may be approved if:

(A) 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 27-1300 of the Zoning Ordinance, are 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. The proposed SPE is in harmony with these purposes as follows:

Staff find that the proposed use will not negatively impact the health, safety, and welfare of the public. The proposed hours of operation for the day care center are Monday through Friday, from 7:00 a.m. to 5:00 p.m. The outdoor play area will be fenced and will be at least 25 feet from the adjoining single-family uses.

The proposed use will be compatible with the surrounding land uses in that the proposed use will maintain the architectural character of the existing commercial building. As previously mentioned, the outdoor play area will be fenced and adequately distanced from adjoining uses. The day care center for children will provide a much-needed service to the surrounding neighborhood.

The proposed SPE use and site plan demonstrate harmony with the purposes of Subtitle 27 of the County Code.

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

The proposed use is in conformance with the requirements and regulations set forth in Subtitle 27.

The proposed use is being evaluated according to the general required findings of approval for all SPEs contained in Section 27-3604(e) of the Zoning Ordinance.

The application also demonstrates conformance with Section 27-5402(x), Additional Requirements for Specific Special Exception Uses pertaining to a Day Care Center for Children, as discussed in Section III.(C) of the Zoning Ordinance.

(C) The proposed use shall be consistent with the General Plan and shall conform with the relevant goals, policies, and strategies of the applicable Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its surrounding area;

The applicable master plan is the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*. The master plan recommends commercial future land uses on the subject property. The application is consistent with the goals, policies, and strategies of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), because the proposed use provides a much-needed service within the context of supporting the existing nearby community.

In addition, the master plan recommends the following (policies and strategies) to help advance the intent and purpose of the plan:

Development Pattern Element Chapter

Developed Tier

Policy 1: Preserve and enhance existing suburban residential neighborhoods.

Strategies

- **Design institutional or special exception uses to – reflect the scale and character of the surrounding neighborhood.** (page 36)

The application conforms to the goals, policies and strategies of the master plan because the proposed day care center will be in a one-story brick structure that matches the scale and character of the surrounding single-family detached neighborhood to the west and commercial uses along Livingston Road to the east and south.

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

Staff find that the proposed use of a day care center for children will not adversely affect the health, safety, or welfare of residents or workers in the area.

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

The general neighborhood is residential and commercial. The proposed use does not propose any changes to the exterior of the existing commercial building, aside from the fenced, outdoor play area.

Given the modest improvements to the existing site, staff find the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

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

No Type 2 tree conservation plan is required with this application.

- (G) 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: Subdivision Regulations.**

No regulated environmental features (REF) exist on-site; therefore, none will be impacted by the proposed development. The site has already been graded and improved with a one-story brick building. The site has an approved standard LOE (S-092-2023) from the WCO, that was submitted for the proposed project, which is valid until June 2, 2025.

- (2) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay (CBCAO) Zone, a special exception shall not be granted:**

- (A) Where the existing lot coverage in the CBCAO exceeds that allowed by this Subtitle, or**

This criterion is not applicable, as the proposed development is not located within the Chesapeake Bay Critical Area Overlay (CBCAO) Zone.

- (B) Granting the special exception would result in a net increase in the existing lot coverage in the CBCAO.**

This criterion is not applicable, as the proposed development is not located within the CBCAO Zone.

- B. Special Exception General Required Findings—Section 27-5401 of the Zoning Ordinance provides the following applicable findings:**

- (a) Required Findings**

In addition to the required findings for the approval of a special exception specified in Section 27-3604(e), Required Findings, all special exception applications shall comply with Subsections (b) and (c), below, and all regulations applicable to the proposed use(s) as specified in Section 27-5402, Additional Requirements for Specific Special Exception Uses.

The subject application demonstrates conformance with the subsections regarding setbacks, landscaping, buffering, and screening as analyzed below.

- (b) Setbacks**

All setbacks shall be measured from the boundary line of the land for which the special exception is requested or approved, regardless of whether this boundary line is a lot, property, street, or other line. This Section applies to all setback requirements of this Subtitle which are specifically applicable to the special exception use.

The subject property is located in the CGO Zone. There are no required setbacks for this use in the CGO Zone, however, the submitted plan does dimension the existing building setback, to the nearest boundary line, to the north and east. A condition has been included herein requiring the applicant to provide building setbacks as measured from the boundary line of the requested SPE area.

(c) Landscaping, Buffering, and Screening

- (1) All landscaping required for a special exception, including any amendments to landscaping, buffering, and screening requirements which may be proposed by the applicant, shall be approved at the same time the special exception is approved. A special exception shall comply with the Landscape Manual through the approval of a landscape plan. The District Council may require additional landscaping, screening, or buffering if it determines that the amount required by the Landscape Manual is insufficient to adequately protect adjacent uses.**
- (2) Amendments to landscaping, buffering, and screening required in an approved special exception shall be made in accordance with Section 27-3604(i), Changes to Approved Special Exceptions: Minor Changes.**

The subject application does not request any amendments to the landscaping, buffering, and screening requirements. The proposed development has been evaluated according to the requirements of the 2018 *Prince George's County Landscape Manual* (Landscape Manual).

C. Additional Requirements for Specific Special Exception Uses-Section 27-5402(x), Day Care Center for Children, provides the following applicable additional requirements:

- (1) A day care center for children may be permitted, subject to the following:**
 - (B) An ample outdoor play or activity area shall be provided, in accordance with the following:**
 - (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

The proposed outdoor play area is 1,500 square feet. This provides 75 square feet per child and, therefore, meets the minimum requirement.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

The proposed outdoor play area is at least 25 feet from any dwelling on an adjoining lot and is enclosed by a proposed 6-foot-high fence.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the District Council if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

Staff find that the proposed setback and fence height is adequate to protect the health and safety of the children utilizing the play area.

- (iv) Any off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

The proposed outdoor play area is located on the property and is safely accessible. It should be noted that the on-premises outdoor play area does cross the drive aisle that accesses the rear parking area. However, access to this parking area will be restricted during operating hours by an existing chain gate.

- (v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

A note on the plan states that the outdoor play area shall be sufficiently shaded during the warmer months to afford protection from the sun. The shade structure should be a durable and quality structure, such as a canvas sunscreen, with permanent structural elements affixed to the ground. A condition has been included herein requiring the applicant to detail how the shade canopy will adhere to the ground and to show it on the final SPE site plan.

- (vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

The outdoor play area will not be used before or after daylight hours.

(vii) Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.;

The outdoor play area will be limited to the hours between 7:00 a.m. and 5:00 p.m.

(2) In addition to the requirements of Section 27-3604(c), Special Exception Submittal Requirements, the site plan shall show:

(A) The proposed enrollment;

The proposed enrollment for this application is 20 children and is noted on the site plan.

(B) The location and use of all buildings located on adjoining lots; and

The site plan shows the use of all buildings located on adjoining lots. However, a condition has been added to the Recommendation section of this report to show building locations.

(C) The location and size of outdoor play or activity areas.

The location and size of the outdoor play area is shown on the site plan.

D. Development Standards—Section 27-6, Development Standards, of the Zoning Ordinance provides the following applicable development standards. This SPE is consistent with the applicable standards, as described in the applicant’s SOJ, incorporated herein by reference. The following discussion is offered:

1. Section 27-6300 Off-Street Parking and Loading

In accordance with the parking and loading regulations contained in Section 27-6300 of the Zoning Ordinance, a day care center for children requires 1.0 spaces per 10 children. This application proposes a limit of 20 children and, therefore, would require two parking spaces. The applicant is proposing nine spaces, one of which will be handicap-accessible. The submitted plan states that there are 10 spaces provided. A condition has been included in the Recommendation section of this staff report to correct this error.

No loading spaces are required for this use.

2. Section 27-6500 Landscaping

This application is exempt from the Landscape Manual per Section 1.1(b) which states that “Existing conditions on developed sites not in conformance with the requirements of this manual that were otherwise lawful on

April 1, 2022, and not the subject of any building or grading permit, may continue as a matter of right”.

3. Section 27-6600 Fences and Walls

This SPE proposes the installation of a 6-foot-high fence to enclose the outdoor play area, as shown on the plan. This fence meets the requirements of Section 27-6600.

4. Section 27-61200 Neighborhood Compatibility Standards

This SPE will have minimal impact on surrounding uses. The proposed use will make no changes to the exterior of the existing one-story brick building, apart from the addition of the fenced, outdoor play area. As such, it will protect the character of the existing neighborhood while providing a much-needed service to the community.

5. Section 27-61500 Signage

No signage is proposed with this application.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2018 PRINCE GEORGE’S COUNTY LANDSCAPE MANUAL

This application is exempt from the Landscape Manual, per Section 1.1(b), which states that “Existing conditions on developed sites not in conformance with the requirements of this manual that were otherwise lawful on April 1, 2022, and not the subject of any building or grading permit, may continue as a matter of right”.

V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE’S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

This property has an approved standard LOE (S-092-2023) from the Woodland Conservation Ordinance, which is valid until June 2, 2025.

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

Per Section 25-127(a)(1) of the Prince George’s County Code, the site is exempt from the Prince George’s County Tree Canopy Coverage Ordinance as it does not require a building or grading permit and does not propose 5,000 square feet or greater of gross floor area or disturbance.

VII. REFERRAL COMMENTS

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

- A. **Community Planning**—In a memorandum dated February 7, 2024 (Perry to Price), the Community Planning Division provided an analysis of the subject application and found no conformance issues.
- B. **Transportation Planning**—In a memorandum dated February 12, 2024 (Daniels to Price), the Transportation Planning Section provided an analysis of the subject application and found the vehicular, pedestrian, and bicycle access and circulation for this plan to be acceptable. The Transportation Planning Section did offer a condition that the applicant provide a minimum 5-foot-wide sidewalk along the property’s frontage of White Oak Drive, unless modified by the operating agency with written correspondence. However, given that no sidewalk currently exists along either side of White Oak Drive or at its intersection with Livingston Road, staff find this condition to not be appropriate.
- C. **Environmental Planning**—In a memorandum dated February 12, 2024 (Schneider to Price), the Environmental Planning Section provided an analysis of the subject application and found it to be in conformance with Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within Section 27-6800 – Environmental Protection and Noise Control. It also noted that no specimen or REF exist on the property.
- D. **Subdivision**—In a memorandum dated February 12, 2024 (Bartlett to Price), the Subdivision Section provided an analysis of the subject application but offered no further comment or conditions of approval.
- E. **Historic Preservation**—In a memorandum dated January 29, 2024 (Smith, Chisholm, and Stabler to Price), the Historic Preservation Section noted that the subject property does not contain and is not adjacent to, any designated Prince George’s County historic sites or resources.
- F. **Permit Review**—In a memorandum dated February 12, 2024 (Watkins to Price), the Permit Review Section provided technical comments, five of which have been included as conditions of approval in the Recommendation section of this report.
- G. **Prince George’s County Fire/EMS Department**—In an email dated February 12, 2024 (Reilly to Price), the Fire/EMS Department reviewed the subject application and did not offer any comments.
- H. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 18, 2024 (Guzman to Price), DPIE provided an analysis of the subject application, along with requirements to be met at permitting, and had no objection to SPE-2023-004.
- I. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.
- J. **Prince George’s County Health Department**—In a memorandum dated January 11, 2024 (Adepoju to Price), the Health Department provided comments and recommendations, but had no objection to SPE-2023-004.

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 Section 27-3604(e) (in general) and the applicable findings of Section 27-5402(x), Day Care Center for Children, of the 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 Prince George's County Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SPE-2023-004, First Learning Stages Day Care Center, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
 - a. The paved area between the two parking spaces and the proposed fence surrounding the outdoor play area in the northeast portion of the site shall be striped, to indicate that it is not a parking space.
 - b. The handicap-accessible marking and signage details for the handicap van-accessible parking space shall be demonstrated on the site plan.
 - c. Show and dimension all existing and proposed gates on the site plan.
 - d. Revise the parking tabulation to state nine parking spaces are provided, as shown on the plan.
 - e. Show the location of all adjacent buildings on the site plan.
 - f. Show a dimension from the fenced play area to the closest adjacent building on the site plan.
 - g. Provide details of the shade structure on the final special exception site plan including elevations, materials, and how it will adhere to the ground.
 - h. Provide building setback distances from the area of the special exception to the north and east property boundaries.

FIRST LEARNING STAGES DAYCARE CENTER

Special Exception

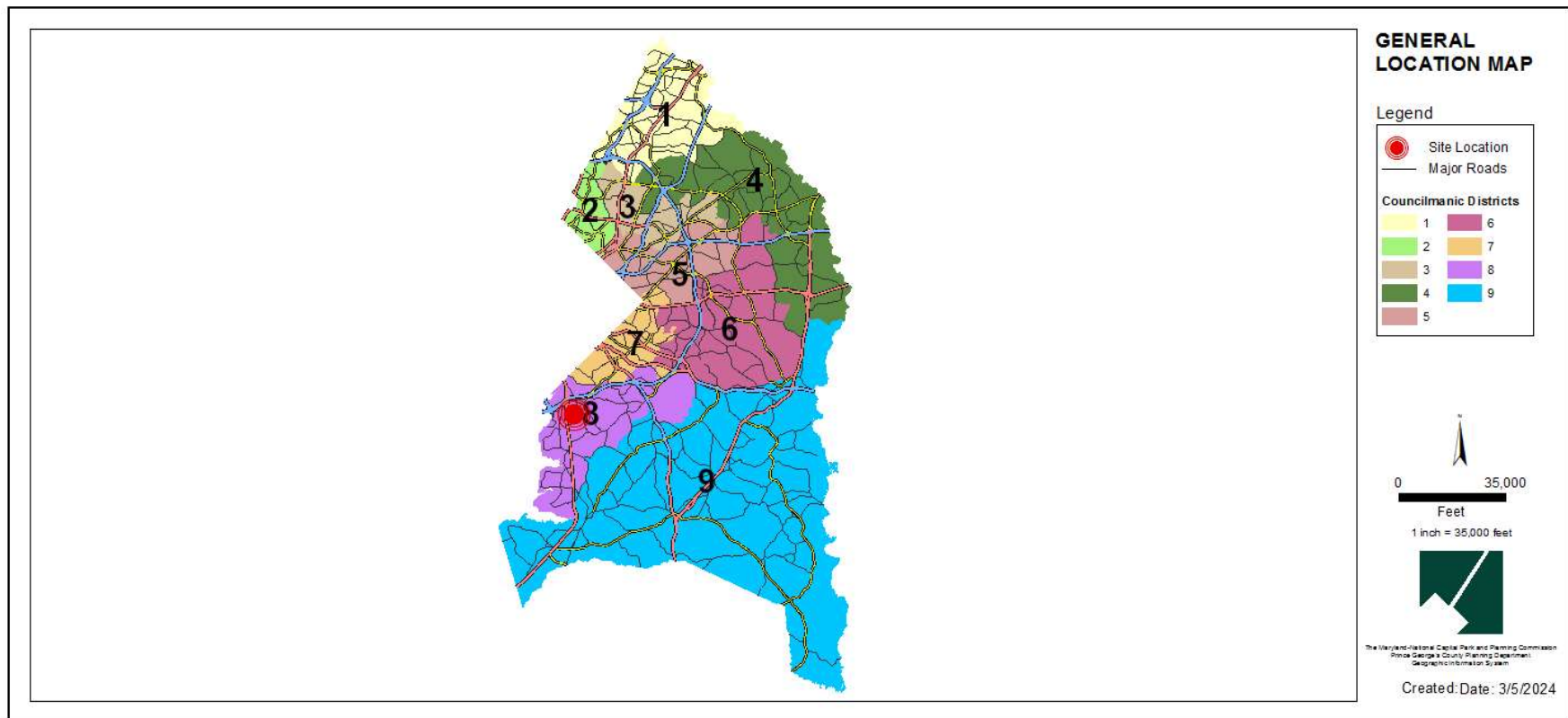
Staff Recommendation: APPROVAL with conditions



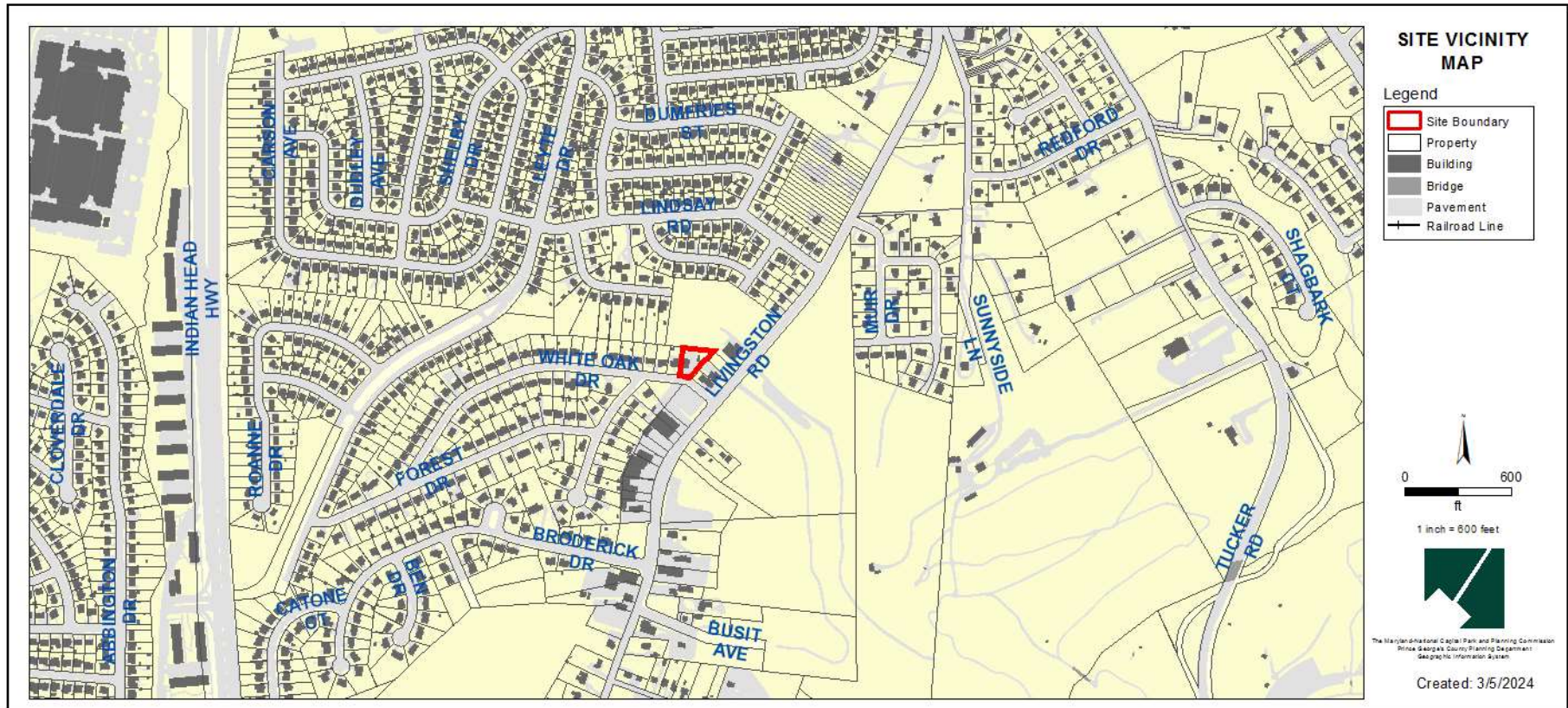
GENERAL LOCATION MAP

Council District: 08

Planning Area: 76B



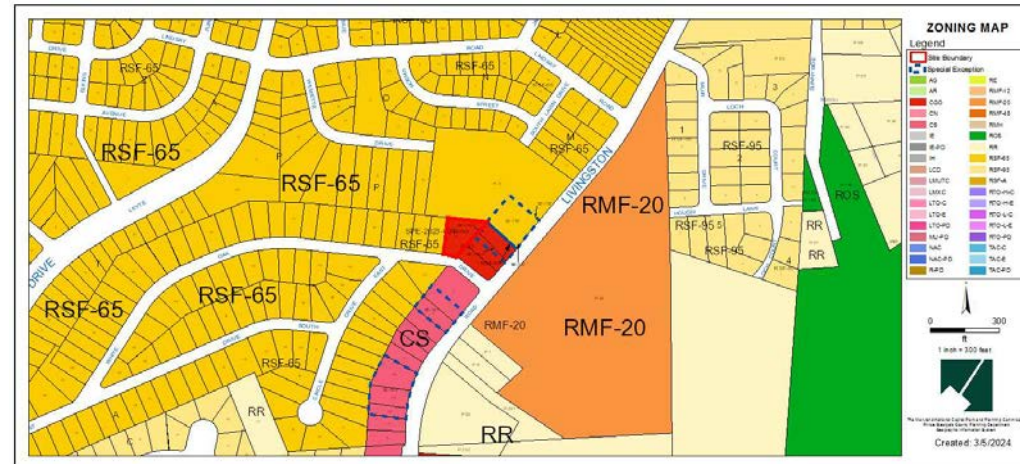
SITE VICINITY MAP



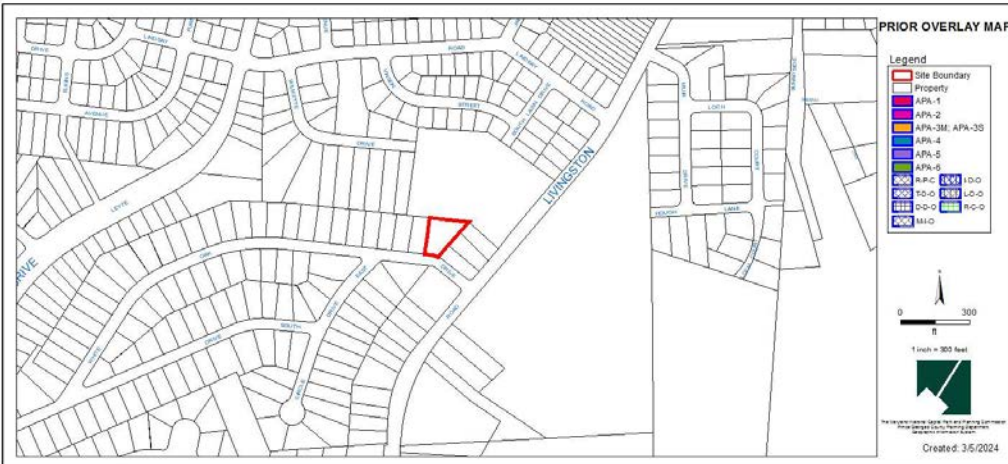
ZONING MAP (PRIOR & CURRENT)

Property Zone: CGO

Prior Zone: C-O



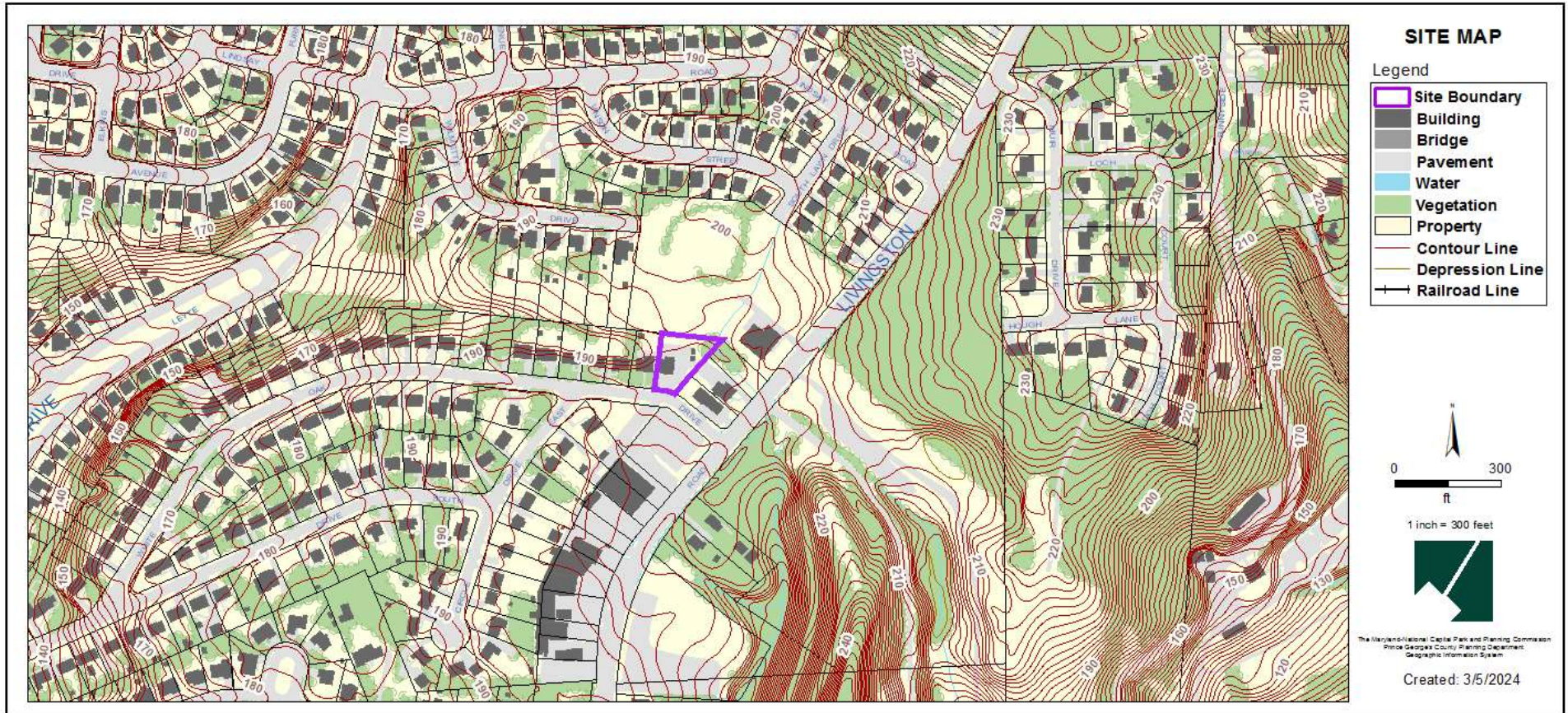
OVERLAY MAP (PRIOR & CURRENT)



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 6/7/2023
- Acceptance Mailing: 11/24/2023

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

AGENDA ITEM: 4D
AGENDA DATE: 6/6/2024

Case Name, Application (Case) Number:

Applicant, Ms. Karen Williamson, hereby submits this Statement of Justification in support of a permit to operate a daycare center for children, “First Learning Stages Daycare LLC”, in a CGO Zone in accordance with the new Prince George’s County Code, also known as the Zoning Ordinance for Prince George’s County.

Description of proposed use/request:

The Applicant is requesting to operate a child daycare center for 20 children (First Learning Stages Daycare LLC). Currently, the subject property is approved for a “Dental Office” The subject application is a request for approval of a daycare center with a maximum enrollment of 20 children within an existing 1-story building with a basement on a 15,150 square foot lot, with an outdoor play area (existing without play structure and play equipment), and parking on (existing-8 standard 10’X20’ spaces and 2- handicapped 16’X20’ space) an existing paved with asphalt parking area on the 7,820 square-foot property in the CGO Zone. The basement will not be used.

Description and location of the subject property:

The subject property is located in Livingston Park Subdivision Lot 30, Parcel A at Plat Book BB 8 at Plat No. 14, Liber 30692 at Folio 141, 1004 White Oak Drive Oxon Hill, MD 20745. The subject property is currently zoned as Commercial, General, and Office (CGO), used as a dental office.

Description of previous approval(s):

Not Applicable

Description of each required finding:

Identify each applicable section of the Prince George’s County Code (i.e., the Zoning Ordinance or Subdivision Regulation) that pertains to the request and justify each required finding. Some uses or requests may involve numerous sections of the Prince George’s County Code, each of which must be addressed.

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

The site plan is in conformance with Subtitle 27-4, Zones and Zone Regulations, and Section 27-4203, Nonresidential Base Zones. The proposed Day Care Center for Children is only allowed with the approval of a Special Exception.

The site plan is in conformance with Section 27-5402 for Additional Requirements for Specific Special Exception Uses - for the Day Care Center for Children.

The center shall comply with all State regulations and obtain appropriate State Licensing prior to operation.

27-5402. Additional Requirements for Special Exceptional Uses

(A) Day Care Center for Children

(1) A daycare center for children may be permitted, subject to the following:

(A) The District Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations:

(2) Requirements.

(B) An ample outdoor play or activity area shall be provided, in accordance with the following:

(i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;

Comment: According to this requirement, a 1,500-square-foot play area is required for 20 children, the proposed licensed capacity of the daycare center. The general notes indicate that a 1,5000-square-foot outdoor play area is proposed, which is adequate.

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;

Comment: The size of the proposed outdoor play area has been shown accurately in the general notes and has been found to be adequate. The play area is adjacent to the building and is separated from it by a slab of concrete and a wide strip of grass. A resilient surface, such as woodchips or other approved material, will be provided within the proposed outdoor play area.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the District Council if it determines that it is needed to protect the health and safety of the children utilizing the play area;

Comment: The proposed outdoor play area will be enclosed with a six-foot-high pressure-treated shadowbox wood fence, which will be adequate.

- (iv) An off-premises outdoor play or activity area shall be located in proximity to the daycare center and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway.

Comment: The proposed outdoor play area is not located off-premises.

- (v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;

Comment: The proposed outdoor play area will contain sufficient shade during the warmer months to afford protection from the sun.

- (vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to ensure safe operation of the area;

Comment: There is existing security lighting. An additional 150w floodlighting will be added that will provide adequate lighting if the play area is used at dusk.

- (vii) Outdoor play shall be limited to the hours between 7 a.m. and 5 p.m.

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

Comment: The use of the proposed outdoor play area hours of play will be restricted to the no earlier than 7:00 a.m. or no later than 5:00 p.m.

(iii) The center shall designate passenger drop-off and pick-up spaces in accordance with Section 27-6307(g)(2), Drop-Off and Pick-Up Areas.

Comment: The center shall provide four passenger Drop-Off and pick-up parking spaces in the rear off the building

(c) In the CGO, CS, IE, and IH zones, a special exception for a daycare center for children shall be allowed only if the Council finds that existing development and uses in the neighborhood (particularly on adjacent properties) will not adversely affect the proposed use.

(2) In addition to the requirements of Section 27-3604 (c), Special Exception Submittal Requirements, the site plan shall show;

(A) The proposed enrollment;

(B) The location and use of all buildings located on lots; and

(C) The location and size of outdoor play or activities areas.

(3) Any daycare center for children which has, on or before the effective date of this Ordinance, fully complied with the provisions of this Subtitle in effect at the time the use commenced shall not be required to meet the requirements of this Section, provided that the use has not been expanded or changed since that time. Any expansion or change shall be governed by the provisions of this Section, or of Section 27-5102(d)(2)(A), Day Care Center for Children.

Comment: The proposed enrollment has been indicated on the plans as 20 children. In accordance with this Section, the maximum number of students enrolled in the center in anyone (1) session will be 20 students. The location, use of buildings on lots, and location and size of outdoor play or activities areas have been indicated on the plans.

Variance Request/s and required findings for each request:

STATEMENT OF JUSTIFICATION
FIRST LEARNING STAGES DAYCARE LLC

No variance is being requested or required. As provided in the plans, this site is not within the Chesapeake Bay Critical area, there are no wetlands on this site, there are no historic sites on or in the vicinity of this property, there are no cemeteries on or contiguous and this site is not subject to the Aviation Policy Regulations. Therefore, this Site Plan should be exempt of the requirements of Section 27-3613(d) of the Variance Decision Standards of the Zoning

Ordinance, Section 25-119 of the Woodland and Wildlife Habitat Conservation Ordinance and Section 24-3403(a) of the Subdivision Regulations.

Summary/conclusion of request:

The Applicant is requesting to operate a child day care center for 20 children (First Learning Stages Daycare LLC) on the subject property. The foregoing statements demonstrate that the request complies with all requirements of the Zoning Ordinance and is therefore justified. The Applicant believes that the application either meets or exceeds the requirements set forth in the Zoning Ordinance, and; therefore, requests the approval of the permit to operate a daycare center for 20 children.

Respectfully Submitted,

Karen Williamson
Applicant

PRINCE GEORGE'S COUNTY, MARYLAND



DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
SITE/ROAD PLAN REVIEW DIVISION
9400 Peppercorn Place, Suite 230
Largo, Maryland 20774
(301) 636 - 2080



SITE DEVELOPMENT CONCEPT APPROVAL

PERMIT PROJECT NAME: **WILLIAMSON DAYCARE** APPLICATION NUMBER:
CASE NAME: **LIVINGSTON PARK** APPROVAL NUMBER: **44024-2024-INC**
PERMITEE'S NAME: **KAREN WILLIAMSON**
ENGINEER: **W.L MEEKINS INC**

REQUIREMENTS:

Technical Review is required for PUBLIC /PRIVATE Storm Drain /SWM Construction.

Type of Storm Drainage/SWM Construction is .

These additional approvals are required: **Building permit.**

These fees apply: **Review Fees; SWM Fee in Lieu.**

These bonds apply: .

Required water quality controls: .

Required water quantity controls: .

A maintenance agreement is **not required.**

Required easements: .

Storm Water Management fee payment of **\$551.00** in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

Please see second page.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: 04/04/2024

EXPIRATION DATE: 04/04/2027

FOR OFFICE USE ONLY

ADC MAP: **5765**
WSSC 200' GRID: **210SE01**
WORK LOCATION: **Please see last page.**
12-DIGIT WATERSHED: **021402010796**
8-DIGIT WATERSHED: **02140201**
TOTAL NUMBER OF
LOTS + PARCELS: **1**

PRINCE GEORGE'S COUNTY, MARYLAND



DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
SITE/ROAD PLAN REVIEW DIVISION
9400 Peppercorn Place, Suite 230
Largo, Maryland 20774
(301) 636 - 2080



CONDITIONS OF APPROVAL:

- 1) REMOVE EXISTING CONCRETE APRON AND REPLACE 30' WIDE COMMERCIAL DRIVEWAY.
REMOVE EXISTING FRAME SHED AND CONVERT THE AREA TO PLAY GROUND
- 2) COMMERCIAL DRIVEWAY BOND IS REQUIRED.
- 3) LESS THAN 5,000 SQUARE FEET TO BE DISTURBED. THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS
- 4) STANDARD DRIVEWAY PERMIT AND/OR UTILITY CUT PERMIT TO BE SECURED, PRIOR TO BUILDING PERMIT ISSUANCE.

PRINCE GEORGE'S COUNTY, MARYLAND



DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
SITE/ROAD PLAN REVIEW DIVISION
9400 Peppercorn Place, Suite 230
Largo, Maryland 20774
(301) 636 - 2080



BUILDING NUMBER	STREET NAME	STREET SUFFIX	CITY / TOWN	TAX ACCOUNT	START STATION	END STATION
1004	WHITE OAK	DR	OXON HILL	1232057		



Prince George's County
 Department of Permitting, Inspections and Enforcement
SITE/ROAD PERMIT PROCESSING UNIT PERMIT
 FOR CONSTRUCTION AND RELATED ACTIVITIES WITHIN
 THE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY SITE WORK
 9400 Peppercorn Place, Suite 230



CASE NAME: **LIVINGSTON PARK**

APPLICATION NUMBER: **44024-2024-INC**

CASE TYPE: **INC**

PERMIT NUMBER: **P47898-2024-INC**

District: **SOUTH**

Permittee:

Owner of Property:

WILLIAMSON KAREN
12417 ASHBURY DRIVE
FORT WASHINGTON MD 20744

WATERS LLC WILLIAM
2969 SOUTHAVEN DR
ANNAPOLIS MD 21401

Officer Name : **WILLIAMSON KAREN**

Officer Title:

Telephone No : **240-423-8428**

Contact Person:

Name: **CONTEE RUTH**

Phone: **240-375-6354**

Email: **splitsecondpermits@gmail.com**

THIS TO CERTIFY THAT THE PERMITTEE HAS PERMISSION TO PERFORM WITHIN THE PUBLIC RIGHT -OF-WAY or /and ON SITE: **REPLACE DRIVEWAY APRON & REMOVE 2 SHEDS** Customer Response: **THE APPLICATION IS TO REPLACE DRIVEWAY APRON & REMOVE 2 SHEDS THE OWNER WAS ASKED TO RECEIVE AN EXEMPTION FROM SITE ROAD**

COMDWAYENTRANCE : Yes

ISEXISTINGBLDG : N

Conditions of Approval:

Municipality : **COUNTY**

On Site Disturbed Area (SQ FT): **1850**

R/W Disturbed Area (SQ FT): **0**

Dimensions:

OTHER:

THE PROPOSED CONSTRUCTION SHALL BE PERFORMED AND COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS APPROVED BY THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT OF PRINCE GEORGE'S COUNTY AND IN ACCORDANCE WITH SUBTITLE 23 AND SUBTITLE 32 OF THE PRINCE GEORGE'S COUNTY CODE AND THE GENERAL SPECIFICATIONS AND STANDARDS FOR ROADWAYS AND BRIDGES, AND SUBJECT TO THE INSPECTION AND CONTROL OF THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT OF PRINCE GEORGE'S COUNTY.

* ALL STREET LIGHTING REQUIREMENTS MUST BE SATISFIED, INCLUDING THE SUBMISSION OF A STREET LIGHTING PLAN AND THE ORDERING OF AND PAYMENT FOR STREET LIGHTING WORK TO THE LOCAL UTILITY COMPANY.

SEDIMENT CONTROL# : **N/A**

RELATED BUILDING PERMIT# :

RELATED SITE/ROAD PERMIT# :

LOCATION OF PROPOSED WORK

STREET NAME : **1004 WHITE OAK OXON HILL MD 20745**

LOTS(S) :

BLOCK(S) :

PARCEL(S) : **1232057**

DPW & T MAP PAGE & GRID : **105-B2**

EMBANKMENT USED IN THE ROADWAY SHOULD BE MONITORED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE OR COUNTY LAB PERSONNEL TO ENSURE A STABILIZED SUBGRADE.

APPLICATION NUMBER: **44024-2024-INC**

PERMIT NUMBER : **P47898-2024-INC**

NOTE: THE APPLICANT SHALL BE ADVISED THAT THE PERMIT ISSUED BY THIS DEPARTMENT DOES NOT IN ANY WAY RELIEVE THE APPLICANT FROM OBTAINING OTHER PERMITS COVERING ALL THE REQUIRED WORK. IT IS YOUR RESPONSIBILITY TO OBTAIN ANY ADDITIONAL PERMITS, APPROVALS AND LICENSES FROM OTHER FEDERAL, STATE, COUNTY AGENCIES AND MUNICIPALITIES.

BOND : PAID : \$
BOND CO : BOND # :
BOND TYPE :
PERMIT ISSUANCE DATE: Apr-10-2024
PERMIT EXPIRATION DATE: Apr-10-2025
PERMIT EXTENSION DATE:
PERMIT EXTENSION EXP. DATE :



Dawit A. Abraham
(Director)

IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO APPLY FOR AN EXTENSION IN WRITING NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE. THE APPLICANT SHALL NOTIFY THE DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION OR RESTARTING CONSTRUCTION BY CONTACTING DPIE'S INSPECTIONS DIVISION AT 301-883-3820. SELECT THE PROMPT FOR SITE DEVELOPMENT INSPECTION.

APPLICATION NUMBER: **44024-2024-INC**
PERMIT NUMBER : **P47898-2024-INC**



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

March 18, 2024

TO: Todd Price, Subdivision Review Section
Development Review Division, M-NCPPC

FROM: Reynaldo de Guzman, P.E., Acting Associate Director
Site/Road Plan Review Division, DPIE *Reynaldo de Guzman*

Re: First Learning Daycare Center
SPE-2023-004

CR: White Oak Drive

In response to the SPE-2023-004 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject site Lot 30 (15,150 SF Lot, zoned CGO) is in the Livingston Park Subdivision, located North of White Oak Drive and west of Livingston Road; approximately 250 feet north-west of the intersection of Livingston Road and White Oak Drive. A 1,332-square-foot one-story basement building exists on the site.
- The proposed access to the property is provided from White Oak Drive.
- This referral is for a change of use and needed improvements.
- Before the permitting stage, the applicant will be required to file for a Site Development Concept for proposed improvements and change of use.
- In the permitting stage, the applicant shall provide frontage improvements along White Oak Drive, including but not limited to LED street lighting.
- In the permitting stage, the applicant shall provide the County's standard commercial driveway entrance for site access.
- All improvements within the public right-of-way, as dedicated for public use to the County, are to be per the County's Road Ordinance, the Department of Public Works and Transportation (DPW&T) Specifications and Standards, and the Americans with Disabilities Act.
- No Floodplain on this property.
- DPIE has no objection to the proposed SPE-2023-004.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

cc: Mariwan Abdullah, P.E., Acting Chief, S/RPRD, DPIE
Rene Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
W L Meekins Inc. 3101 Ritchie Road, District Heights, MD 20747
Karen Williamson 12417 Asbury Drive Ft. Washington, MD 20744



Countywide Planning Division
Historic Preservation Section

301-952-3680

January 29, 2024

MEMORANDUM

TO: Todd Price, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**

SUBJECT: SPE-2022-004 First Learning Stages Daycare Center

The subject property comprises 0.348 acres and is located on the north side of White Oak Drive, approximately 180 feet west of its intersections with Livingston Road. The subject property is zoned Commercial, General Office (CGO), and located within the 2006 *Approved Henson Creek-South Potomac Master Plan* area. The subject application proposes a daycare center for 20 children.

The 2006 *Approved Henson Creek-South Potomac Master Plan* area includes goals and policies related to historic preservation (pages 99-102). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation staff recommend approval of SPE-2022-004, First Learning Stages Daycare Center, with no conditions.



Division of Environmental Health/Disease Control

Date: January 11, 2024

To: Todd Price, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: SPE-2023-004, First Learning Stages Daycare Center

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the special exception site plan submission for the First Learning Stages Daycare Center located at 1004 White Oak Drive in Oxon Hill, MD and has the following comments / recommendations:

1. The applicant for the proposed daycare facility must apply for licensure to the Maryland Department of Education's Division of Early Childhood. Contact the Prince George's County office of Child Care for assistance located at 807 Brightseat Road in Landover, MD or call (301) 333-6940.
2. The Facility must have an environmental assessment inspection by the Prince George's County's Health Department Division of Environmental Engineering and Policy Program located at 9201 Basil Court Suite 305 in Largo, Maryland 20774 or call (301) 883-7681.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



Angela Aboobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health

From: [Reilly, James V](#)
To: [Price, Todd](#)
Cc: [PPD-PGCrefferrals](#); [Reilly, James V](#)
Subject: SPE-2023-004 First Learning Stages Daycare Center - Fire/EMS 1st Comments - JVR
Date: Monday, February 12, 2024 12:37:28 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Todd,

I don't believe I provided any response or initial comments on this case. I have reviewed the referral for SPE-2023-004 First Learning Stages Daycare Center. I have no comments. Many thanks. Jim

James V. Reilly

Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department

Note new address:

9400 Peppercorn Place, Fifth Floor, Largo, MD 20774

Office: 301-583-1830

Direct: 301-583-1838

Cell: 240-508-4931

Fax: 301-583-1945

Email: jvreilly@co.pg.md.us

To pay for a fire inspection by credit card go to:

<https://www.velocitypayment.com/client/princegeorges/fire/index.html>

From: Habash, Crystal <Crystal.Habash@ppd.mncppc.org>

Sent: Thursday, February 8, 2024 12:00 PM

To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Gross, Thomas <thomas.gross@ppd.mncppc.org>; PPD-CPDreferrals <cpdreferrals@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Albrecht, Jill <Jill.Albrecht@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Ryan, Benjamin <Benjamin.Ryan@ppd.mncppc.org>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>;



February 7, 2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Community Planning Division

VIA: Kierre McCune, Planning Supervisor, Master Plans and Studies Section, Community Planning Division **DAG**

FROM: Elena Perry, Planner II, Master Plans and Studies Section, Community Planning Division **EP**

SUBJECT: SPE-2023-004 First Learning Daycare Center

FINDINGS:

Pursuant to 27-3604 (e)(1)(C) Special Exception of the Zoning Ordinance, “the proposed use shall be consistent with the General Plan and shall conform with the relevant goals, policies, and strategies of the applicable Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its surrounding area.”

The applicable Master Plan is the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The Master Plan recommends commercial future land uses on the subject property. The requested daycare center for a maximum of 20 children conforms to the recommended land use for the property.

Community Planning Division finds this special exception application is consistent with Plan 2035 and shall conform with the relevant goals, policies, and strategies of the applicable Area Master Plan.

Analysis

The application conforms to the goals, policies and strategies of 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035) because the siting of a child daycare center in established neighborhoods helps to ensure that the needs of existing residents are met close by.

The application conforms to the goals, policies and strategies of the master plan because the proposed day care center will be in a one-story brick structure that matches the scale and character of the surrounding single-family detached neighborhood to the west and commercial uses along Livingston Road to the south. The applicant should incorporate sustainable design, the use of green building techniques, sidewalks, and Crime Prevention Through Environmental Design (CPTED) principles in the project to be environmentally sensitive and create safe and comfortable spaces and connections for all users.

BACKGROUND

Application Type: Special Exception

Planning Area: 76B

Community: Henson Creek

Location: 1004 White Oak Drive, Oxon Hill, MD 20745

Size: 0.35 acres

Existing Uses: Office

Future Land Use: Commercial

Character of Neighborhood: The property is close to Livingston Road, a collector, lined with commercial uses (towing, landscaping, etc.). The daycare is already operating out of a building on an adjacent parcel southeast of the proposed project that fronts on Livingston Road. Single family detached residential uses are located on adjacent properties south and west of the proposed expansion of the daycare and a Potomac Electric Power Company (Pepco) substation is located on land immediately north of this property.

Proposal: A daycare center for a maximum of 20 children, ages 3 and 4 years old with a playground

Existing Zoning: CGO (Commercial, General, and Office)

Prior Zoning: C-O (Commercial Office)

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities Growth Policy Area of Plan 2035. "Established communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and Fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met." (pg. 20)

Master Plan: The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* recommends commercial future land uses on the subject property.

In addition, the Master Plan recommends the following (policies and strategies) to help advance the intent and purpose of the plan.

Development Pattern Element Chapter

Developed Tier Section

Policy 1: Preserve and enhance existing suburban residential neighborhoods.

Strategies

- “Design institutional or special exception uses to reflect the scale and character of the surrounding neighborhood.” (page 36)

Analysis: The application conforms to the goals, policies and strategies of the master plan because the proposed day care center will be in a one-story brick structure that matches the scale and character of the surrounding single-family detached neighborhood to the west and commercial uses along Livingston Road to the south.

Economic Development, Housing, and Community Character Elements Chapter

Community Character: Urban Design Section

Policy 2: Encourage traditional neighborhood design.

Strategies

- "Provide a comprehensive network of well-lit (where appropriate) sidewalks, trails, bikeways, and paths that encourage walking and biking and contribute to the walkability of the master planning area." (page 97)

Analysis: The application conforms to the goals, policies and strategies of the master plan because the proposed day care center will be in a one-story brick structure that matches the scale and character of the surrounding single-family detached neighborhood to the west and commercial uses along Livingston Road to the south. However, the applicant should provide a sidewalk, subject to approval of Transportation Planning Section and the operating agency.

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* retained the subject property in the C-O (Commercial Office) zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the C-O (Commercial Office) zone to the CGO (Commercial, General, and Office) zone effective April 1, 2022

MASTER PLAN CONFORMANCE ISSUES: None

OVERLAY ZONE CONFORMANCE ISSUES: None

c: Long-range Agenda Notebook



Countywide Planning Division
Transportation Planning Section

February 12, 2024

MEMORANDUM

TO: Todd Price, Development Review Division

FROM: Leah Daniels, Transportation Planning Section, Countywide Planning Division

VIA: ^{N&} Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: SPE-2023-004 First Learning Stages Daycare Center

Proposal

The subject Special Exception (SPE) application proposes the conversion of an existing dental office into a child daycare facility for a maximum of 20 children. The property is located at 1004 White Oak Drive in Fort Washington. The property's zoning is commercial, general, office (CGO). The SPE application is subject to and was reviewed using the standards of Section 27 of the current Zoning Ordinance.

Prior Conditions of Approval

There are no prior approvals for the subject property.

Master Plan Compliance

Master Plan Right of Way

The site is subject to the 2009 *Countywide Master Plan of Transportation* (MPOT) and 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area*. The property has a frontage along White Oak Drive, a 50-foot-wide local road.

Comment: There is no right-of-way designation for White Oak Drive, and no additional right-of-way is required with this application.

Master Plan Pedestrian and Bike Facilities

There are no master plan bicycle and pedestrian recommendations that impact the subject property.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-3604 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for special exceptions. The section references the approval criteria for a special exception and is copied below:

Section 27-3604(e)

Required Findings

(1) A special exception may only be approved if:

- A. The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- B. The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- C. The proposed use shall be consistent with the General Plan and shall conform with the relevant goals, policies, and strategies of the applicable Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its surrounding area;**
- D. The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
- E. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
- F. The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**
- G. 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: Subdivision Regulations.**

Comment: The applicant is proposing the renovation of an existing dental office into a child daycare facility. The subject property will be accessed by an existing access point along White Oak Drive. The applicant has proposed eight (existing) standard parking spaces and two handicapped spaces exceeding the required amount. A marked pedestrian crosswalk is provided on the site plan connecting the daycare facility to the outdoor play area. Staff recommend the applicant provide a sidewalk along the property frontage, unless modified by the operating agency. Staff find the proposed and recommended facilities acceptable, and that the application has the potential to provide a needed community service without causing detriment to the existing transportation network or adversely impacting neighboring residents.

Conclusion

Based on the findings presented above, staff concludes that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27 and meets the findings for pedestrian and bicycle transportation purposes if the following condition is met:

1. Prior to the certification of the Special Exception, the applicant and the applicant's heirs, successors and/or assigns shall provide a minimum 5-foot wide sidewalk along the property's frontage of White Oak Drive unless modified by the operating agency with written correspondence.

February 12, 2024

MEMORANDUM

TO: Todd Price, Zoning Review

FROM: Herman Watkins III, Permit Review Section, Development Review Division *HLW*

SUBJECT: Referral Comments for SPE-2023-004 – First Learning Daycare Center

1. The handicap symbol for the van accessible parking space shall be demonstrated on the site plan.
2. The dimensions of all existing and proposed gates shall be demonstrated on the site plan.
3. The existing 3.5' chain link fence on the eastern portion of the property appears to be outside of the property boundary lines.
4. The parking tabulation in the Notes section of the site plan states 10 parking spaces provided, but only 9 parking spaces are labeled on the site plan. This shall be clarified.
5. Per Section 27-5402(x)(2)(B), the site plan shall show the location of all buildings located on adjoining lots.
6. Per Section 27-5402(x)(1)(B)(iv), any outdoor play area shall be safely accessible without crossing any hazardous area, such as a street or driveway. Per the site plan, the play area is located away from the building across a two-way drive aisle.
7. Per Section 27-5402(x)(1)(B)(ii) all outdoor play areas shall be located at least 25 feet from any dwelling on an adjoining lot. This shall be demonstrated on the site plan.
8. The northeastern corner of the parking lot shows two-way directional arrows with a drive aisle width of 18.7'. The minimum width for a two-way drive aisle is 22'.
9. This review does not include the review of any signage.



Countywide Planning Division
Environmental Planning Section

301-952-3650

February 12, 2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section, DRD
VIA: Tom Burke, Planning Supervisor, Environmental Planning Section, CWPD *TB*
FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD *ACS*
SUBJECT: **First Learning Stages Daycare Center: SPE-2023-004**

The Environmental Planning Section (EPS) has reviewed the Special Exception (SPE-2023-004), for the First Learning Stages Daycare Center, accepted on January 11, 2024. Comments were provided to the applicant in a Subdivision and Development Review Committee (SDRC) meeting dated February 2, 2024. The EPS finds the application in conformance with Sections 27-3604(e)(1)(C), 27-3604(e)(1)(G), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within the Sec. 27-6800 Environmental Protection and Noise Control section of the Zoning Ordinance and recommends approval based on the findings listed at the end of this memorandum.

BACKGROUND

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated Tree Conservation Plan or Natural Resources Inventory	Authority	Status	Action Date	Resolution Number
NRI-072-2023	N/A	Staff	Approved	6/2/2023	N/A
N/A	S-092-2023	Staff	Approved	6/2/2023	n/a
SPE-2023-004	N/A	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

The current application is a special exception for the development of a daycare center for 20 children.

GRANDFATHERING

The project is subject to the environmental regulations contained in the current regulations of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance); however, the property is less than 40,000 square feet in size and qualifies for a Woodland Conservation Standard Letter of Exemption, which was issued as S-092-2023.

SITE DESCRIPTION

The subject application area is 0.348 acre, identified as Lot 30 Parcel A. The current zoning for the site is Commercial, General and Office (CGO). The property is located at 1004 White Oak Drive just west of Livingston Road in Oxon Hill. The application area is improved with an existing one-story brick structure, asphalt parking, and a maintained grass area. No forest interior dwelling species are indicated on-site, according to PGAtlas.com. The site has been identified as having no Tier II waterbodies or within a stronghold watershed as established by the Maryland Department of Natural Resources (DNR).

MASTER PLAN CONFORMANCE

Prince George's Plan 2035

The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map, as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and in the Established Communities of the General Plan Growth Policy (Plan 2035).

Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area (April 2006)

The Master Plan for this site is the *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (April 2006). This application is not associated with a focus area and is located within Planning Area 76B. The Environmental Infrastructure Section of the plan text contains the following guidelines which have been determined applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance:

Policy 1: Protect, preserve, and enhance the identified green infrastructure network within the Henson Creek planning area.

The SPE is in conformance with the Green Infrastructure Plan. There are no regulated environmental features on-site and the site is entirely developed.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

The application area is improved with an existing one-story brick structure, asphalt parking, and a maintained lawn. No grading, renovations, or additions are proposed with the SPE. The water quality in this application area should remain the same as current conditions. A stormwater management (SWM) concept plan was not submitted with this application, but the proposed impacts will qualify for an exemption to the SWM requirements, which will be reviewed by the Department of Permitting, Inspections and Enforcement.

Policy 3: Reduce Overall energy consumption and implement more environmentally sensitive building techniques.

The use of green building and energy conservation techniques should be encouraged and implemented to the greatest extent possible. Future building applications for this property should incorporate green and environmentally sensitive building and site design techniques to reduce overall energy consumption to the fullest extent practical.

Policy 4: Reduce light pollution and intrusion into rural and environmentally sensitive areas.

This application area is not located in a rural area or adjacent to an environmentally sensitive area. The proposed use will be a daycare facility with activity during daytime hours.

Policy 5: Reduce noise impacts to meet State of Maryland noise standards.

This application is for a children's daycare center in an existing building. The site is surrounded by existing single-family residential dwellings, commercial businesses, and open space. The adjacent road, White Oak Drive, is not identified as a collector roadway or greater by the Master Plan of Transportation. The proposed use is not anticipated to generate noise impacts.

Countywide Green Infrastructure Plan (2017)

The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan (CR-11-2017)* on March 7, 2017. According to the approved Plan, no network areas are located on-site. The property is entirely developed, and no regulated environmental features (REF) are located on-site.

ENVIRONMENTAL REVIEW

Natural Resources Inventory (NRI)

Section 27-6802 requires an approved natural resource inventory (NRI) plan with SPE applications. An approved NRI Equivalency Letter (NRI-072-2023) was submitted with the application. The site was previously developed and there are no REFs on-site. A letter from the Maryland Department of Natural Resources (DNR), Wildlife Heritage Service regarding sensitive species was not required for the NRI Equivalency Letter.

Woodland Conservation

Section 27-6803 requires that this property be subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO); however, because the property is less than 40,000 square feet, an approved Woodland Conservation Ordinance Exemption Letter (WCO-EL) (S-092-2023) was submitted with the SPE application.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

Section 27-6808, Regulated Environmental Features of the Zoning Ordinance, requires all applications to conform to the requirements pertaining to regulated environmental features in Section 24-4300 Environmental Standards, of Subtitle 24: Subdivision Regulations.

No REF exists on-site; therefore, none will be impacted by the proposed development, and staff finds that the REF was preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirements of Section 27-6808, Regulated Environmental Features, and 24-4300.

Soils

Section 27-6809, Unsafe Lands of the Zoning Ordinance, requires all applications to conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations.

The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Beltsville silt loam, and Urban land – Grosstown complex. No Marlboro clay or Christiana clay are present on-site.

Stormwater Management

Section 27-3604(c)(5)(F)(x) of the Zoning Ordinance requires a stormwater management (SWM) concept approval prior to acceptance of a SPE. According to the “Livingston Park” site plan, no grading is proposed. A stormwater management (SWM) concept plan was not submitted with this application. During the SDRC meeting, DPIE determined that minor disturbances were required for improvements to sidewalks, the driveway apron and removal of on-site sheds. These proposed minor impacts (less than 5,000 square feet) will qualify for an exemption to the SWM requirements.

Erosion and Sediment Control

Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage, and Erosion and Sedimentation Control, of the Prince George’s County Code. According to the “Livingston Park” site plan, no grading is proposed.

SUMMARY OF REQUIRED FINDINGS AND CONDITIONS

The Environmental Planning Section completed the review of SPE-2023-004, and recommends approval, subject to the following findings:

Required Findings

1. The property does not contain any regulated environmental features.
2. The EPS finds the application in conformance with Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within the Sec. 27-6800 Environmental Protection and Noise Control section of the Zoning Ordinance and recommends approval of SPE-2023-004.
3. No specimen trees are located on-site.



February 12, 2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section

VIA: Mridula Gupta, Planner IV, Subdivision Section *SC* for MG

FROM: Jason Bartlett, Planner II, Subdivision Section *JB*

SUBJECT: SPE-2023-004; First Learning Daycare Center

The property subject to this special exception (SPE) is located on Tax Map 105 in Grid B2 and identified as Lot 30 of Livingston Park in Plat Book BB 8, Plat No. 14, recorded in Land Records of Prince George's County in 1940. The property is approximately 0.35-acres in size and is zoned Commercial, General and Office (CGO). There is no Preliminary Plan of Subdivision approved for this site and it has remained in its same platted configuration and acreage since it was recorded. The proposed use further does not exceed 5,000 square feet of gross floor area (GFA) and will not generate more than 50 trips. Therefore, a preliminary plan of subdivision (PPS) or a new final plat is not required, in accordance with Section 24-3402(b)(1)(C) of the subdivision regulations. This SPE application has been filed in accordance with and as required by the Zoning Ordinance for the use of a day care center (for 20 children) in the CGO Zone.

This Special Exception was accepted for review on January 11, 2024, and comments were previously provided at the SDRC meeting held on February 2, 2024. This referral response is based on revised plans received on February 8, 2024.

The property is currently improved with a primary structure that was constructed in 1957 consisting of a 1,352 square-foot above-grade building with a basement. The structure is currently in use as a dental office, which will cease operation with the conversion of the structure to a day care center. The basement is not intended to be used as a part of the functional day care use and will remain as storage and for the housing of mechanical equipment. The proposed day care will occupy the entirety of the 1,352 square-foot above grade structure with no additions proposed. A 1,500 square foot outdoor play area is proposed, as required by the Zoning Ordinance for this use.

Additional Comments

None.

Recommended Conditions

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no subdivision issues at this time.

JOHN J. FERRANTE
Shiple & Horne, P.A.
1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
301-925-1800
jferrante@shpa.com

SUMMARY OF QUALIFICATIONS

- Seven and half (7.5) years at Senior Planner & Paralegal for Shiple & Horne, P.A.
- Three (3) years at Acting Planner Coordinator, Development Review Division, Permit Review Section. Served as Acting Supervisor as needed.
- Eight (8) years at Senior Planner Level with full regulatory case load.
- Sixteen (16) years with Development Review Division, Prince George's County Planning Department, analyzing development proposals, permits and development projects in Prince George's County.
- Twenty-three (23) years working with Prince George's County Government and/or M-NCPPC.
- Over thirty (35) years of combined experience in professional planning and civil engineering specifically related to land use, permitting and development projects in Prince George's County.

EMPLOYMENT:

October 2017-present	Senior Planner & Paralegal Shiple & Horne, P.A. 1101 Mercantile Lane, Suite 240 Largo, MD 20774
June 2016–October 2017	Senior Planner Prince George's County Planning Department Maryland-National Capital Park & Planning Commission Development Review Division, Subdivision & Zoning Section 14741 Governor Oden Bowie Drive Upper Marlboro MD 20772
October 2013–June 2016	Acting Project Coordinator Prince George's County Planning Department Maryland-National Capital Park & Planning Commission Development Review Division, Permit Review Section 14741 Governor Oden Bowie Drive Upper Marlboro MD 20772
February 2009–October 2013	Senior Planner Prince George's County Planning Department Maryland-National Capital Park & Planning Commission Development Review Division, Zoning Section 14741 Governor Oden Bowie Drive Upper Marlboro MD 20772

January 2006–February 2009	Senior Planner Prince George's County Planning Department Maryland-National Capital Park & Planning Commission Development Review Division, Subdivision Section 14741 Governor Oden Bowie Drive Upper Marlboro MD 20772
May 1999–October 2003	Principal Planning Technician Prince George's County Planning Department Maryland-National Capital Park & Planning Commission Development Review Division, Permit Review Section 14741 Governor Oden Bowie Drive Upper Marlboro MD 20772
August 1994–May 1999	Project Coordinator II Road Maintenance Division Prince George's County Department of Public Works & Transportation 8400 D'Arcy Road Forestville, MD 20747
January 1988–August 1994	Field Coordinator/Land Surveyor Baldwin & Sampson Engineering & Surveying 7600 Old Branch Avenue Clinton, MD 20735

Professional Experience:

Mr. Ferrante had broad experience in the fields of land planning, zoning, permitting, and civil engineering with projects ranging from small residential additions to mixed-use developments and comprehensive design projects containing over 3,600 dwelling units. He has provided expert planning testimony before the Prince George's County District Council, Zoning Hearing Examiner, Planning Board, Board of Zoning Appeals, City of Bowie Advisory Planning Board and numerous other municipal hearings. Mr. Ferrante has served on several committees in Prince George's County and served as a training class instructor for county inspectors concerning properties that have obtained special exception approval or nonconforming use certification.

The following is a partial list of cases for which Mr. Ferrante has provided expert witness or planning staff testimony:

- Authorization to Issue Building Permit for a Structure within a Proposed Right-of-Way - Permit No. 16977-2020-CGU, (Winfield Kelly, Jr. Property), requesting issuance of a permit to construct a 10,050 square-foot multi-tenant commercial/retail/service building within the proposed right-of-way associated with the interchange of Central Avenue (MD 214) and Crain Highway (US 301).
- Certification of Nonconforming Use, CNU-15676-2018, (Kay Cares Child Care Center), requesting certification of nonconforming daycare center on .89 acres in the R-18 Zone.
- Permit Issued in Error, ERR-273, (3523 Maywood Lane, Suitland, Md.) – Requesting validation of apartment license issued in error for 6-unit apartment building on 11,154 square-foot lot in the R-10 Zone.

- Zoning Map Amendment, A-10050, (Bowman Property) – Requesting rezoning of 1.02 acres of R-10 & R-R Zoned land to C-S-C Zone.
- Special Exception, SE-4795, (Strickland Funeral Home) – Requesting the development of a 11,612 square-foot funeral home, and 9,184 square reception hall on 7.39 acres in the R-R Zone.
- Variance Request, Appeal No. V-27-20, (Rams Group, LLC) – Requesting Variance from the Requirements of Section 27-442 for one-family detached dwelling in the R-55/D-D-O Zone.
- Certification of Nonconforming Use, NCU-1-19, (Clear Channel Outdoor – 16461 Excalibur Road, Bowie, Md.) – Requesting certification of outdoor advertising sign/billboard in the C-S-C and R-S Zones. – City of Bowie
- Special Exception, SE-4718, (D2 Fuego’s), requesting adult entertainment in the I-1 Zone.
- Special Exception, SE-4717, (X4B Luxury Club), requesting adult entertainment in the C-S-C Zone.
- Special Exception, SE-4657, (301 Commercial Center - Tires Plus), requesting a vehicle parts and tire store (including installation) in the C-S-C Zone.
- Revision of Special Exception, ROSP-1977-03, (NSR Brinkley Road), requesting conversion of existing gas station service bays to a food & beverage store in the C-S-C Zone.
- Preliminary Plan of Subdivision, 4-16006, (Melford Village), requesting 1,793 dwelling units and 359,500 square feet of commercial retail/office in the M-X-T Zone.
- Preliminary Plan of Subdivision 4-16028, (Bowie Marketplace), requesting 225 multifamily dwelling units on 10.54 acres in the C-S-C Zone.
- Preliminary Plan of Subdivision 4- (Brinkley Road Apartments) – requesting 90 multifamily dwelling units on 5.18 acres in the R-30C and R-10 Zones.
- Preliminary Plan of Subdivision 4-07105, (Brentwood Annex Self Storage) – requesting consolidated storage in the I-1 Zone.
- Preliminary Plan of Subdivision 4-16038, (Glenarden Redevelopment) – residential revitalization project proposing 97 lots and 32 parcels for 333 multifamily units and 97 detached single-family units in the M-X-T Zone, including a Variation from Section 24-128(b)(7)(A).
- Preliminary Plan of Subdivision, 4-07035, (Triangle Property), requesting 9 lots and one outlot for detached single-family dwelling units in the R-E Zone.
- Preliminary Plan of Subdivision, 4-06063, (Rodenhauser Property), requesting 62 lots, one outlot and one parcel on 73.01 acres in the R-E Zone, including a Variation from Section 24-130.
- Preliminary Plan of Subdivision, 4-07097, (Collingbrook II), requesting 7 lots and one outlot on 11.18 acres in the R-E Zone.

- Preliminary Plan of Subdivision, 4-08049, (Melwood at Riverview), requesting 4 lots for detached single-family dwelling units in the R-E Zone.
- Preliminary Plan of Subdivision, 4-07081, (Sunrise Property), requesting 5 lots and 2 parcels on 6.22 acres in the R-80 Zone.
- Preliminary Plan of Subdivision, 4-07090, (Camotop Conservation Subdivision), requesting 12 lots and 2 parcels on 8.45 acres in the R-R Zone.
- Preliminary Plan of Subdivision, 4-07078, (Chinese Bible Church), requesting 21,500 square-foot expansion of existing church on 4.73 acres in the R-55 and M-U-I/D-D-O Zones.
- Preliminary Plan of Subdivision, 4-07105, (Brentwood Annex Self Storage), requesting a 17,110 square-foot consolidated storage facility on 1.06 acres in the I-1 Zone.
- Nonconforming Use, CNU- (8300 Sheriff Road - Fed Ex Field Temporary Parking Lot), requesting certification of a temporary commercial parking lot used for Fed Ex Field events in the M-X-T Zone.
- Conservation Plan, CP-12002, (Indian Queen Estates, Lot 1, Block A), requesting validation of asphalt driveway, concrete walkway and deck constructed without approval of a CBCA Conservation Plan.
- Conservation Plan, CP-04018-01, (Riverview Estates, Lot 8, Block C), requesting construction of a new detached single-family dwelling in the Chesapeake Bay Critical Area.
- Conservation Plan, CP-11005, (Piscataway Hill, Lot 132), requesting construction of a new detached single-family dwelling in the Chesapeake Bay Critical Area.
- Conservation Plan, CP-09003, (Indian Queen Estates, Lot 3, Casey Residence), requesting validation of existing conditions and adding fence and mitigation to correct CBCA violations.
- Conservation Subdivision, S-07001, (Briscoe, Lot 107) – requesting 3 lots and one outparcel on 1.78 acres in the R-R Zone.
- Conservation Subdivision, S-07012, (Allentown Farms II), requesting 40 lots and 2 parcels on 30.24 acres in the R-R Zone.
- Conservation Subdivision, S-07006, (Fox Dale Woods Conservation Subdivision), requesting 17 lots and 2 parcels on 23.30 acres in the R-E Zone.
- Departure from Sign Design Standards, DSDS-663, (Dash-In Woodyard Road), requesting a departure of 16.5 feet from the required setback from a public street for a freestanding sign.
- Departure from Sign Design Standards, DSDS-662, (Fort Washington Shell), requesting a departure of 30 feet from the required main building setback from a public street for a freestanding sign.
- Preliminary Plan of Subdivision, 4-06116, (Greenvale Parkway, Parcel A), requesting 8 lots for detached single-family dwelling units in the R-55 Zone.

- Preliminary Plan of Subdivision, 4-07050, (Livingston of Fort Washington), requesting 5 parcels for 80,000 square-feet of retail uses in the C-S-C Zone.
- Preliminary Plan of Subdivision, 4-07047, (Riverbend Estates), requesting 12 lots, 1 parcel and 1 outlot for detached single-family dwelling units in the R-R & R-C-O Zones.
- Preliminary Plan of Subdivision, 4-07056, (Edmond's Subdivision), requesting 2 lots for 34,668 square-feet of industrial warehouse uses in the I-2 & I-D-O Zones. Including a Variation Request for direct vehicular access to Kenilworth Avenue.
- Preliminary Plan of Subdivision, 4-16021, (Ritchie Station Marketplace, Parcel 31), requesting 1 parcel for 25,000 square-feet of retail in the C-S-C Zone.

EDUCATION

Bishop McNamara High School, Forestville, Md. — September, 1983 to June, 1985

Gwynn Park High School, Brandywine, Md. — September, 1985 to June, 1987, Graduated 06/1987

MEMBERSHIPS/AWARDS

Employee of the Month — 10/1997 - Prince George's County DPW&T

Performance Recognition Award — 05/2002 - Prince George's County Planning Department

Community Service Award — 04/2011 - Prince George's County Planning Department

Former Licensed State of Maryland Home Improvement Contractor — MHIC# 76142

Former Chairman - Walnut Creek Homeowners Association — Open Space & Roads Committee

Knights of Columbus — St. John's Church — Charles County

Certificate of Appreciation – 12/2015- Prince George's County Department of Permits, Inspections and Enforcement (DPIE).

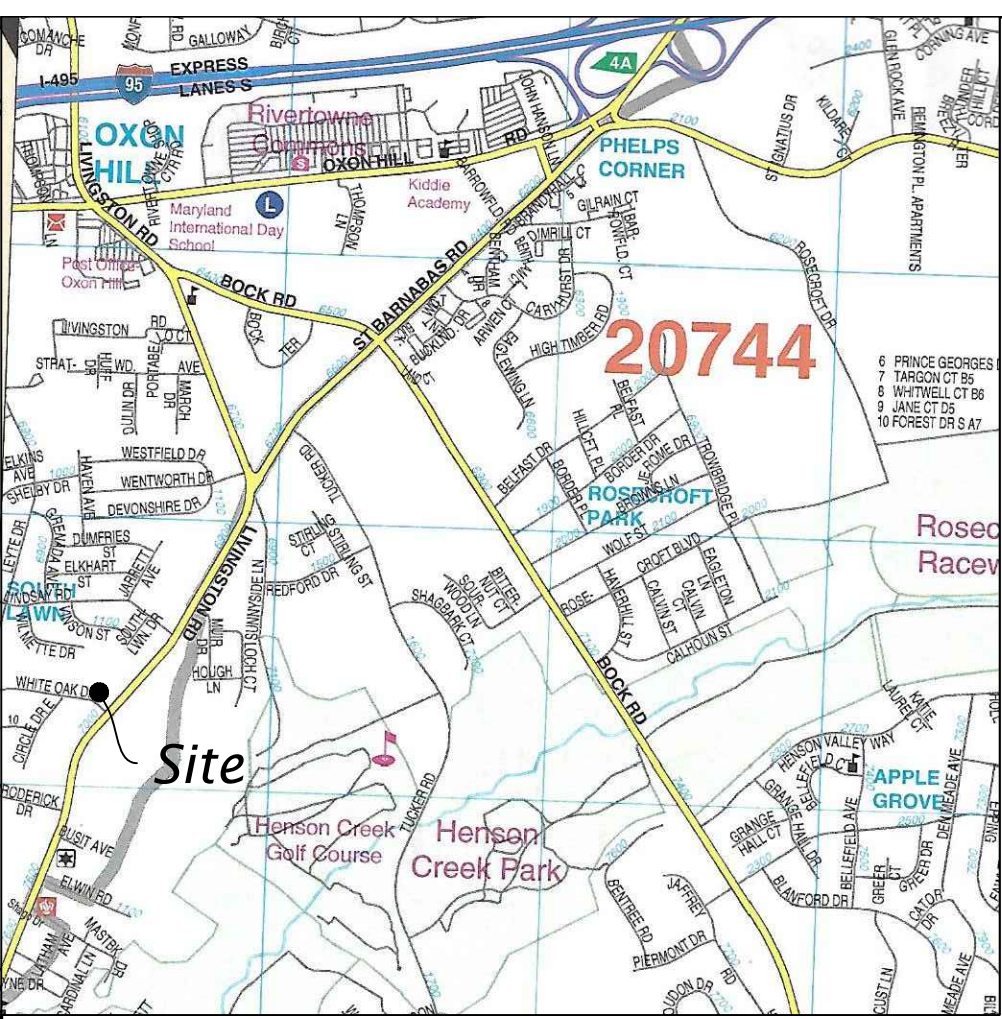
COMMITTEES

Prince George's County Telecommunications Transmission Facility Coordinating Committee
(2013-2016)

M-NCPPC Zoning Ordinance and Subdivision Regulations Rewrite Committee
(2013-2017)

Bishop McNamara High School Plants & Facilities Committee
(2014-Present)

M-NCPPC Subdivision & Development Review Committee
(2006-2017)



~ Vicinity Map ~
Scale: 1" = 2,000'

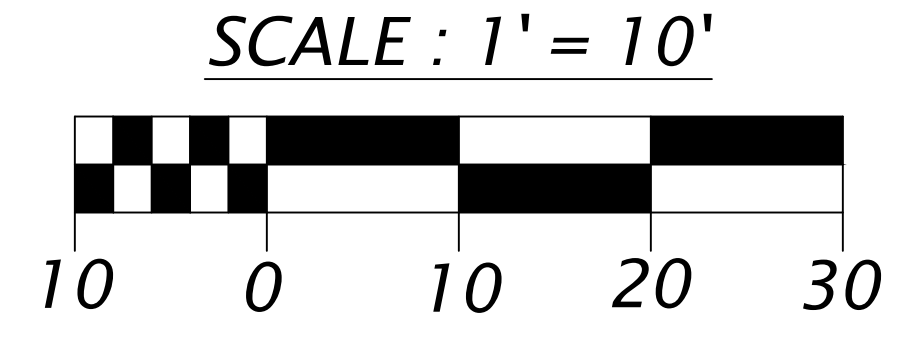
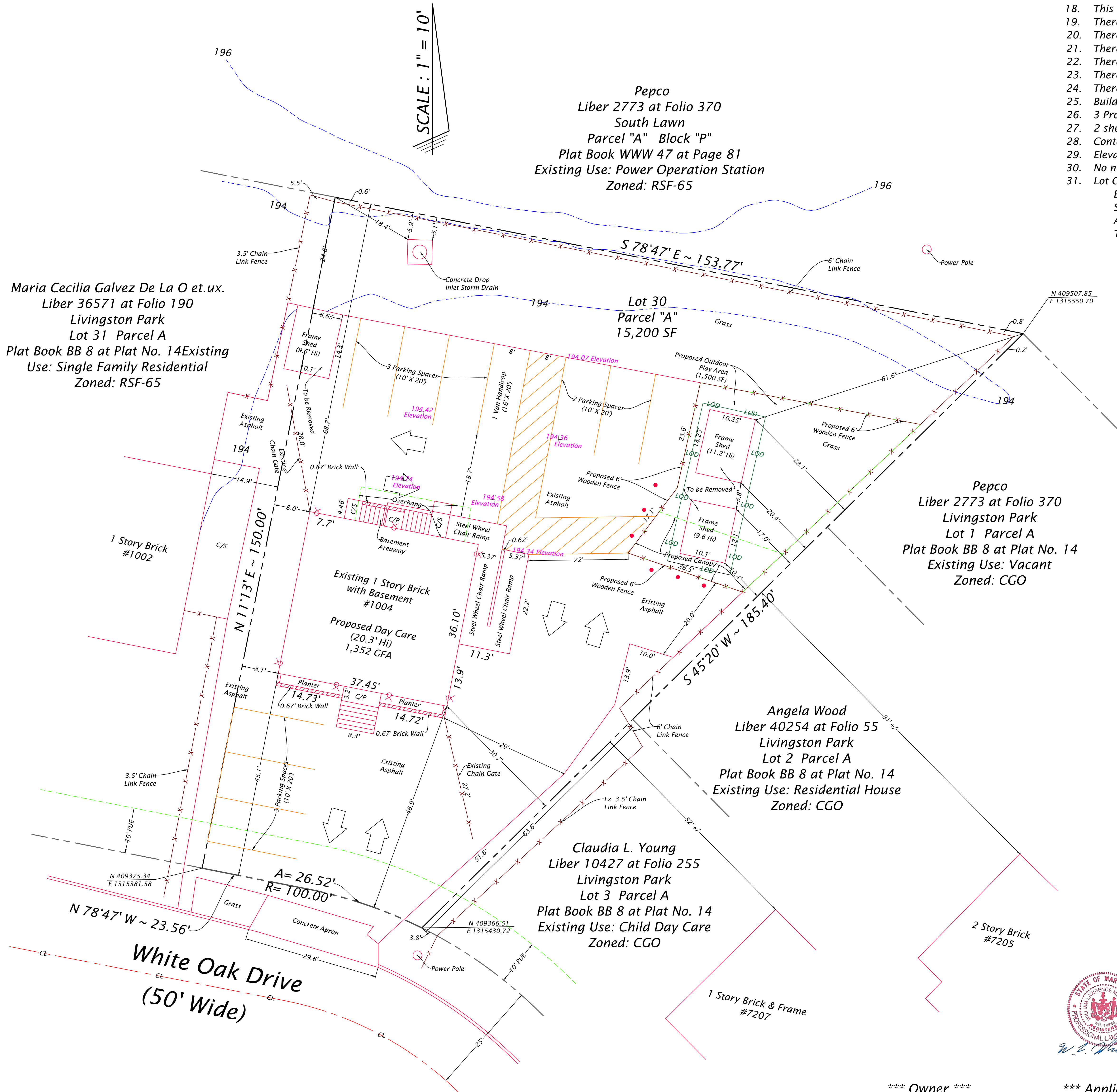
Tax Map: 105 Grid: B-2
ADC PG County Street Map #44 Grid: A-7
200' Sheet # 209SE01 & 210SE01 Zoning: CGO
Tax Account #1232057
Street Address: 1004 White Oak Drive
Oxon Hill, MD 20745

~ Legend ~

- C/S Concrete Slab
- C/P Concrete Porch
- SF Square Feet
- GFA Gross Floor Area
- HI High
- Security Light
- CL Centerline
- LOD Limit of Disturbance
- Proposed Concrete Bollards

~ NOTES ~

1. Existing Zone of Lot: CGO (Commercial, General & Office Zone)
2. Total Area: 15,150 Square Feet Zoned: 15,150 Square Feet
3. Existing Use: Dental Office
4. Requested Special Exception Use:
Daycare Center (20 Children) Hours of Operation: 7am to 5pm
5. Parking Requirements:
1-Parking Space Per 10 Children (20 Children) = 2 Parking Spaces
Total No Required Spaces = 2 Spaces (10' X 20')*
*including 1 Van Handicap Space (16' X 20')
Total No Proposed Regular Spaces = 8 Spaces (10' X 20')
Total No. of Van Handicap Spaces = 1 Space (16' X 20')
Total No of Parking Spaces = 9 Spaces
6. Each Parking Space Shall be Marked by a Permanent, Durable Contrasting Material
7. There are no Loading Spaces required
8. Existing Parking Area is Asphalt
9. Outdoor Light is currently security lights. Proposed Outdoor Lighting is 150W Floods.
10. Children will be Accompanied by a Teacher or Aide when going to and from the Play Area.
11. Outdoor Play Area Required
75 Square Feet Per Child
75 SF X 20 Children= 1,500 SF
Outdoor Play Area to be provided= 1,500 Square Feet
12. The Outdoor Play Area shall be limited to between the Hours of 7am to 5pm.
Outdoor Play Area shall be limited during Daylight Hours
13. The Outdoor Play Area Shall contain Sufficient Shade during the Warmer Months to Afford Protection from the Sun.
14. Parking in Rear Lot to be restricted during school hours by Existing Chain Gate.
15. Total Existing and Proposed Gross Floor Area: #1004- 1,352 GFA
16. Gross Floor Area does NOT include the basement. Basement will not be used for Daycare center and to be used as storage.
17. Existing Water and Sewer Designations are: W-3 & S-3
18. This Site is Not within the Chesapeake Bay Critical Area
19. There is Not a 100 Year Flood Plain on this Site.
20. There are No Wetlands on this Site
21. There are No Historic Sites on or in the Vicinity of this Site
22. There are No Cemeteries on or Contiguous to this Site.
23. There is no Aviation Policy Area on this Site.
24. There are no trees on site.
25. Building Constructed in 1957
26. 3 Property Corners in Maryland State Plane Coordinate System 1983
27. 2 sheds to be removed for a proposed play area. 500 SF of Disturbance.
28. Contours Based on MNCP&PC GIS Data
29. Elevation Spot Shots are ground shot on NAVD 88 Datum
30. No new construction to be done on site.
31. Lot Coverage #7310
Building: 1,352 Square Feet
Shed: 90 Square Feet
Asphalt Parking: 7,820 Square Feet
Total: 9,172 Square Feet or 60% Lot Coverage



*** Owner ***
Dr. Terrell A Waters
2969 Southaven Drive
Annapolis, MD 21401
Phone #202-907-6057

*** Applicant ***
Karen Williamson
12417 Asbury Drive
Fort Washington, MD 20744
Phone #: 240-423-8428

Special Exception Plat		
Lot 30 Parcel A		
Livingston Park		
Plat Book BB 8 at Plat No. 14		
12th ELECTION DISTRICT	PRINCE GEORGE'S CO., MD.	
DATE : 2-28-2023	SCALE : 1" = 10'	SHEET 1 OF 1
REVISIONS		
Added 3 MD NAD '83 coordinates- 03-31-2023		
Revised Plan per Pre-application Comments- 05-01-2023		
Revised Notes on shed removal- 05-08-2023		
Revised Plan per County Comments- 02-06-2024		
Revised Plan per MNCP&P Report- 09-13-2024		
W. L. MEEKINS, INC.		3101 RITCHE ROAD FORESTVILLE, MD 20747 TEL: 301-736-6387 / 7115 email: info@meekins.net web: www.meekins.net
REGISTRATIONS		MD # 10833 DCLS # 900860

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS
OF RECORD OR OTHERWISE.

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity¹ Affidavit (Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant First Learning Stages Daycare LLC Case No. (where applicable) SPE-2023-004

Address of Applicant 7207 Livingston Road, Oxon Hill, MD 20745

Identity of the Property/ Lot 30, Livingston Park

Subject of Application Tax Map 105, Grid B2 - Tax Account No. 1232057 Type of Application Special Exception
(see § 5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? _____ Yes No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

N/A - Applicant is a Limited Liability Company

2. Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Karen Williamson

Signature (original to be filed with the Clerk)

Karen Williamson

Printed Name of Signer

owner Karen Williamson

Title of Signer (Authorized to sign for the business entity)

9/10/2024
Date

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity¹ Affidavit (Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only** if these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law and if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Waters, LLC Case No. (where applicable) SPE-2023-004

Address of Applicant 2969 Southhaven Drive, Annapolis, MD 21401-7104

Identity of the Property/ Lot 30, Livingston Park

Subject of Application Tax Map 105, Grid B2 - Tax Account No. 1232057 Type of Application Special Exception
(see § 5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? Yes No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

*Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).

1. All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

N/A - Applicant is a Limited Liability Company

2. Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council OR there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Tennell A. Waters 09/12/2024

Signature (original to be filed with the Clerk)

Terrell A. Waters

Printed Name of Signer

President

Title of Signer (Authorized to sign for the business entity)

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit (Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity¹, is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf> that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant Karen Williamson Case No. (where applicable) SPE-2023-004

Address of Applicant 12417 Asbury Drive, Fort Washington, MD 20744

Identity of the Property/ Lot 30, Livingston Park
Subject of Application Tax Map 105, Grid B2 - Tax Account No. 1232057 Type of Application Special Exception
(see §5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? ___ Yes No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ___ Yes No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ___ Yes No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Karen Williamson
Signature (original to be filed with the Clerk)

9/10/2024
Date

Karen Williamson Karen Williamson
Printed Name of Signer

N/A owner
Title of Signer (if applicable)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit (Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity¹, is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/focal-gov-forms/PG%20County%20Memo.pdf> that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant **Terrell A. Waters** Case No. (where applicable) **SPE-2023-004**
Address of Applicant **2969 Southhaven Dr., Annapolis, MD 21401-7104**

Identity of the Property/ **Lot 30, Livingston Park**
Subject of Application **Tax Map 105, Grid B2 - Tax Account No. 1232057** Type of Application **Special Exception**
(see §5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Terrell A. Waters

Signature (original to be filed with the Clerk)

09/12/2024

Date

Terrell A. Waters

Printed Name of Signer

N/A

Title of Signer (if applicable)

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit (Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity¹, is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf> that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant LINDA L. WATERS Case No. (where applicable) SPE-2023-004

Address of Applicant 2969 SOUTHAVEN DRIVE, ANNAPOLIS, MD 21401-7104

Identity of the Property/ Lot 30, Livingston Park
Subject of Application Tax Map 105, Grid B2 - Tax Account No. 1232057 Type of Application Special Exception
(see §5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

- 1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

- 2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

- 3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Linda L Waters
Signature (original to be filed with the Clerk)

10/27/2024
Date

Linda L Waters
Printed Name of Signer

N/A
Title of Signer (if applicable)

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity¹ Affidavit (Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant First Learning Stages Daycare LLC Case No. (where applicable) SPE-2023-004

Address of Applicant 7207 Livingston Road, Oxon Hill, MD 20745

Identity of the Property/ Lot 30, Livingston Park

Subject of Application Tax Map 105, Grid B2 - Tax Account No. 1232057 Type of Application Special Exception
(see § 5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A _____	_____
_____	_____
_____	_____

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A _____	_____
_____	_____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? _____ Yes No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A _____	_____	_____
_____	_____	_____
_____	_____	_____

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

 N/A - Applicant is a Limited Liability Company _____

2. Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Karen Williamson

Signature (original to be filed with the Clerk)

Karen Williamson

Printed Name of Signer

owner Karen Williamson

Title of Signer (Authorized to sign for the business entity)

9/10/2024
Date

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shhpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III *
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson

*Also admitted in the District of Columbia

October 30, 2024

VIA ELECTRONIC DELIVERY

Hon. Joyce B. Nichols
Office of Zoning Hearing Examiner
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, Maryland 20774

**RE: Planning Report for SPE-2023-004
First Learning Stages Daycare LLC**

Dear Madam Examiner:

This firm represents First Learning Stages Daycare LLC, the Applicant in the above-referenced case. The subject special exception application was heard by the Zoning Hearing Examiner (ZHE) on September 18, 2024, and proposes a day care center on approximately 0.35 acres in the CGO, (Commercial, General and Office), Zone with a maximum of 20 children.

- A. Location and Site Description:** The subject Property has a premise address of 1004 White Oak Drive, Oxon Hill, Maryland, 20745, and is situated along the north side of White Oak Drive, approximately 200 feet west of the intersection with Livingston Road. The property is further located on Tax Map 105 in Grid B2, and is identified as Lot 30 in the Livingston Park Subdivision. The Livingston Park Subdivision was recorded in the Prince George's County Land Records in 1940 as Plat Book BB 8, Plat 14.
- B. Description of the Neighborhood:** The general neighborhood is a mix of residential and commercial properties. The neighborhood is bounded by Livingston Road to the east, Broderick Drive to the south, Maryland 210 (Indian Head Highway) to the west, and Oxon Hill Road to the north.
- C. Description of Surrounded Uses:** The immediate uses surrounding the property are as follows:
- To the North** — Vacant land owned by the PEPCO in the RSF-65 Zone.
- To the East** — A brick utility building owned by PEPCO in the RSF-65 Zone, a non-conforming single-family dwelling in the CGO Zone, and a day care center with a maximum of 48 children in

the CGO-Zone that is also operated by the Applicant and approved via DSP-95030.

To the South — Single-family dwellings in the RSF-65 Zone, and fronting along Livingston Road, auto storage, sales and repair uses in the CS Zone.

To the West — Detached single-family dwellings in the RSF-65 Zone.

- D. Compliance with the Required Findings:** The general criteria required for approval of any special exception application is contained in Section 27-3604(e) of the Zoning Ordinance, while the specific special exception criteria required for a Day Care Center for Children is contained in Section 27-5402(x) of the Zoning Ordinance, (Additional Requirements for Specific Special Exception Uses). An analysis of the subject application’s compliance with the required findings is provided below:

The general criteria required for approval of a special exception application in Section 27-3604(e) of the Zoning Ordinance is as follows

27-3604. Special Exception

(e) Required Findings

(1) A special exception may only be approved if:

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

RESPONSE: The General Purposes and Intent of Subtitle 27 are contained in Section 27-1300 of the Zoning Ordinance. In summary, the purposes are to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development and prevent the overcrowding of land, to protect the established character of residential communities and neighborhoods while supporting redevelopment and infill development within established areas of the county, and to ensure adequate public facilities and services, and the protection of natural resources.

The subject property has been used for commercial purposes for decades, and the proposed day care center use will not negatively impact the health, safety, and welfare of the public. The architectural character of the existing commercial building will also be retained, so the proposed use will have no negative impact on the existing character of the neighborhood. In accordance with Section 4.7 of the Landscape Manual, the proposed day care center use is considered a less intensive use than the prior medical practitioner’s office use that occupied the site for many years.

Lastly, the proposed daycare center will be limited to just 20 children, and will provide a much needed service to the surrounding neighborhood. The outdoor play area will be adequately shaded, fenced, and setback from adjoining single-family uses, and the hours for outdoor play

will be limited to 7:00 a.m. to 5:00 p.m. We would agree with the Technical Staff that the proposed application is in harmony with the General Purposes and Intent of Subtitle 27.

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

RESPONSE: The subject application has been evaluated and found to be in compliance with the general special exception criteria contained in Section 27-3604(e), the specific special exception criteria for Day Care Centers contained in Section 27-5402(x), the Off-Street Parking and Loading requirements contained in Section 27-6300, the setback, landscaping, buffering, and screening requirements contained in Section 27-5401, as well as the Prince George’s County *Landscape Manual* and the *Woodland and Wildlife Habitat Conservation Ordinance*. As such, the proposed use is in full conformance with all applicable requirements and regulations of this Subtitle.

(C) *The proposed use shall be consistent with the General Plan and shall conform with the relevant goals, policies, and strategies of the applicable Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its surrounding area;*

RESPONSE: The 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* recommends a commercial land use for the subject property. In evaluating the subject application, the Planning Staff found the application to be consistent with the goals, policies, and strategies of the 2014 *Plan Prince George’s 2035 Approved General Plan (Plan 2035)*, because the proposed use provides a much-needed service within the context of supporting the existing nearby community.

The Staff further found that the application conforms to the goals, policies and strategies of the master plan because the proposed day care center will be situated in a one-story brick structure that matches the scale and character of the surrounding single-family detached neighborhood to the west, and the commercial uses fronting along Livingston Road to the east and south.

A Day Care Center for Children is also a permitted use in the CGO Zone subject to the approval of a special exception application and provided that the proposed use is in full compliance with the general special exception criteria in Section 27-3604(e), and the specific criteria for Day Care Centers in Section 27-5402(x), which the subject application fully compliances with.

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

RESPONSE: The property has been used for commercial purposes for many years, and the Planning Board found that the proposed day care center use on the property would not adversely

affect the health, safety, or welfare of residents or workers in the area. It should be noted that Day Care Centers are further required to be licensed by the Maryland State Department of Education. Among many other requirements, the State requires that:

1. At least one staff certified in first aid and CPR be maintained per every twenty children.
2. That a daily program be offered of both indoor and outdoor activities.
3. Ensuring the facility is in excellent condition, adhering to building, sanitation, lighting, and food storage/preparation standards.
4. Meeting all health and safety requirements established by the state, and maintaining a file with all required documentation for each child enrolled.
5. The passing of criminal background checks and health screening, and
6. Having a safe and well-equipped facility, and that all training in relevant areas be fully completed.

In conjunction with the specific use requirements contained in Section 27-5402(x) of the Zoning Ordinance, the State's stringent licensing requirements for Day Care Center would further ensure the proposed use would not adversely affect the health, safety, or welfare of residents or workers in the area.

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

RESPONSE: The general neighborhood is both residential and commercial in nature, with single-family detached dwelling units within older residential subdivisions to the north, south and west, and commercial uses fronting along Livingston Road to the east. The property has been used for commercial purposes for decades, and in accordance with Section 4.7 of the Landscape Manual, the proposed day care center use is considered a less intensive use than the prior medical practitioner's office use that occupied the site for many years, (*See Table 4.7-1 on Page 80 of the Landscape Manual*).

The proposed use does not propose any changes to the exterior of the existing commercial building or property, aside from the outdoor play area, and its required fencing. Given the modest improvements to the existing site, the Planning Staff found that the proposed use would not be detrimental to the use or development of adjacent properties or the general neighborhood and we would strongly agree with that assessment.

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

(G) *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: Subdivision Regulations.

RESPONSE: Section 25-119(a)(2)(B) of the Prince George’s County Code requires that Special Exception applications include a Type 2 Tree Conservation Plan (TCP2) or a Standard Letter of Exemption (LOE). The subject application was issued an approved Standard Letter of Exemption from the Woodland Conservation Ordinance that is valid until June 2, 2025. The issued Exemption Letter is numbered, S-092-2023.

There are no regulated environmental features that exist on the property that require preservation. The site was fully graded and improved with a one-story brick building in 1957, and no additional gross floor area is being proposed with the subject application. It should be further noted that the subject application is exempt from the requirements of the Prince George’s County Tree Canopy Coverage Ordinance because it does not propose an increase in gross floor area or any disturbance area that exceeds 5,000 square feet, (*See Section 25-127(a)(1) of the County Code*).

- (2) *In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay (CBCAO) Zone, a special exception shall not be granted:*
 - (A) *Where the existing lot coverage in the CBCAO exceeds that allowed by this Subtitle, or*
 - (B) *Where granting the special exception would result in a net increase in the existing lot coverage in the CBCAO.*

RESPONSE: These requirements are not applicable to the application because the property is not located in a Chesapeake Bay Critical Area Overlay Zone. It should be further noted that there is no maximum lot coverage requirement in the CGO Zone for non-residential uses, (*See Section 27-4203(d)(2)- Nonresidential Base Zones*).

Compliance with Section 27-5402(x) - Additional Requirements for Specific Special Exception Uses:

The proposed use is also subject to the Additional Requirements for Specific Special Exception Uses contained in Section 27-5402(x) of the Zoning Ordinance which are as follows:

27-5402. Additional Requirements for Specific Special Exception Uses

- (x) *Day Care Center for Children*

(1) *A day care center for children may be permitted, subject to the following:*

(A) *The District Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations;*

RESPONSE: This requirement is understood by the Applicant. The request for a day care center with a maximum of 20 children will not be increased by any other agencies.

(B) *An ample outdoor play or activity area shall be provided, in accordance with the following:*

(i) *All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;*

(ii) *All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;*

(iii) *A greater set back from adjacent properties or uses or a higher fence may be required by the District Council if it determines that it is needed to protect the health and safety of the children utilizing the play area;*

(iv) *Any off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;*

(v) *The play area shall contain sufficient shade during the warmer months to afford protection from the sun;*

(vi) *Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and*

(vii) *Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.;*

RESPONSE: A 1,500-square-foot outdoor, fenced play area will be provided that is full

compliance with these requirements. The proposed outdoor play area will be located at least 25 feet from any dwelling on an adjoining lot and will be enclosed by a 6-foot-high fence. The proposed outdoor play area will be fully located on-site and is safely accessible. The path to the outdoor play area does cross a driveway aisle that accesses the rear parking area. However, access to this parking area will be restricted during operating hours by an existing chain gate. Further, all children will be accompanied by a Teacher or Aide when going to and from the play area.

A general note has been added to the submitted site plan that specifies the shading requirement for the outdoor play area, (*See Note 13*). The shade structure will consist of a durable and quality materials, such as a canvas sunscreen, and will be permanently affixed to the ground. The Applicant is currently pursuing vendors for the shade structure. As noted in Condition 1(g) of the technical staff report, the details of the shade structure will be provided prior to certification of the special exception site plan to include elevations and materials for the proposed shade structure, and how it will be mounted to the ground. Lastly, outdoor play will be limited to the hours between 7:00 a.m. to 5:00 p.m. A general note has been added to the submitted plan that specifies the same, (*See Note 12*).

- (C) *In the CGO, CS, IE, and IH zones, a special exception for a day care center for children shall be allowed only if the Council finds that existing development and uses in the neighborhood (particularly on adjacent properties) will not adversely affect the proposed use.*

RESPONSE: The subject property has been used for commercial purposes for many years, and the proposed day care center use will not adversely affect the existing uses in the neighborhood. As previously stated, the proposed day care center use is considered a less intensive use than the prior medical practitioner’s office in accordance with Section 4.7 of the *Landscape Manual*. It should also be noted that the subject property directly abuts an existing day care center to the east that is operated by the Applicant and that was approved via DSP-95030.

- (2) *In addition to the requirements of Section 27-3604(c), Special Exception Submittal Requirements, the site plan shall show:*
- (A) *The proposed enrollment;*
- (B) *The location and use of all buildings located on adjoining lots; and*
- (C) *The location and size of outdoor play or activity areas.*

RESPONSE: The site plan reviewed by the Technical Staff included all of the above requirements with the exception of the location of the buildings on adjacent lots. A revised site plan has been submitted as an exhibit that now includes all these requirements, (*See Exhibit 17*).

E. Conclusion

As provided above, the subject application meets all the general criteria required for approval of a special exception application contained in Section 27-3604(e), as well as the specific special exception criteria for a Day Care Center for Children contained in Section 27-5402(x). As such, the Applicant respectfully requests that SPE-2023-004 be approved.

Thank you in advance for your consideration of this application. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,



John J. Ferrante
Senior Land Planner

AJH/jjf

cc: Mr. Stan Brown
First Learning Stages Daycare LLC

STATE ETHICS COMMISSION
 45 CALVERT STREET, 3RD FLOOR
 ANNAPOLIS, MD 21401
 410-260-7770
 1-877-669-6085

This Form Is To Be Filed With:
 CLERK OF THE COUNTY COUNCIL
 COUNTY ADMINISTRATION BUILDING
 ROOM 2198
 UPPER MARLBORO, MD 20772
 301-952-3600

Business Entity¹ Affidavit (Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf>, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only** if these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Waters, LLC Case No. (where applicable) SPE-2023-004

Address of Applicant 2969 Southhaven Drive, Annapolis, MD 21401-7104

Identity of the Property/ Lot 30, Livingston Park

Subject of Application Tax Map 105, Grid B2 - Tax Account No. 1232057 Type of Application Special Exception
 (see § 5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

- 1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? Yes No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
N/A	

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

- 2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? Yes No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
N/A		

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

- 1. All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

N/A - Applicant is a Limited Liability Company

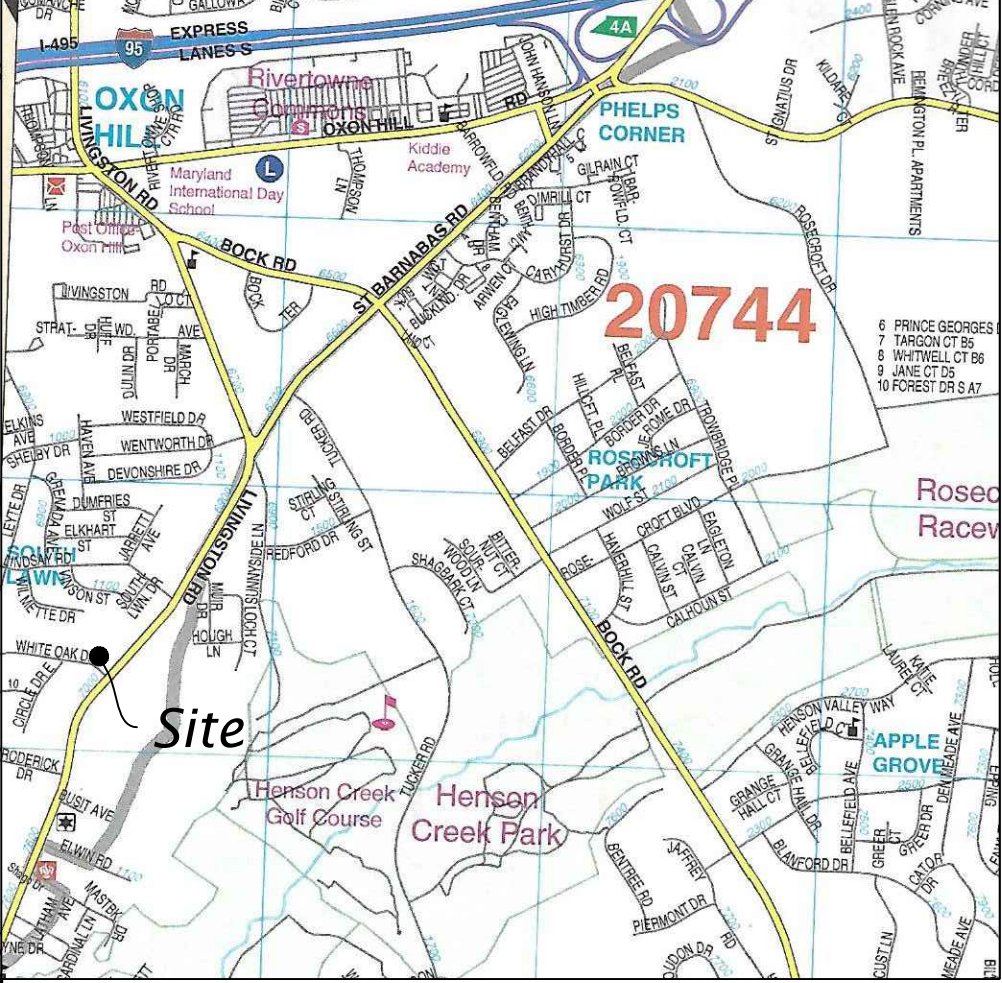
- 2. Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Linda L Waters
 Signature (original to be filed with the Clerk)
Linda L Waters
 Printed Name of Signer
Owner
 Title of Signer (Authorized to sign for the business entity)

10/27/2024

Date

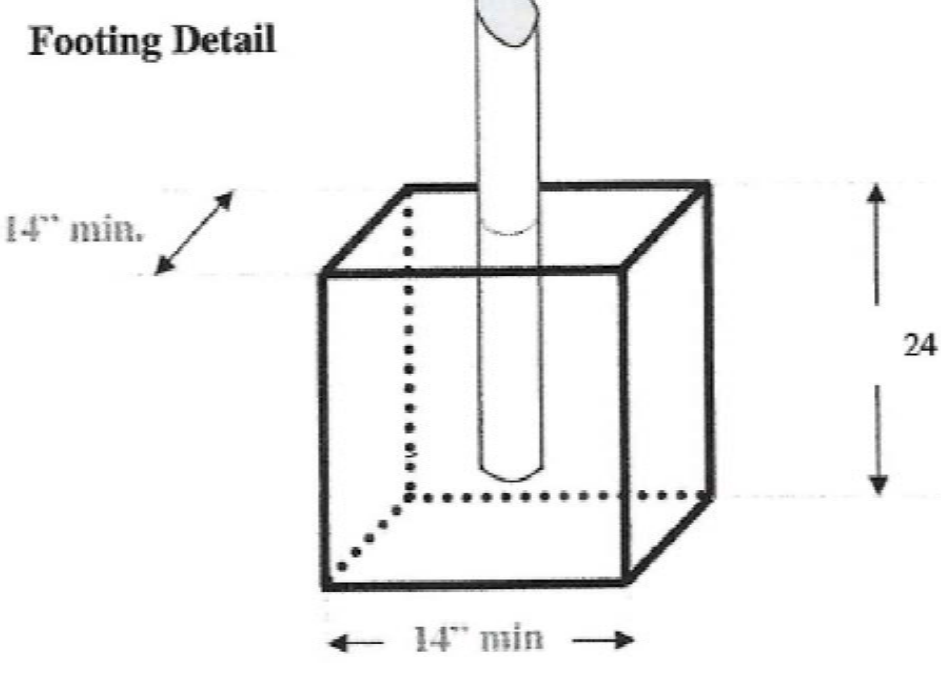


~ Vicinity Map ~
Scale: 1" = 2,000'

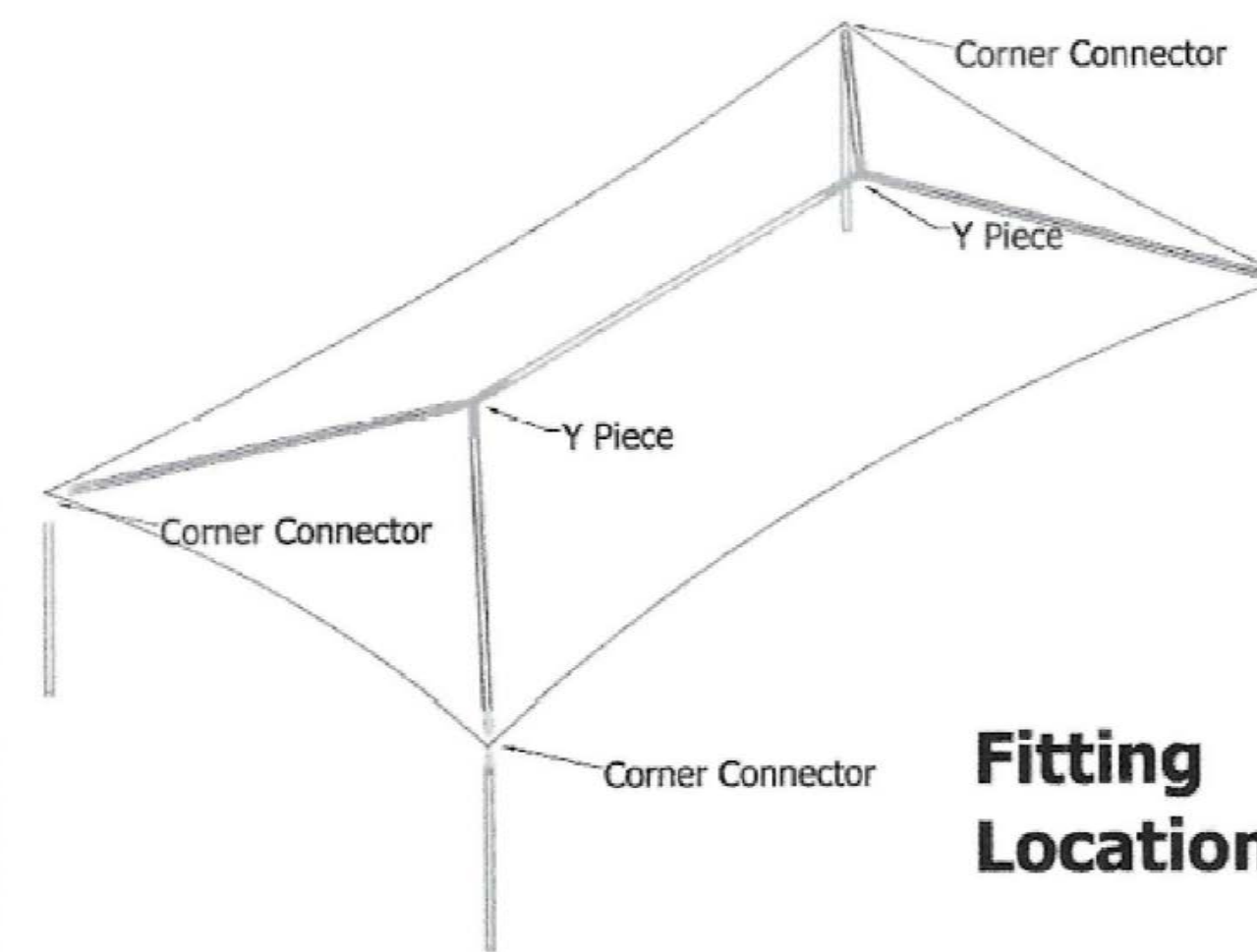
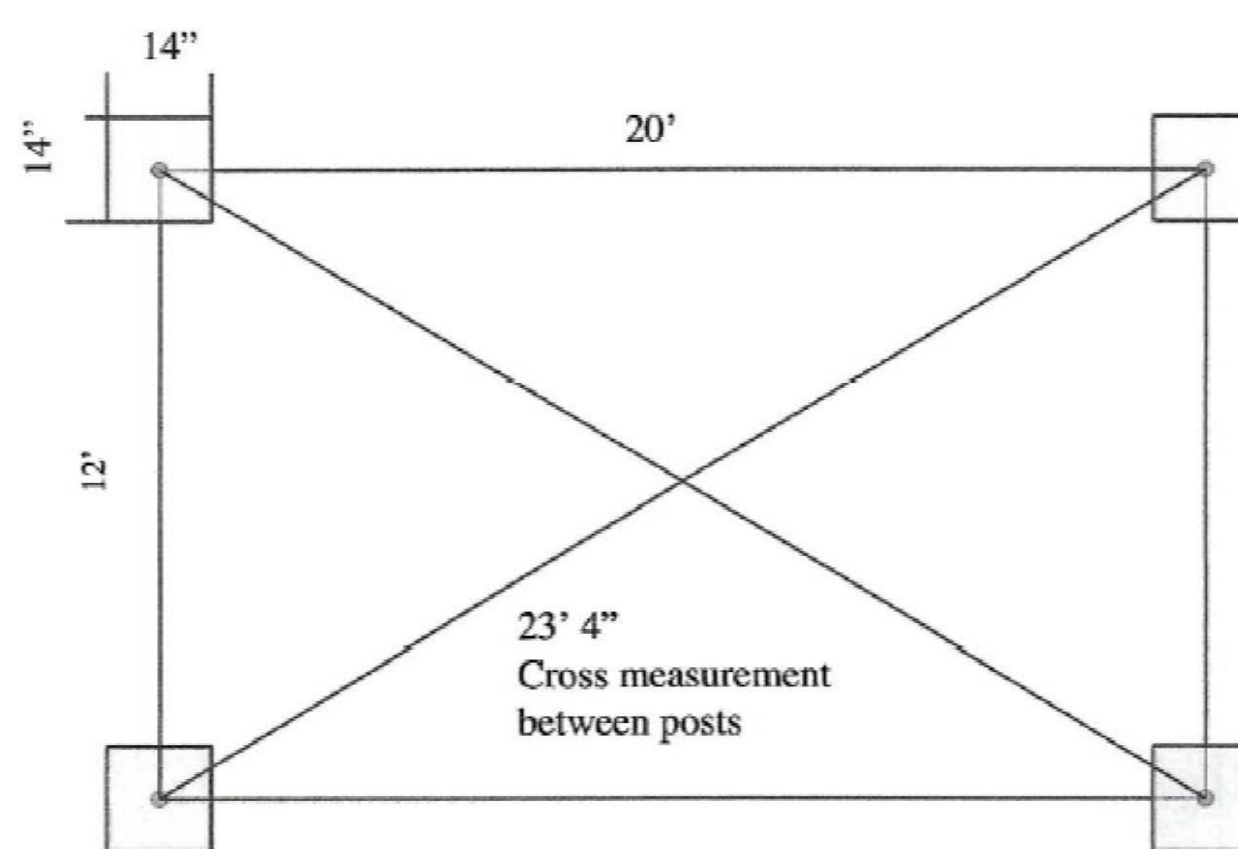
Tax Map: 105 Grid: B-2
ADC PG County Street Map #44 Grid: A-7
200' Sheet # 209SE01 & 210SE01 Zoning: CGO
Tax Account #1232057
Street Address: 1004 White Oak Drive
Oxon Hill, MD 20745

~ Legend ~

- C/S Concrete Slab
- C/P Concrete Porch
- SF Square Feet
- GFA Gross Floor Area
- Hi High
- Security Light
- CL Centerline
- LOD Limit of Disturbance
- Proposed Concrete Bollards



Proposed Canopy
8' Hi Sides
10' Hi Center



Proposed Canopy
8' Hi Sides
10' Hi Center

SCALE: 1" = 10'

Pepco
Liber 2773 at Folio 370
South Lawn
Parcel "A" Block "P"
Plat Book WWW 47 at Page 81
Existing Use: Power Operation Station
Zoned: RSF-65

Maria Cecilia Galvez De La O et. ux.
Liber 36571 at Folio 190
Livingston Park
Lot 31 Parcel A
Plat Book BB 8 at Plat No. 14
Existing Use: Single Family Residential
Zoned: RSF-65

Pepco
Liber 2773 at Folio 370
Livingston Park
Lot 1 Parcel A
Plat Book BB 8 at Plat No. 14
Existing Use: Vacant
Zoned: CGO

Angela Wood
Liber 40254 at Folio 55
Livingston Park
Lot 2 Parcel A
Plat Book BB 8 at Plat No. 14
Existing Use: Residential House
Zoned: CGO

Claudia L. Young
Liber 10427 at Folio 255
Livingston Park
Lot 3 Parcel A
Plat Book BB 8 at Plat No. 14
Existing Use: Child Day Care
Zoned: CGO

White Oak Drive
(50' Wide)



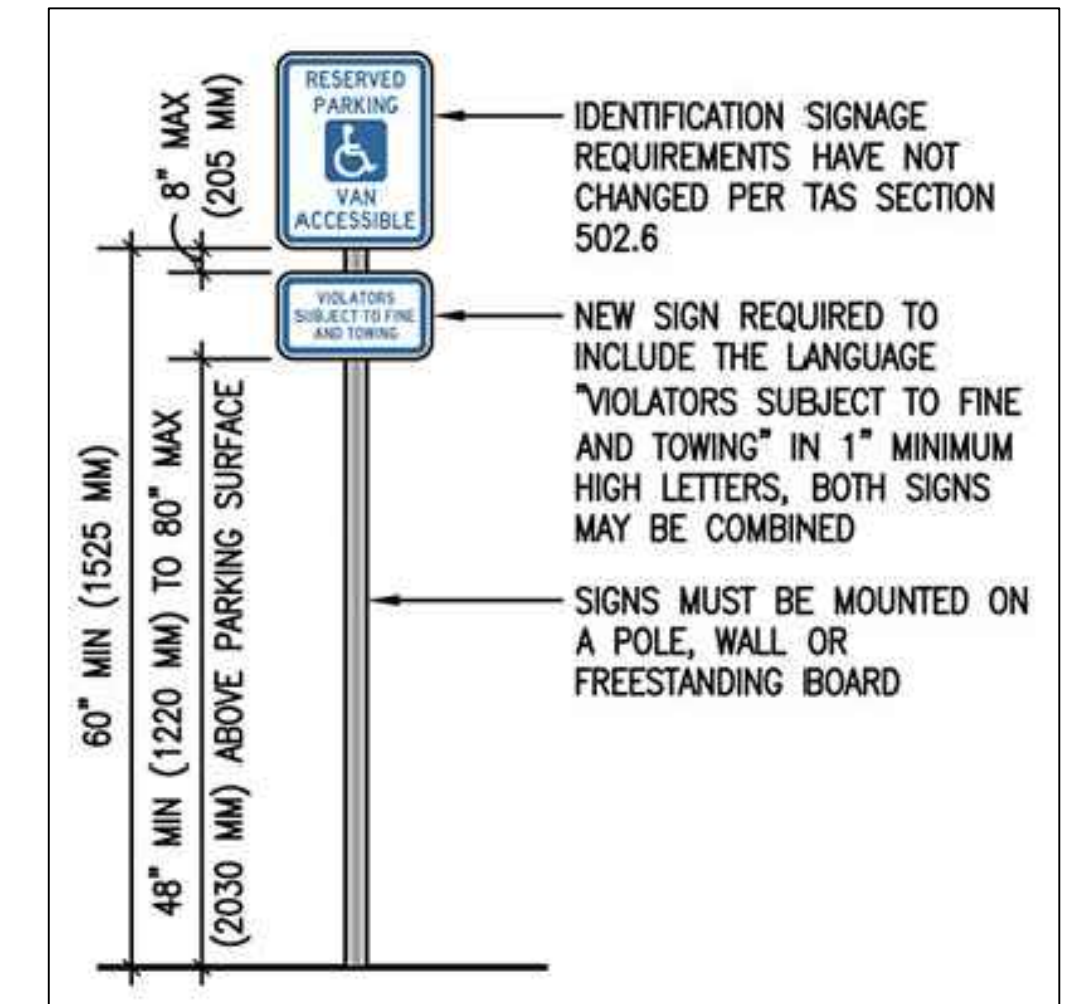
*** Owner ***
Dr. Terrell A Waters
2969 Southaven Drive
Annapolis, MD 21401
Phone #202-907-6057

*** Applicant ***
Karen Williamson
12417 Asbury Drive
Fort Washington, MD 20744
Phone #: 240-423-8428

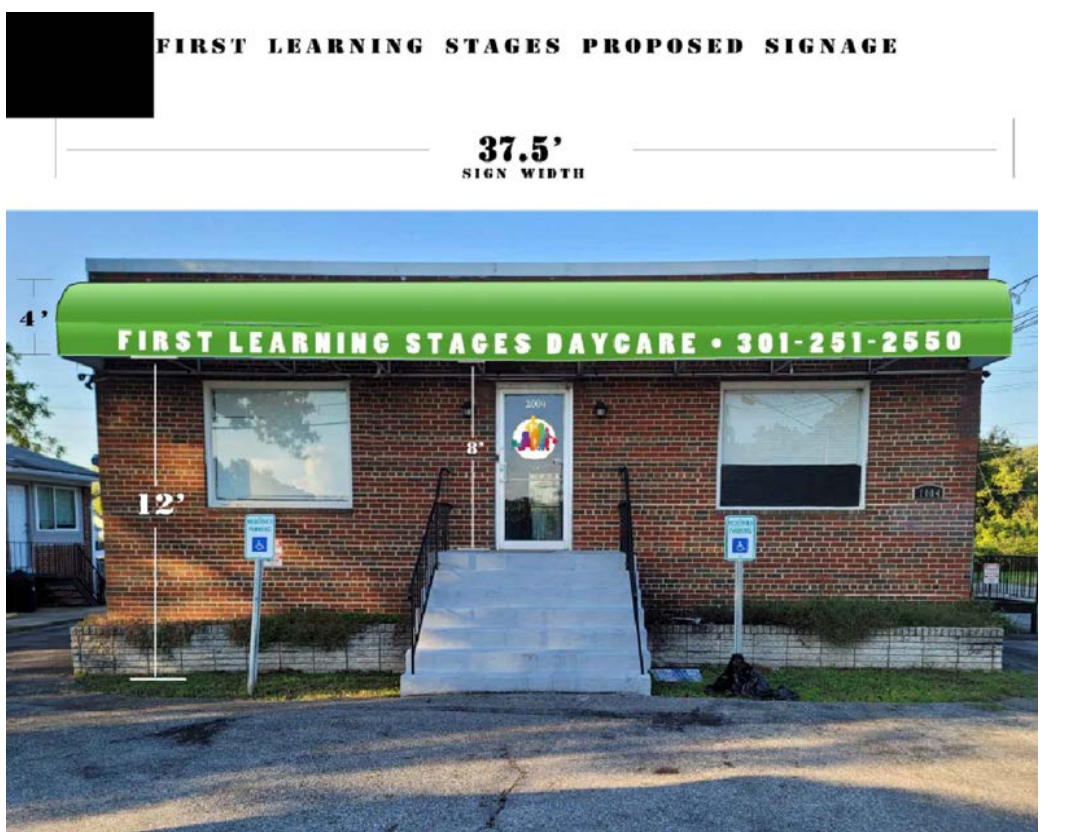
Added 3 MD NAD '83 coordinates- 03-31-2023	3101 RITCHE ROAD FORESTVILLE, MD 20747 TEL: 301-736-6387 / 7115 email: info@meekins.net web: www.meekins.net REGISTRATIONS MD # 10833 DCLS # 900860
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NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS
OF RECORD OR OTHERWISE.

- ~ NOTES ~
- Existing Zone of Lot: CGO (Commercial, General & Office Zone)
 - Total Area: 15,150 Square Feet Zoned: 15,150 Square Feet
 - Existing Use: Dental Office
 - Requested Special Exception Use:
Daycare Center (20 Children) Hours of Operation: 7am to 5pm
 - Parking Requirements:
1-Parking Space Per 10 Children (20 Children) = 2 Parking Spaces
Total No Required Spaces = 2 Spaces (10' X 20')*
*including 1 Van Handicap Space (16' X 20')
Total No Proposed Regular Spaces = 8 Spaces (10' X 20')
Total No. of Van Handicap Spaces = 1 Space (16' X 20')
Total No of Parking Spaces = 9 Spaces
 - Each Parking Space Shall be Marked by a Permanent, Durable Contrasting Material
 - There are no Loading Spaces required
 - Existing Parking Area is Asphalt
 - Outdoor Light is currently security lights. Proposed Outdoor Lighting is 150W Floods. Children will be Accompanied by a Teacher or Aide when going to and from the Play Area.
 - Outdoor Play Area Required
75 Square Feet Per Child
75 SF X 20 Children= 1,500 SF
Outdoor Play Area to be provided= 1,500 Square Feet
 - The Outdoor Play Area shall be limited to between the Hours of 7am to 5pm. Outdoor Play Area shall be limited during Daylight Hours
 - The Outdoor Play Area Shall contain Sufficient Shade during the Warmer Months to Afford Protection from the Sun.
 - Parking in Rear Lot to be restricted during school hours by Existing Chain Gate.
 - Total Existing and Proposed Gross Floor Area: #1004- 1,352 GFA
 - Gross Floor Area does NOT include the basement. Basement will not be used for Daycare center and to be used as storage.
 - Existing Water and Sewer Designations are: W-3 & S-3
 - This Site is Not within the Chesapeake Bay Critical Area
 - There is Not a 100 Year Flood Plain on this Site.
 - There are No Wetlands on this Site
 - There are No Historic Sites on or in the Vicinity of this Site
 - There are No Cemeteries on or Contiguous to this Site.
 - There is no Aviation Policy Area on this Site.
 - There are no trees on site.
 - Building Constructed in 1957
 - 3 Property Corners in Maryland State Plane Coordinate System 1983
 - 2 sheds to be removed for a proposed play area. 500 SF of Disturbance.
 - Contours Based on MNCP&PC GIS Data
 - Elevation Spot Shots are ground shot on NAVD 88 Datum
 - No new construction to be done on site.
 - Lot Coverage #7310
Building: 1,352 Square Feet
Shed: 90 Square Feet
Asphalt Parking: 7,820 Square Feet
Total: 9,172 Square Feet or 60% Lot Coverage

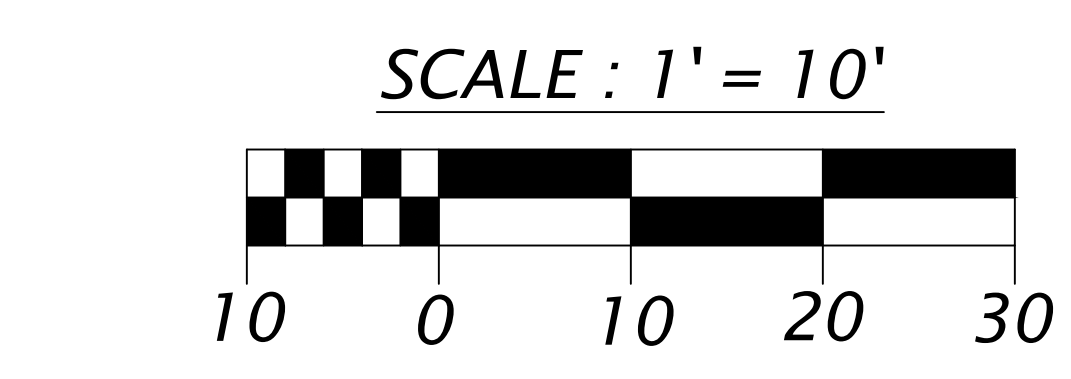


Proposed Handicap Sign



SHOWCASE SITE PLANS
DESCRIPTION: 54 FT WIDE BY 4 FT TALL VINYL SIGNAGE SIGNAGE SLEEVE (COVER ALUMINUM FRAME)
COLOR: GREEN METALLIC SIGN SHEET LETTERING (1 FT TALL LETTERS)
ELEVATION: 12 FT FROM THE GROUND AND 8 FT ABOVE DOOR WAY FROM BOTTOM TO TOP OF DOOR.

~ Proposed Sign ~
Existing Building Setback = 45.1'
Allowed Signage (37.45' of Building Frontage X 2) = 74.9 SF
Proposed Signage = 34.45 SF



Special Exception Plat	
Lot 30 Parcel A	
Livingston Park	
Plat Book BB 8 at Plat No. 14	
12th ELECTION DISTRICT	PRINCE GEORGE'S CO., MD.
DATE: 2-28-2023	SCALE: 1" = 10'
SHEET 1 OF 1	
REVISIONS	
Added 3 MD NAD '83 coordinates- 03-31-2023	
Revised Plan per Pre-application Comments- 05-01-2023	
Revised Notes on shed removal- 05-08-2023	
Revised Plan per County Comments- 02-06-2024	
Revised Plan per MNCP&P Report- 09-13-2024	
Revised Plan per Final MNCP&P Report- 10-22-2024	

CASE NO: SPE-2023-004
CASE NAME: FIRST LEARNING STAGES
DAYCARE CENTER
PARTY OF RECORD: 5
PB DATE: 6-6-2024

MEL FRANKLIN
AT-LARGE MEMBER
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING, 2ND FLOOR
LARGO MD 20774
(CASE NUMBER: SPE-2023-004)

KAREN WILLIAMSON
12417 ASBURY DRIVE
FT. WASHINGTON MD 20744
(CASE NUMBER: SPE-2023-004)

WL MEEKINS, INC.
3101 RITCHIE ROAD
FORESTVILLE MD 20747
(CASE NUMBER: SPE-2023-004)

CALVIN S HAWKINSII
AT-LARGE MEMBER
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING, 2ND FLOOR
LARGO MD 20774
(CASE NUMBER: SPE-2023-004)

EDWARD BURROUGHS III
PRINCE GEORGE'S COUNTY COUNCIL
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING, 2ND FLOOR
LARGO MD 20774
(CASE NUMBER: SPE-2023-004)