



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

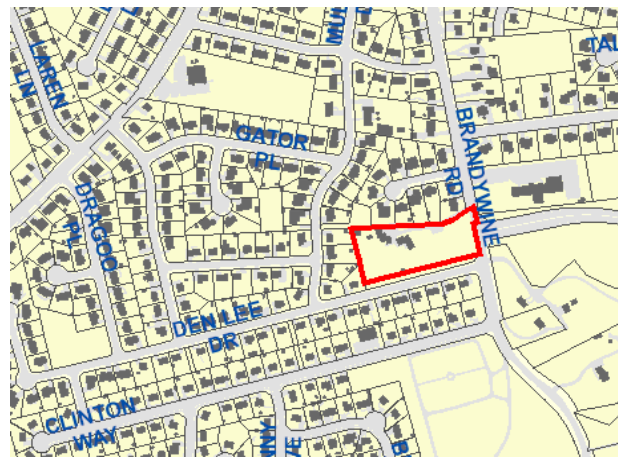
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Departure from Design Standards Clinton Church of Christ

DDS-682

REQUEST	STAFF RECOMMENDATION
A departure from design standards from Section 4.7 of the 2010 Prince George's County Landscape Manual for a church.	APPROVAL with conditions

Location: In the northwest quadrant of the intersection of Brandywine Road and Den Lee Drive.	
Gross Acreage:	3.43
Zone:	R-80
Gross Floor Area:	N/A
Lots:	0
Parcels:	1
Planning Area:	81A
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	214SE06
Applicant/Address: Gutschick, Little, & Weber 3909 National Drive, Suite 250 Burtonsville, MD 20866	
Staff Reviewer: Thomas Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	03/10/2022
Planning Board Action Limit:	N/A
Staff Report Date:	02/22/2022
Date Accepted:	12/17/2021
Informational Mailing:	07/14/2021
Acceptance Mailing:	12/13/2021
Sign Posting Deadline:	03/03/2020

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

STAFF REPORT

SUBJECT: Departure from Design Standards DDS-682
Clinton Church of Christ

The Zoning staff has reviewed the departure from design standards for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION CRITERIA

This departure from design standards was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of prior approvals.
- b. The requirements of the Prince George's County Zoning Ordinance.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

1. **Request:** The property owner is requesting a departure from design standards (DDS) from Section 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for a church or similar place of worship. Per Table 4.7-1 of the Landscape Manual, a church is considered a medium-impact use. The one-family detached dwellings to the north and west require a Type C bufferyard between the two uses. The applicant has requested a reduction from the required 40-foot building setback to 20 feet, and 30-foot landscape bufferyard to vary from 0 to 23.6 feet. The only proposed modifications to the property are to adjust the driveway and parking areas to accommodate the new use. This includes widening the existing driveway and entrance, as well as striping the parking spaces.
2. **Development Data Summary:** The following chart summarizes the approved development for the overall Clinton Church of Christ property, which remains unchanged by this application.

	EXISTING	PROPOSED
Zone	R-80	R-80
Use(s)	Residential	Church or similar place of worship
Total Acreage	3.43	3.43
Number of Lots	0	0
Parcels	1	1

3. **Location:** The subject site is one parcel located in the northwest quadrant of the intersection of Brandywine Road and Den Lee Drive. The property is known as Parcel 86 as shown on Tax Map 125, Grid C3, and is in the One-Family Detached Residential (R-80) Zone.
4. **Surrounding Uses:** The subject site is bounded on the north, south, and west by residential uses in the R-80 Zone, and to the east by Brandywine Road, with a church beyond in the Rural Residential Zone.
5. **Previous Approvals:** The subject parcel conveyed by deed since January 11, 1949, recorded amongst the Prince George’s County Land Records as Liber 1092 folio 117, and is not platted. The current owner, Clinton Church of Christ recorded a deed conveyance on December 21, 2020, recorded amongst the Land Records as Liber 44889 folio 222. The site was subject to Alternative Compliance review (AC-21016) and was denied on July 23, 2021, which necessitated the current application.
6. **Prince George’s County Zoning Ordinance Requirements:** The criteria for approval of a DDS is set forth in Section 27-239.01(7) of the Zoning Ordinance, which states:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant’s proposal;

The applicant proposes to replace a day care use with a church use, and in doing so must widen the driveway and entrance and add striping to parking spaces. The new use will have a lower impact but will be an incompatible use next to residential properties. Due to limited space on the site, a reduction to the requirements of Section 4.7, Buffering Incompatible Uses is necessary. A request for alternative compliance, AC-21016, was denied by the Planning Director on July 23, 2021. In response, the applicant proposes additional landscaping along 160 feet of the northern property line, with an additional 45 feet of board fencing.

(ii) The departure is the minimum necessary, given the specific circumstances of the request.

The departure is the minimum necessary, given the location of the existing structures that are to be utilized on-site. As a result, the applicant is mitigating the impacts of a church use to the greatest extent possible.

- (iii) **The departure is necessary in order to alleviate circumstances, which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**

The departure is the minimum necessary to alleviate the constraints that are unique to this site. The property has been in existence since January 11, 1949. The current structures have been in place for many years and strict adherence to the code would require demolition to alleviate the need for additional buffering.

- (iv) **The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

According to the applicant’s statement of justification (SOJ), cleanup of the site has already begun and improvements to the cleanliness of the site have been affirmed through two letters of support from neighboring properties, one of those being from the owner of Lot 18. The following tables provide a breakdown of the departure request:

REQUIRED: Section 4.7. Buffering Incompatible Uses Type ‘C’ buffer, along the northern property line, adjacent to existing residential dwellings

Length of bufferyard	584 feet
Minimum building setback	40 feet
Landscape yard width	30 feet
Fence or wall	Yes
Percent with existing trees	26
Plant units (120 per 100 l. f.)	174

PROVIDED: Section 4.7. Buffering Incompatible Uses Type ‘C’ buffer, along the northern property line, adjacent to existing residential dwellings

Length of bufferyard	160 feet
Minimum building setback	40feet
Landscape yard width	0-30 feet
Fence or wall	Yes
Percent with existing trees	26
Plant units (120 per 100 l. f.)	60

The proposed departure includes existing trees and additional landscape buffering of 160 feet along the northern property line, and 45 feet of 6-foot-high board fencing that will further beautify the site and effectively buffer the residential uses from the church use. The buffer contains up to 26 percent existing trees, which will be supplemented with the additional 60 plant units. The driveway is paved and will not generate excessive

amounts of dust. The site will further be of benefit to the neighborhood by providing a local place of worship for those who may not be able to travel. Furthermore, the proposed site disturbance will be under 5,000 square feet and is exempt from the stormwater management requirements. The Prince George's County Department of Permitting, Inspections and Enforcement has reviewed the application (46903-2020-00) and assessed a fee of \$1,200.00 in lieu of providing on-site attenuation and quality control measures. Therefore, the DDS will not impair the visual, functional, or environmental quality or integrity of the site or surrounding neighborhood.

7. **2010 Prince George's County Landscape Manual:** In accordance with Section 27-450, Landscaping, screening, and buffering, of the Zoning Ordinance, this development is subject to the Landscape Manual. Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements, apply to this site. The applicant submitted a request for alternative compliance, AC-21016, from the requirements of Section 4.7 that was denied by the Planning Director, on July 23, 2021.

The Landscape Manual designates a church as a compatible, medium-impact use with moderate effects on adjacent properties. Such a designation requires a Type 'C' bufferyard to mitigate the impacts of the proposed use. A Type 'C' bufferyard requires a minimum building setback of 40 feet, minimum landscape yard of 30 feet, and 120 plant units per 100 linear feet of property line. The site contains a total of 584 linear feet of property line and right-of-way, with approximately 26 percent being occupied by existing trees. The subject site requires 174 plant units.

The existing driveway and building proposed to be utilized as the church is located near the northern property boundary and is skewed in relation to the property line. This results in a tapering building set back from 20 feet to 13.5 feet at the closest point with adjacent Lot 18. The remaining impacted lots, Lots 19–23, are only impacted by the existing driveway. According to the applicant's SOJ, the existing fencing and proposed landscape materials are being sought to satisfy the buffer requirements along the northern property line in response to an alternative compliance denial. Due to the tapering effect of the lot, building setback relief is requested for 20 feet to 26.5 feet along adjacent Lot 18, as the site conditions cannot be changed without demolition of the existing structure. In addition, landscape buffer relief is requested, as a portion of the existing building to be utilized is located within it. Approximately 160 feet of landscape buffer is proposed along the northern property line with a total of 60 plant units provided, a departure of 114 plant units. The applicant proposes a combination of shade, evergreen, and ornamental trees to be planted in the landscape buffer. The applicant also proposes 45 feet of 6-foot-high board fencing to provide more visual buffering of the uses. Staff finds that the combination of existing trees, fencing, and landscape plantings will adequately buffer the site, mitigating the medium-impact church use.

8. **Tree Canopy Coverage Ordinance:** The site has been issued a standard exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (S-200-2021) because the site contains less than 10,000 square feet of woodlands and has no previous tree conservation plan approval. A Natural Resources Inventory equivalency letter has been issued for the site (NRI-167-2021). The NRI was issued based on the

standard woodland conservation exemption and that no regulated environmental features will be impacted.

9. Referrals: No referral agencies provided any comment or concern that would affect the recommendation of approval for this application. The relevant comments submitted for this application were included in this technical staff report. The following referral memorandums were received, are included as backup to this technical staff report, and adopted by reference herein:

- Permits Review Section, dated December 27, 2021 (Hughes to Sievers)
- Community Planning Section, dated January 21, 2022 (Sams to Sievers)
- Transportation Planning Section, dated January 28, 2022 (Patrick to Sievers)
- Urban Design Section, dated January 26, 2022 (Butler to Sievers)
- Environmental Planning Section, dated December 22, 2021 (Schneider to Sievers)
- Department of Permitting, Inspections and Enforcement, dated February 2, 2022 (Giles to Sievers)

RECOMMENDATION

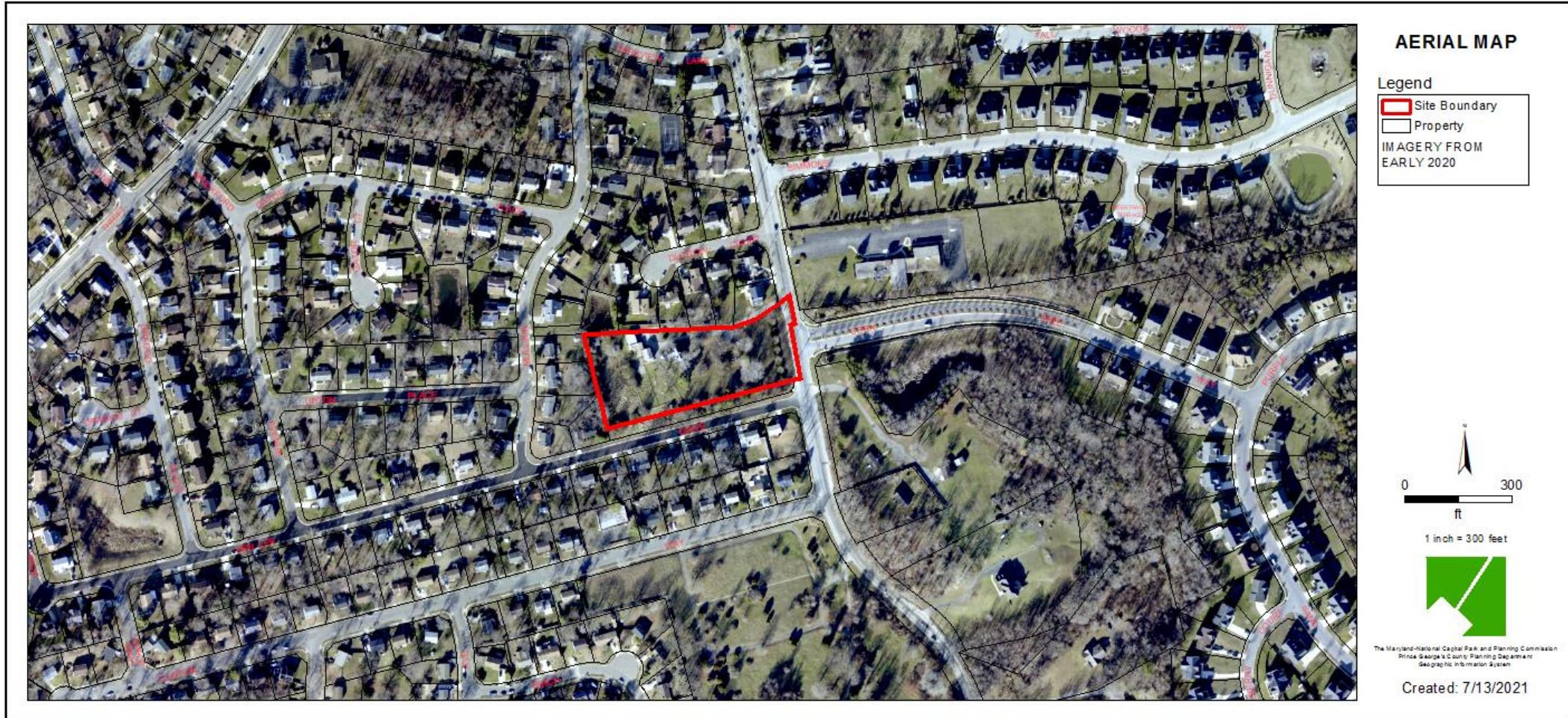
Based upon the foregoing evaluation and analysis, the Zoning staff recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Design Standards DDS-682 for Clinton Church of Christ, subject to the following condition:

1. Prior to certification of the departure site plan, the plans shall be revised to:
 - a. Provide dimensions of all buildings on the site plan.
 - b. Provide the use of each structure on the site plan.
 - c. Provide a note on the site plan indicating if the other rooms/buildings will not be occupied at the same time as the main auditorium.

CLINTON CHURCH OF CHRIST

Departure from Design Standards

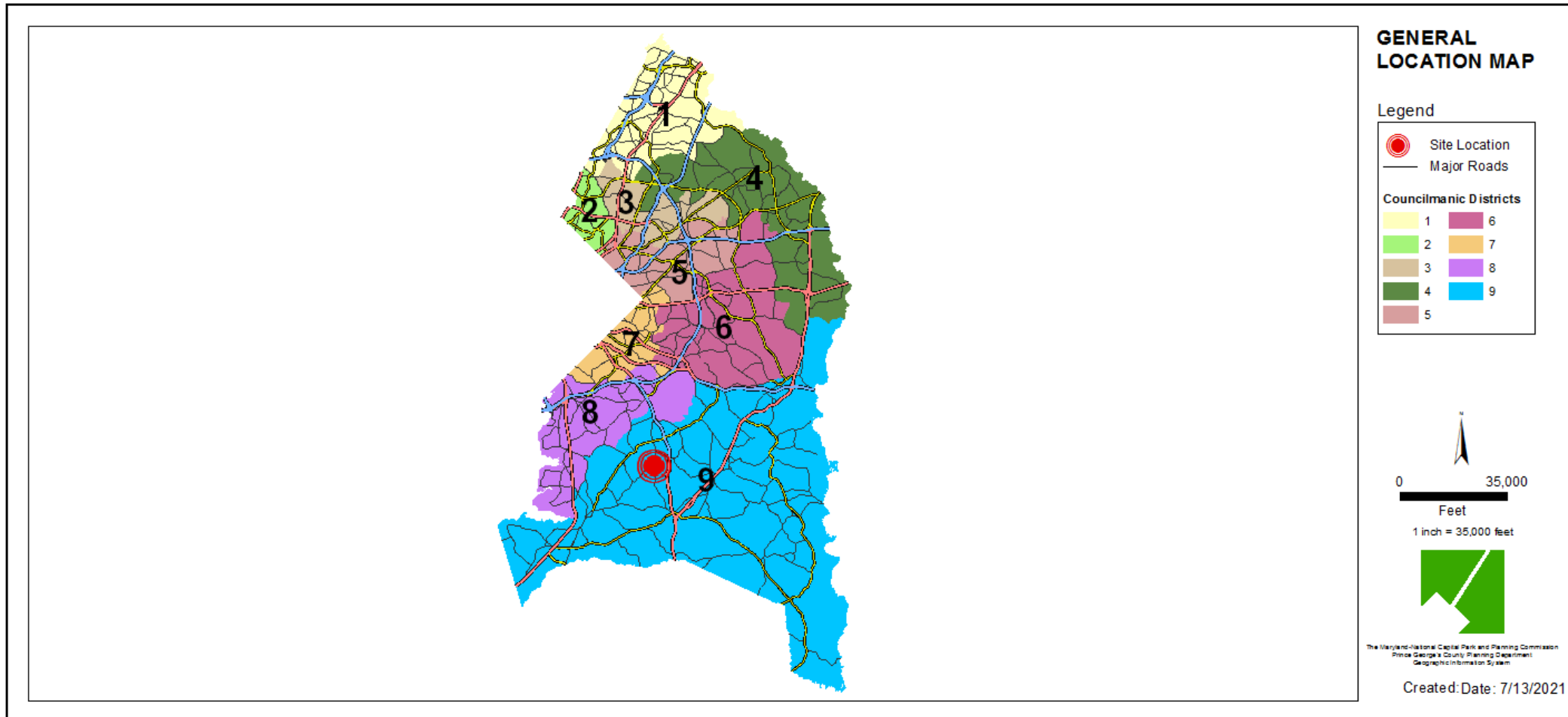
Staff Recommendation: APPROVAL with conditions



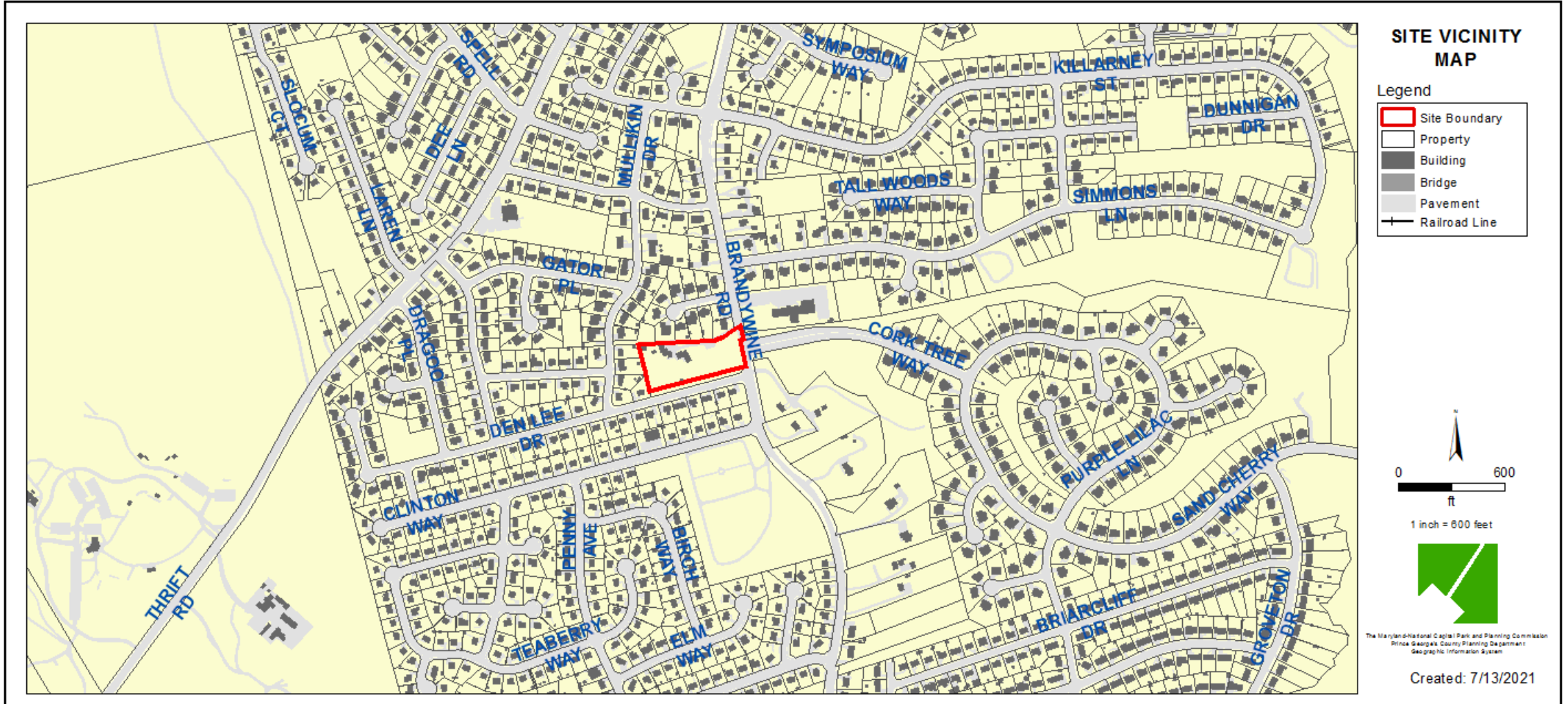
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A

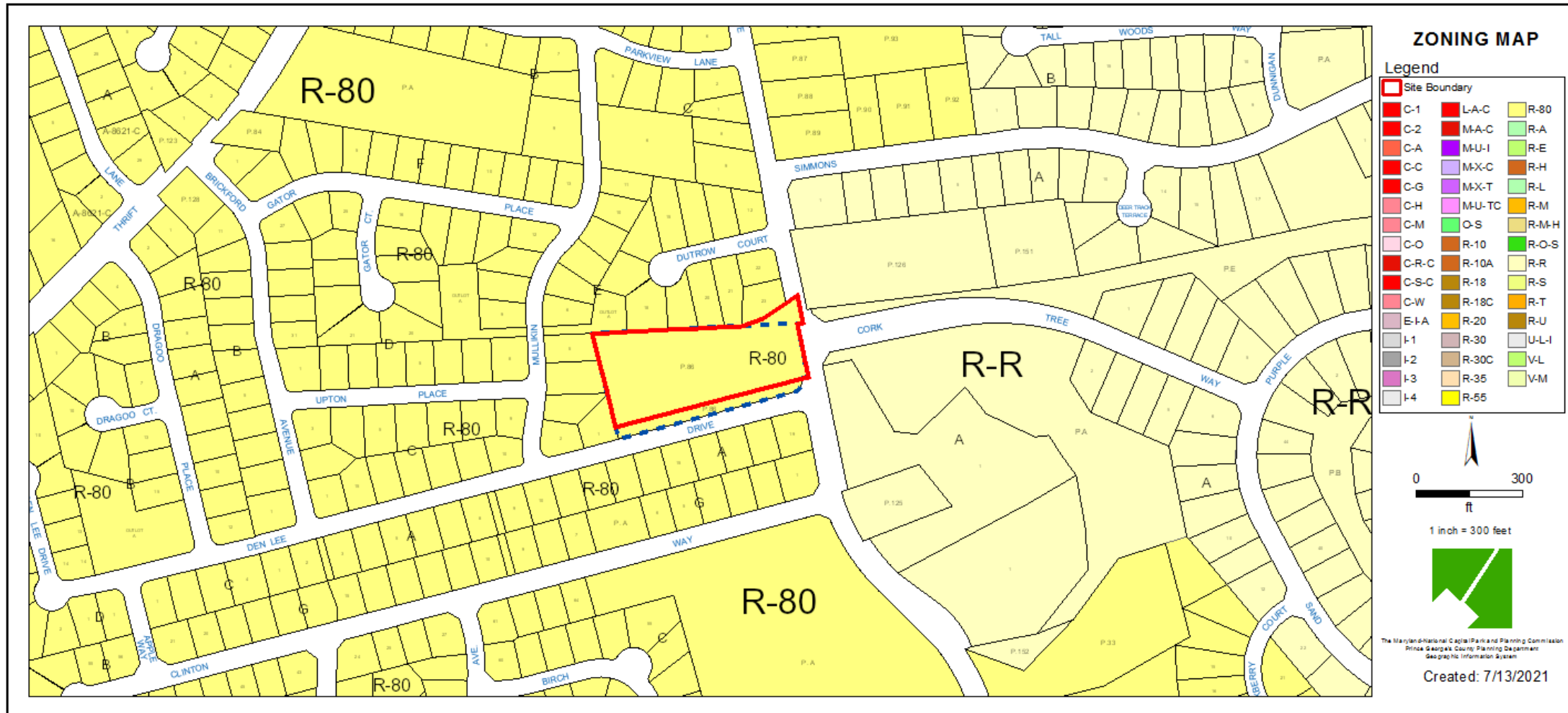


SITE VICINITY MAP



ZONING MAP

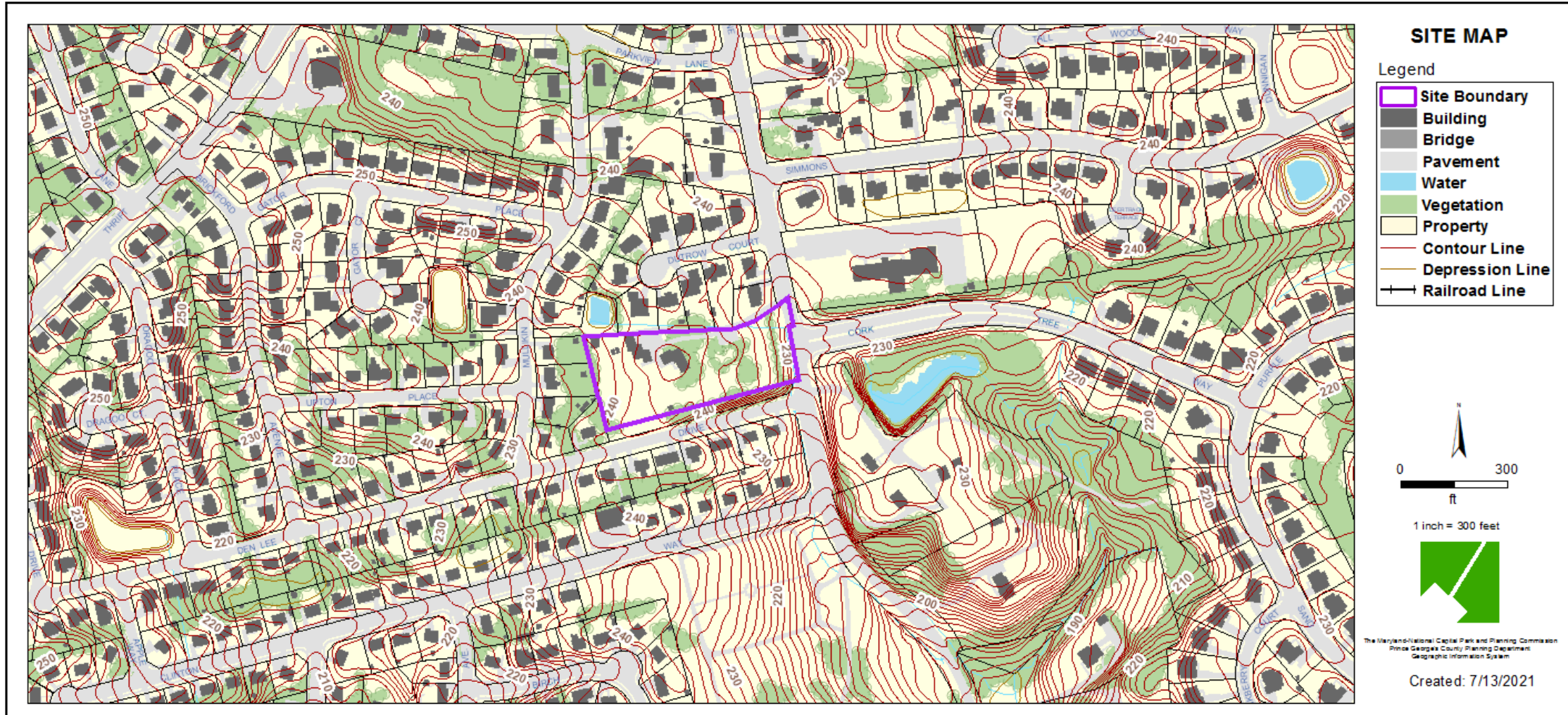
Property Zone: R-80



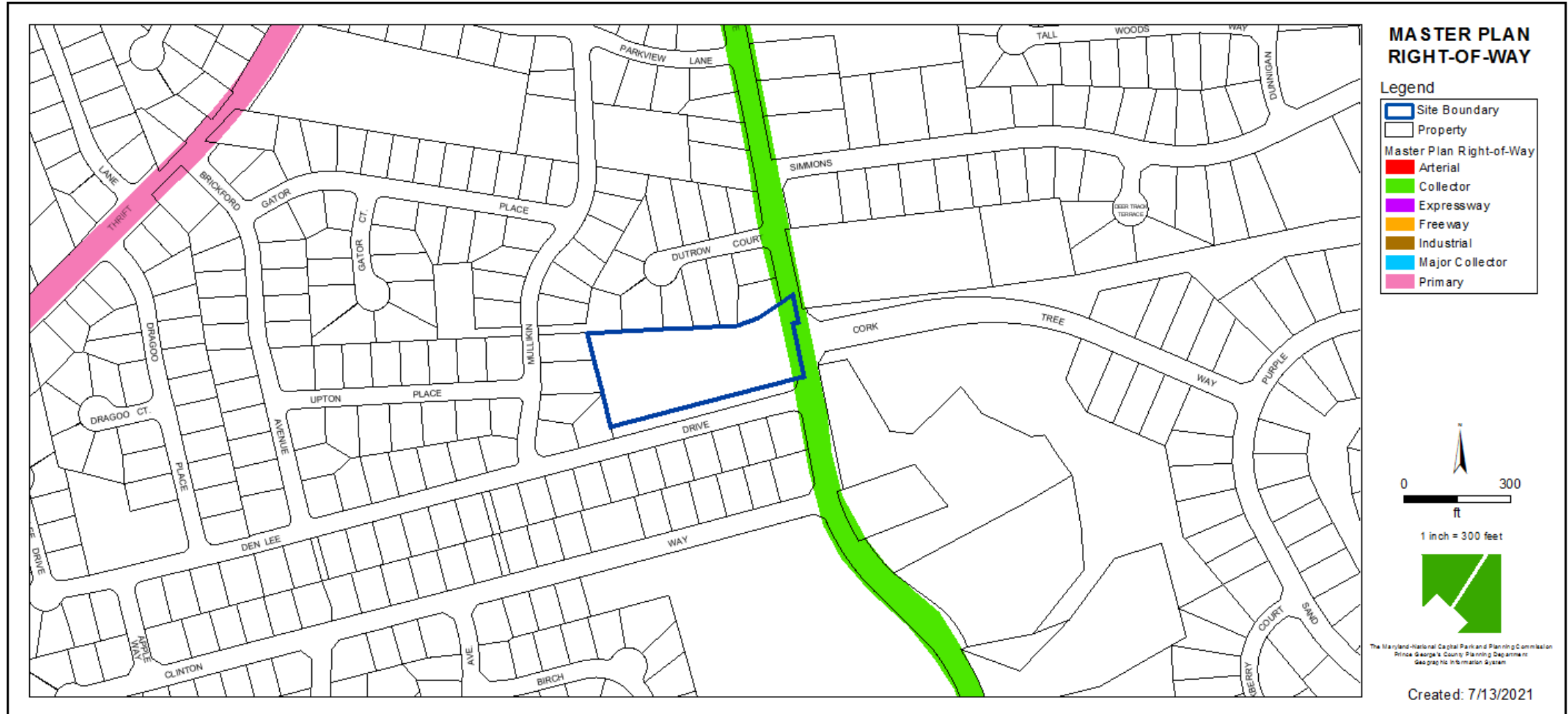
AERIAL MAP



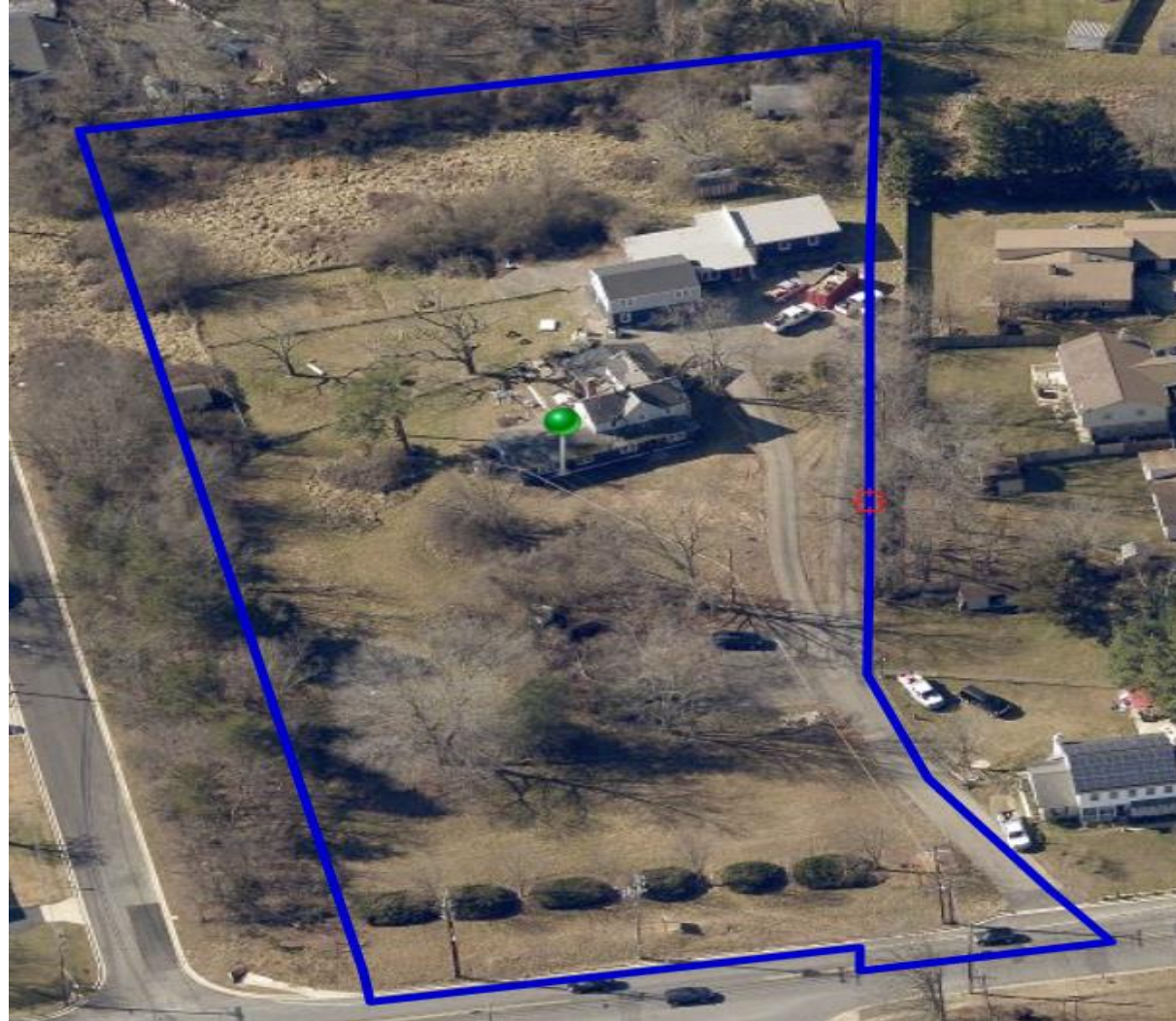
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SPECIAL PURPOSE SURVEY



STAFF RECOMMENDATION

APPROVAL with conditions

- Additional information to be added to site plan

Major/Minor Issues:

- N/A

Applicant Community Engagement:

- Informational Mailing 7/14/21
- Acceptance Mailing 12/13/21



October 25, 2021

Case No. - Clinton Church of Christ – DDS-682

A Departure from Design Standards application has been submitted to request relief from the Prince George's County Landscape Manual. Specifically, the Applicant is seeking relief from Section 4.7-Buffering Incompatible Uses. The subject property is zoned R-80 and located at 10701 Brandywine Road in the northwest quadrant of the intersection of Brandywine Road and Den Lee Drive in Clinton, Maryland. The property is proposed to be used as a Church, a medium impact use, and is adjacent to single family residential uses on the north and west of the subject property. The site is known as Parcel 86 as shown on Tax Map 125-C3. The proposed Church will use the existing buildings on site to operate with the building at 10701 being used for the Church Sanctuary. The only proposed modifications to the property at this time are to adjust the driveway and parking areas to accommodate the new use. This involves widening the existing driveway entrance and driveway and striping some parking spaces. This disturbance will remain under 5,000 sq. ft. The existing driveway apron will be replaced in its current location. The Applicant has worked with the Prince George's County Department of Permitting, Inspections and Enforcement to allow a modification of the driveway to fit the existing constraints. The driveway apron cannot be moved at this time due to sight distance issues and significant utility pole relocations. The Applicant is entering into an improvement deferral agreement that will allow the Applicant to delay frontage improvements until a second phase of development which will occur once the Church is opened and established. At that time, the Applicant will be exploring alternate site access points which will accommodate the future Church development plans and account for the right of way improvements which will be required. As this is a startup Church group, time will be needed to raise the type of funds necessary to make significant site changes and frontage improvements.

The subject property has a driveway connection from Brandywine Road which extends along its northern property line. The driveway runs right along the property line with very little space available to provide landscaping. In some cases, the driveway is on the property line. The adjacent properties are developed with single family homes. The rear of the single family lots abut the subject property. Lots 18-20 have board fences at the rear of their property to provide privacy, Lot 21 does not have a fence and Lot 23 has a 4-foot-high chain link fence. There are existing trees at the rear of Lots 19 and 20 which will help provide a screening buffer.

The Landscape Manual requires a Type 'C' bufferyard in this situation with a 40' minimum building setback and a 30' minimum landscape yard. The existing building is skewed to the property line and is setback from 13.5' to 20' to the property line at Lot 18. A Departure from Design Standards is being sought to allow for the existing fencing and proposed landscape material in this area to satisfy the intent of the Landscape Manual. The building setback relief being requested is 26.5' to 20'. Approximately 160 feet of landscape buffer will be planted along the northern property line of the Applicant's property to meet the intent of the required landscape

buffer. This additional planting will include two red oaks, two red maples, three redbuds and an eastern red cedar tree. This in addition to the existing board fence will greatly enhance the buffer to the adjacent property on Lot 18. Demolition of the existing building and reconstruction elsewhere at this time is not feasible for the Church and its members given the extraordinary expense of that endeavor. Additionally, it should be noted that the property owner of Lot 18, the most impacted of all adjoining lots, has provided a letter of support for the Applicant and the project. The Applicant is also asking for consideration along Lots 19 & 20 that the existing board fence and trees be considered to comply with the intent of the Landscape Manual requirements. While there is not space for additional landscape plantings along these properties, they have significant screening that is provided from existing mature trees and associated canopy that exists on their property. Photo #4 shows significant existing screening that is provided by the existing trees in the area. The existing board fence is 6 feet high and provides additional screening lower to the ground level. The existing trees and board fence span a length of approximately 160 feet and provide effective screening along the property line. Along the property adjacent to Lot 21, the Applicant is proposing to add a 6-foot-high board fence to provide screening for this neighbor. Due to the location of the driveway, additional landscape material cannot be provided. Based on the stepped back orientation of the existing houses on Lots 20 and 21, additional screening is naturally provided. Additional screening will ultimately be achieved as a result of the planting of three willow oaks in the parking lot to satisfy the requirements of the interior parking lot planting section. These trees will ultimately provide some screening to Lot 23 as well. Lot 23 has an existing 4-foot-high chain link fence which runs along the property line. There is not sufficient room to add a board fence or landscaping in this area. It should also be noted that the owner of Lot 23 uses the driveway on the Church property to access their back yard so the area from the existing gate to Brandywine Road needs to remain as is for this operation to continue. The Church has expressed a willingness to be a good neighbor and to allow this access to continue. The property owner for Lot 23 has also issues a letter of support for the Applicant and the project.

There are a few items for consideration in this case. This is a startup Church group which has a very small congregation at this time. The current plans call for a sanctuary with no more than 64 seats. The Church, since taking ownership of the property, has cleaned up the property and engaged with their new neighbors. As I understand it, the neighbors are delighted with the cleanup efforts and have been supportive of this application based on the door-to-door outreach efforts. Letters of support are beginning to come in to the Church leadership...see attached for two of those letters which have been received at the time of this submission.

Sec. 27-239.01. - Departures from Design Standards. (7) Required findings.

(A) In order for the Planning Board to grant the *departure*, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

Granting this Departure will not adversely affect the immediately adjoining neighboring properties. This departure will open the door for a dynamic public benefit that will be recognized by the addition of the proposed church congregation. This use will be less impactful than the previously permitted daycare use. As a result of this application, the existing property is being cleaned up and additional landscaping will be added along 160 feet of the northern property line along with the addition of approximately 45 feet of board fence.

(ii) The *departure* is the minimum necessary, given the specific circumstances of the request;

The Departure is the minimum necessary given the location of the existing building and site improvements and their proximity to the property lines. This relief would not be necessary, but for the location of the existing structures and driveway on the property.

(iii) The *departure* is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The Departure is necessary to alleviate existing circumstances which are unique to this site. The location of the existing buildings and improvements have been established for many years and it would require demolition of the buildings to alleviate these circumstances.

(iv) The *departure* will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The Departure for this applicant will allow for continued improvements to this site which will benefit the members of the Church and the surrounding community. The Church members have already begun to make improvements to the property by cleaning up the property and the existing buildings. These efforts have been acknowledged by the surrounding neighbors and have been well received as affirmed by letters of support from two of the neighbors including arguably the most impacted neighbor on Lot 18. As a result of this application, additional landscaping will be added along 160 feet of the northern property line along with the addition of approximately 45 feet of board fence.

(B) For a *departure* from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (7)(A), above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective *design* characteristics.

An Alternative Compliance application was filed under Case # AC-21016 and was denied. We have worked closely with staff and have determined that this is our only real course of action given the unique location of the existing structures and driveway on site.

In summary, the Church needs relief from Section 4.7 for both the building setback and the landscape yard and believes that through a combination of existing fencing & landscaping, proposed fencing and landscaping and just being a good neighbor that the intent of the Landscape Manual has been met through this request. We look forward to addressing any and all comments that you may have regarding this request.

Sincerely,

A handwritten signature in black ink that reads "Tim Longfellow". The signature is written in a cursive, flowing style.

Tim Longfellow, P.E.

June 7, 2021

RE: Clinton Church of Christ
Letter of Support
Departure from Design Standards
and Alternative Compliance

Dear Friend & Neighbor:

I am reaching out to you today as a neighbor and new community member. As you know, we recently purchased the property adjacent to you located at 10701 Brandywine Road. As we have discussed, we are in the process of cleaning up the property and preparing to occupy the property to share our mission with the community.

As we develop our plans for the property, we are looking to occupy the existing building on the property addressed as 10703 Brandywine Road. There are other specific improvements that we have to make to comply with the requirements of Prince George's County which include improving the driveway entrance, widening the access driveway to be compliant for Fire Department access, and compliance with the Landscape Manual.

Compliance with the Landscape Manual required that we apply for a Departure from Design Standards since the existing building does not comply with the required setback. Based on our use as a church, we are required to comply with a building setback of 40 feet while the existing building is 13.5' to 20' from the property line. Additionally, the Landscape Manual requires a landscape buffer of 30 feet. In order to comply with the Code, we need an Alternative Compliance approval to allow us to meet the intent of the Code by enhancing the existing conditions onsite through additional landscaping features which may include trees, shrubs and fencing.

These requests require approval from Prince George's County and will involve a public hearing in front of the Planning Board. Your support of our request will go a long way and carry a lot of weight as the County Staff and Planning Board consider our applications.

As we embark on our mission, we are requesting your support and look forward to proving our worthiness as we provide a positive community presence. Please indicate your support by signing below and feel free to contact us for additional details (cocclinton@gmail.com or 301-541-3899).

Name
Clinton Church of Christ – Letter of Support


June 7, 2021
Page 2 of 2

Thank you in advance for your consideration and support of our applications. We will work each and every day to maintain your support and be a positive addition to the community.

Sincerely,

Dell Prince
c/o The Leadership
Clinton Church of Christ

I HEREBY OFFER MY SUPPORT TO THE APPLICATIONS FOR A DEPARTURE FROM DESIGN STANDARDS AND ALTERNATIVE COMPLIANCE AS SUBMITTED BY THE CLINTON CHURCH OF CHRIST.

Alan Acero 
Name

~~16007~~ Brandywine Rd.
Address
Clinton, MD
20735

Name
Clinton Church of Christ – Letter of Support

June 7, 2021
Page 2 of 2

Thank you in advance for your consideration and support of our applications. We will work each and every day to maintain your support and be a positive addition to the community.

Sincerely,

Dell Prince
c/o The Leadership
Clinton Church of Christ

I HEREBY OFFER MY SUPPORT TO THE APPLICATIONS FOR A DEPARTURE FROM DESIGN STANDARDS AND ALTERNATIVE COMPLIANCE AS SUBMITTED BY THE CLINTON CHURCH OF CHRIST.

Eileen Thomas Eileen Thomas

Name

6301 DUTROW CT Clinton Md 20735

Address



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

DATE: July 23, 2021
TO: Andree Green Checkley, Esq., Planning Director
VIA: Jill Kosack, Chair, Alternative Compliance Committee
FROM: N. Andrew Bishop, Alternative Compliance Committee Member
PROJECT NAME: Clinton Church of Christ
PROJECT NUMBER: Alternative Compliance AC-21016
COMPANION CASE: Permit No. 5627-2021-CU

ALTERNATIVE COMPLIANCE	
Recommendation:	<input checked="" type="checkbox"/> Denial Section 4.7
Justification: SEE ATTACHED	
	N. Andrew Bishop
	<i>N. Andrew Bishop</i> Reviewer's Signature

PLANNING DIRECTOR'S REVIEW			
<input checked="" type="checkbox"/> Final Decision	<input type="checkbox"/> Approval	<input checked="" type="checkbox"/> Denial	
<input type="checkbox"/> Recommendation	<input type="checkbox"/> Approval	<input type="checkbox"/> Denial	
<input type="checkbox"/>	To Planning Board		
<input type="checkbox"/>	To Zoning Hearing Examiner		
Planning Director's Signature _____			Date

APPEAL OF PLANNING DIRECTOR'S DECISION	
Appeal Filed:	
Planning Board Hearing Date:	
Planning Board Decision: <input type="checkbox"/> Approval	<input type="checkbox"/> Denial
Resolution Number:	

Alternative Compliance: AC-21016
Name of Project: Clinton Church of Christ
Companion Case: Permit No. 5627-2021-CU
Date: July 23, 2021

Alternative compliance is requested from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), along the site's northern property line.

Location

The subject 3.43-acre property is located in the northwest quadrant of the intersection of Den Lee Drive and Brandywine Road and is known as Parcel 86, as shown on Tax Map 125-C3. The site is located at 10701 Brandywine Road and is currently improved with two existing buildings in the One-Family Detached Residential (R-80) Zone. The property is bounded to the south by Den Lee Drive, to the east by Brandywine Road, and to the west and north by existing single-family detached dwellings in the R-80 Zone.

The property is also located within the geography previously designated as the Developing Tier of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see Prince George's County Council Resolution CR-26-2014).

Background

Permit No. 5627-2021-CU is a use and occupancy permit for a church in the existing buildings on Parcel 86. Alternative compliance is requested from the requirements of Section 4.7, Buffering Incompatible Uses, for the northern boundary area where there are existing adjacent single-family detached dwellings.

The application is subject to the Landscape Manual because of the change in use from residential to institutional and meets the requirements with the exception of Section 4.7. Alternative compliance is requested along the northern property line because the existing buildings and site improvements do not meet the minimum requirements for the building setback or landscape yard width to screen the institutional use from existing Outlot A and Lots 18, 19, 20, 21, and 23. Specifically, the applicant is seeking relief as follows:

REQUIRED: Section 4.7. Buffering Incompatible Uses, along the northern property line adjacent to existing single-family detached dwellings.

Length of bufferyard	584 feet
Minimum building setback	40 feet
Landscape yard width	30 feet
Bufferyard occupied by existing trees	26 percent
Fence or wall	Yes*
Plant units (120 per 100 linear feet)	260*

Note: *The required number of plant units may be reduced up to 50 percent when a six-foot-high opaque fence is located within the bufferyard.

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the northern property line adjacent to existing single-family detached dwellings.

Length of bufferyard	584 feet
Minimum building setback	13.5 - 20 feet
Landscape yard width	0 - 30 feet
Bufferyard occupied by existing trees	26 percent
Fence or wall	Yes*
Plant units	60

Note: *The required plant units are proposed to be reduced by existing off-site fences and installation of a six-foot-high opaque fence on the remainder of the property line.

Justification of Recommendation

The applicant is requesting alternative compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the northern property line. A Type C bufferyard, which includes a 40-foot-wide building setback and a 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of property line, is required along this boundary. The applicant is proposing to screen the church property from the residential dwellings by using a combination of existing and proposed vegetation on the subject site and both existing off-site and proposed on-site fences. Existing and proposed vegetation screen the church from adjacent Outlot A, and a six-foot-high board on board fence exists on the abutting Lots 18, 19, and 20. An existing four-foot-high chain link fence is located on a portion of the site's boundary with Lot 23. A six-foot-high opaque fence is proposed to be constructed on the portion of the property line that does not include an existing fence on abutting Lot 21. The existing and proposed six-foot-high opaque fence meets the requirements to allow for a reduction in the amount of planting units, however, the existing four-foot-high chain-link fence does not.

The applicant's proposal does not meet the required building setback, number of plant units, or the minimum width of the landscape yard due to site constraints, including the existing buildings and driveway, which are to remain. Strict conformance to the requirements of the Landscape Manual would require demolition, reconfiguration, and reconstruction of the buildings and driveway to meet these requirements. This is not feasible for the small congregation, with limited financial resources, and existing site improvements do not allow for any additional plantings beyond the 60 plant units that are proposed.

While the Alternative Compliance Committee understands that the existing conditions of the site limit the ability to meet the requirements of Section 4.7, the Committee does not find the applicant's proposal to be equally effective in fulfilling the intent and purposes of Section 4.7 of the Landscape Manual, to provide a visual and physical separation between the two incompatible uses, and therefore, concludes that the proposed alternative design solution fails to meet the approval criteria.

Recommendation

The Alternative Compliance Committee recommends DISAPPROVAL of Alternative Compliance AC-21016 from the 2010 *Prince George's County Landscape Manual* for Section 4.7, Buffering Incompatible Uses, along the site's northern property line.

January 21, 2022

MEMORANDUM

TO: Thomas Sievers, Planner II, Zoning Review Section, Development Review Division

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

FROM: Daniel Sams, Planner III, Neighborhood Revitalization Section
Community Planning Division

SUBJECT: DDS-682 Church of Christ

DETERMINATIONS

Pursuant to Part 27-239.01(b)(7) of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Departure from Design Standards

Location: 10701 Brandywine Road, Clinton, MD 20735

Size: 3.43 acres

Existing Uses: Church

Proposal: Church

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The subject property is in the Established Communities. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. 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 (p. 20).

Master Plan: The 2013 *Approved Subregion 5 Master Plan* recommends Residential Low land uses on the subject property (p. 32).

Planning Area: 81A

Community: Clinton & Vicinity

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

SMA/Zoning: The 2013 *Approved Subregion 5 Sectional Map Amendment* retained the subject property in the R-80 (One-Family Detached Residential) Zone.

cc: Long-range Agenda Notebook

Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section, Community Planning Division

From: [Butler, Tierre](#)
To: [Sievers, Thomas](#); [DRD Pending Referrals](#)
Cc: [Zhang, Henry](#)
Subject: DDS-682 Clinton Church of Christ
Date: Wednesday, January 26, 2022 4:46:18 PM
Attachments: [Outlook-4i2aebtx.png](#)
[Outlook-iconfinder.png](#)
[Outlook-iconfinder.png](#)
[Outlook-iconfinder.png](#)
[Outlook-iconfinder.png](#)
[Outlook-iconfinder.png](#)
[Outlook-iconfinder.png](#)
[Outlook-gaagkz1v.png](#)

Tom,

We have reviewed the DDS-682 for Clinton Church of Christ. This site has an Alternative Compliance AC-21016 that was denied by the AC Committee on July 23, 2021. Urban Design has no objections to the approval of this DDS.

Tierre Butler

Senior Planner | Urban Design Section | Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

Office [301-952-2548](tel:301-952-2548) tierre.butler@ppd.mncppc.org





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Transportation Planning Section


14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3680

January 28, 2022

MEMORANDUM

TO: Thomas Sievers, Urban Design Review Section, Development Review Division
FROM: Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA:  William Capers III., PTP, Transportation Planning Section, Countywide Planning Division
Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DDS-682: Clinton Church of Christ

Proposal

The subject site is proposed to be used as a Church and will occupy the existing buildings. The applicant proposes to widen the existing driveway and add parking spaces. Driveway access is provided off Brandywine Road. The applicant is seeking relief from Section 4.7- Buffering Incompatible Uses of the Prince George's County Landscape Manual.

Prior Conditions of Approval

There are no relevant prior conditions of approval for the subject site. The existing driveway apron will be replaced in its current location to meet current DPW&T standards.

Master Plan Compliance

The subject site fronts Brandywine Road which is a master planned collector roadway. There are no structures proposed in the right-of-way and no dedication is required with this application.

Transportation Planning Review

As mentioned, this Departure from Design Standards has been submitted to request relief from the Prince George's County Landscape Manual. Specifically, the applicant is seeking relief from the minimum building setback and minimum landscape yard.

From the standpoint of the Transportation Planning Section, staff find the Departure from Design Standards DDS-682 acceptable.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

December 27, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Development Review Division
FROM: Michelle Hughes, Permit Review Section, Development Review Division
SUBJECT: Referral comments for DDS-682, Clinton Church of Christ

1. The dimensions of all buildings shall be demonstrated on the site plan.
2. The use of each structure shall be provided on the site plan.
3. A note shall be placed on the site plan indicating if the other rooms/buildings will not be occupied at the same time as the main auditorium.

MEMORANDUM

February 2, 2022

TO: Thomas Sievers, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

Re: Clinton Church of Christ
Departure from Design Standards, DDS-682

CR: Brandywine Road
CR: Den Lee Drive

This is in response to the Departure from Design Standards, DDS-682, referral for the development of a church and associated infrastructure. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is in Clinton, MD, located on the northeast quadrant of the Brandywine Road and Den Lee Drive intersection.
- **Brandywine Road** is an existing County-maintained roadway to the east of the subject property with an 80-ft right-of-way width and Master Plan Road Classification C-513. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban 4-Lane Collector Road standard (Std. 100.03). This work shall be permitted prior to or concurrent with issuance of a fine grading permit.
- **Den Lee Drive** is an existing County-maintained roadway to the south of the subject property with a 50-ft right-of-way width. The applicant shall construct roadway/frontage improvements as required in accordance with DPW&T Urban Secondary Residential Road standard (Std. 100.07). This work shall be permitted prior to or concurrent with issuance of a fine grading permit.
- Full-width, 2-inch mill-and-overlay for all existing County, roadway frontages are required.

- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's Utility Policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- The site plan filed under M-NCPPC Case No. DDS-682 is consistent with the Site Development Concept Plan filed under Case No. 46903-2020-0 approved by DPIE on September 13, 2021.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- The proposed development will require a site development permit approved by DPIE.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro Clay is required.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - a) Final site layout, exact impervious area locations are shown on plans.
 - b) Exact acreage of impervious areas has not been provided.

- c) Proposed grading is shown on plans.
- d) Stormwater volume computations have not been provided.
- e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.
- f) Disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in the submittal.
- g) A narrative in accordance with the code has not been provided.
- h) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:TJ:AG:DS

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Ted Jeong, P.E., Engineer, S/RPRD, DPIE
Clinton Church of Christ, 10701 Brandywine Road, Clinton, MD 20735
GLW, PA, 3909 National Drive, Suite 250, Burtonsville, MD 20866

Thomas,

AT&T Local does not have any facilities in the proposed area.

Regards,

Sam Azzam
Connect USA
Email – aa9168@att.com
Mob – 304-871-6146

Additional Back-up

For

DDS-682

Clinton Church of Christ



March 7, 2022

Mr. Thomas Sievers
MNCPPC – Urban Design Section
14701 Governor Oden Bowie Drive
4th Floor
Upper Marlboro, Maryland 20772

Re: Clinton Church of Christ
DDS-682 Staff Report Comments

Dear Mr. Sievers:

Thank you for the opportunity to review the Staff Report. We would like to offer a few revisions that are necessary for the record to be clear.

I offer the following comments:

1. Please update the Applicant to Clinton Church of Christ with their address at 10701 Brandywine Road, Clinton, Maryland 20735.
2. Page 3 - Findings 1. Request
Staff Report - The Applicant has requested a reduction from the required 40-foot building setback to 20 feet, and 30-foot landscape buffer yard to vary from 0 to 23.6 feet.
Revision - The Applicant has requested a reduction from the required 40-foot building setback to 13.5 feet, and 30-foot landscape buffer yard to vary from 0 to 30 feet.
3. Page 4 - Findings 4. Surrounding Uses - **Suggested Revision**
The Subject site is bounded on the north and west by residential uses in the R-80 Zone, to the east by Brandywine Road, with a church beyond in the Rural Residential Zone and to the south by Den Lee Drive with residential uses beyond.
4. Page 5 (iv) - PROVIDED Table
Revision - Minimum Building Setback - 13.5 feet

Sincerely,

Tim Longfellow

Tim Longfellow, P.E.
Principal

Hello Planning Board,

As a resident living in Dutrow Court, Clinton MD my property is on the North side of The Clinton Church of Christ proposed site. As a neighboring property I would like to express my disapproval with the present request from The Church to depart from the Prince Georges design standards from the landscape manual to reduce the buffer setback zone requirements. After several conversation with my fellow neighbors in Dutrow Court all five Property owners (Thomas', Taylor's, Crudup's, Acero's and Douglas') that rear yards are adjoining to the Church site agreed not to sign any supporting letters towards this request from the Church due to many issues that we did bring to the Churches attention and where not address by The Church. They will claim to have signatures of support, but the truth is Mr. Acero young son signed without understanding the request. Please see the issues listed below.

- **The Buffer zone** is a Design standard that is vital to the Safety and Protection of all members of the community. I along with many of my neighbors use and occupy our rear yards for many family events, social activities, grilling and a space for kids to play. Without a buffer the Right of Enjoyment will be disrupted, the privacy that is due to residential property owners will be invaded by several church members and guest gathering a bit too close for comfort. The noise levels of having their Main Sanctuary structure so close will truly be felt and heard (figure 1). In addition, an increase in vehicular traffic and emissions on the boundary line has a direct negative impact to the residence. An example is if an individual visiting or going to the Church loses control of their vehicle and one of our kids, grand kids, nephews, or nieces are playing in the back yard because there isn't a 40ft buffer those vehicles can cause deadly harm by accidentally driving right into our properties. Also, the Buffer setback will remove the paved traffic egress that infringes upon the Thomas', Taylor's, Acero's and mines Douglas' property (figure 2). This is a great encumbrance that none of the residence approved of and will like the Board to instruct The Church to remove the asphalt off our properties. At present from their surveyor and civil drawings the Church is aware of it and did nothing to rectify the issue but still submits Plans to this date with their driveway on our properties.
- **A thought-out Green Space** is important. Within The Buffer zone we believe that a well-planned tree line within the landscape can provide supporting layers to the health, safety, and protection of the Community. This assigned green space contributes to filtering out the vehicular emissions, reducing sound noise levels, establishing a landscape barrier of protection from any cars or heavy machinery potentially invading the residential plats and at night reducing and diffusing the direct vehicular light beams from flooding our houses and rear yards (figure 3).
- **Keeping a clean seen** and caring about your fellow neighbors. At present there is an In-ground pool on site without any enclosure safety fencing and has been holding stagnant water for a year and more (figure 4). Stagnant water can be a breeding source for pests and insects like mosquitoes

gives way to problems like malaria and dengue. Also, there are no outdoor lighting or parking lot lighting proposed in the Master plan layout. The Church shows no care or consideration for the Community by allow these neglects to continue unaddressed on their site.

- **Prince Georges County has design standards** for a reason and after reviewing 17 Churches within a 2-mile radius of The Clinton Church of Christ proposed site (figure 5). The conclusion is clear, all have complied with the County's zonal codes and design standards. The nearest Church structure Clinton United Methodist Church is a great example to follow in respecting the community it inhabits with quality design, infrastructure, well-lit parking lots and grounds, and an excellent curb appeal (figure 6). To allow The Clinton Church of Christ the request to depart from the zonal codes will set a precedence that can and may cause many other neighborhoods in Clinton, MD to be negatively impacted by other religious institutions wanting to expand their territories and extending building structures beyond the assigned setbacks simply because they want to. Infringing on the quiet and peace many residential homeowners desire. That is not acceptable.
- The last issue brought to The Church attention was **Why?** There are two building structures on the Site. The front one is in compliance with the building setback and landscape buffer requirements while the second one in the rear is not (figure 2). The hypocrisy of this is that Clinton Church of Christ, a religious institution guided by Christian morals and values do not want to follow the County's policies and procedures simply because their intention is to use the rear building as their main Sanctuary and violate the design standards and codes put in place to maintain rule and order. The Church will say they did not know about the codes but one of the main rules in the purchasing of real estate is the Buyer must do their due diligence in researching all information regarding the property they are interested in acquiring, especially in an investment purchase, where you plan on moving into a new State and new County. However, ignorance of the law excuses no one, the surrounding neighborhood deserves an institution that desire is to be an honest, respectful, quality design and complying with the Zonal codes. If The Church wishes to exist in the neighborhood my proposal to The Board is to let them use the front building on site for their main Sanctuary as it follows the rule of law or demolish all the old structures and build a new sanctuary following the county's planning and design standards or see this venture as a learning experience that will guide them better in the future to find a church home.

In closing, as a Resident of Prince George's County I do believe we have an obligation to uphold a standard of living that fits and suit the needs of the residents well-being and any entity interested in joining our community should compile to the zone regulations. I encourage the Planning Board overseeing this hearing to say no to departing from the Design standards from landscape manual section 4.7. Thank you for your consideration.



FIGURE 1.
EXISTING CONDITIONS

These photos show the close in proximity the rear yard and house of my neighbor's tan home located at 6301 Dutrow Court is to The Church's blue building in the Rear of their property.

These photos also show how close the asphalt driveway and parking spaces are to the residential neighborhoods making them vulnerable to many negative impacts if the 40ft buffer setback is not in place.

Please also note Eileen Thomas lets her family and friend kids play in her back yard regularly, reducing the setback is not safe.



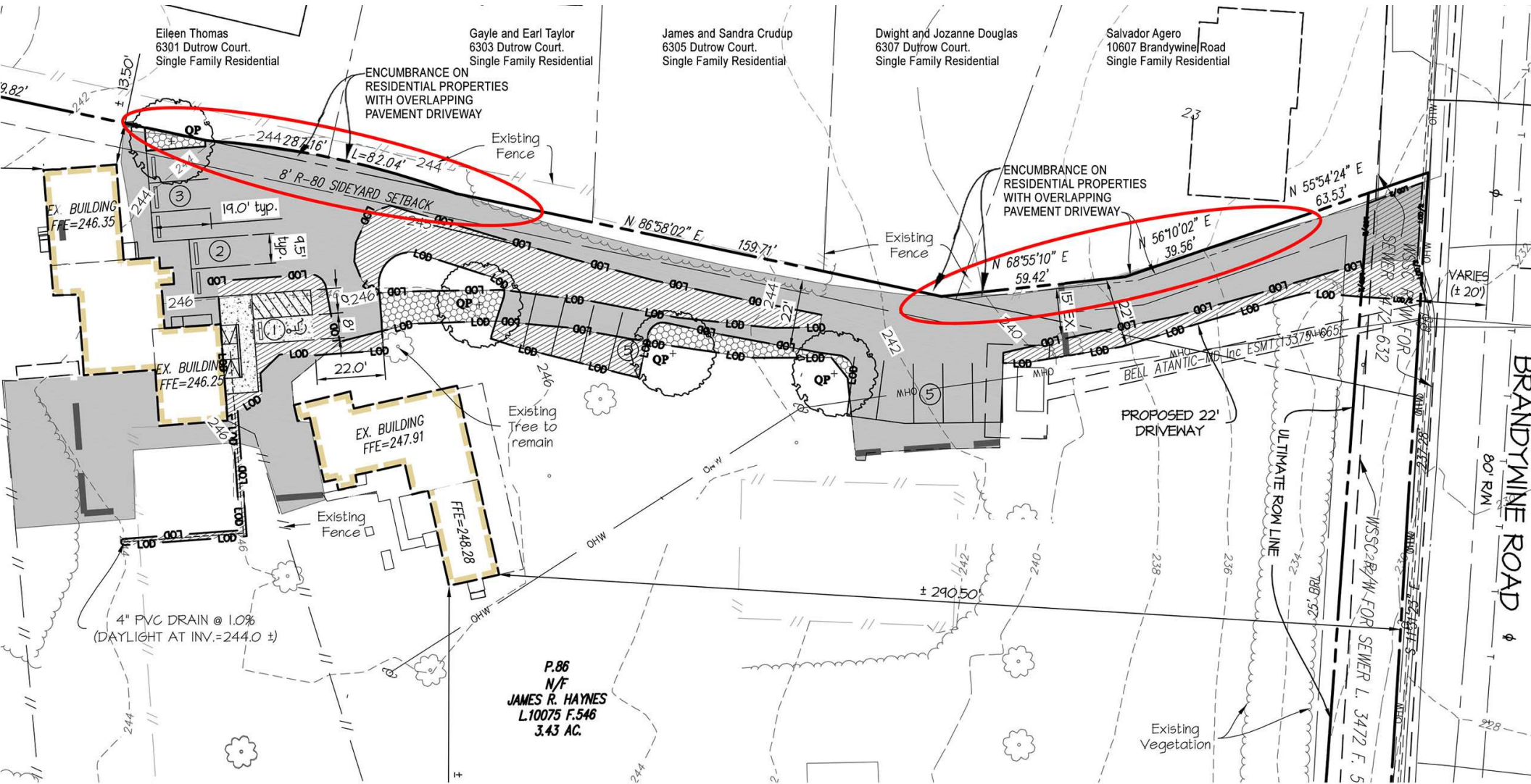


FIGURE 2.
EXISTING AND PROPOSED CHURCH SITE PLAN

This plan shows no buffer zone between the Church's egress driveway and the Residential houses and rear yards.
 This plans show how close to the boundary line The Church plans to assign vehicular parking spaces
 This plan show the asphalt driveway infringing on serveal residential properties



FIGURE 3.
EXISTING CONDITIONS

The top photo shows the West view of The Church vehicular driveway entering from Brandywine road. The Asphalt driveway is right on the boundary line with the residential neighborhood

The bottom photo shows the East view of The Church vehicular driveway looking in the direction of Brandywine road. It shows why the 40ft setback of buffer is needed to protect the community from the cars, increased noise levels and privacy.





FIGURE 4.
EXISTING CONDITIONS

These photos show an unkempt health hazard In-ground pool with no fencing and filled with tree limbs, vegetations and stagnant water. A breeding ground for pest, rodents and insects.



NEIGHBORHOOD PROXIMITY ANALYSIS MAP

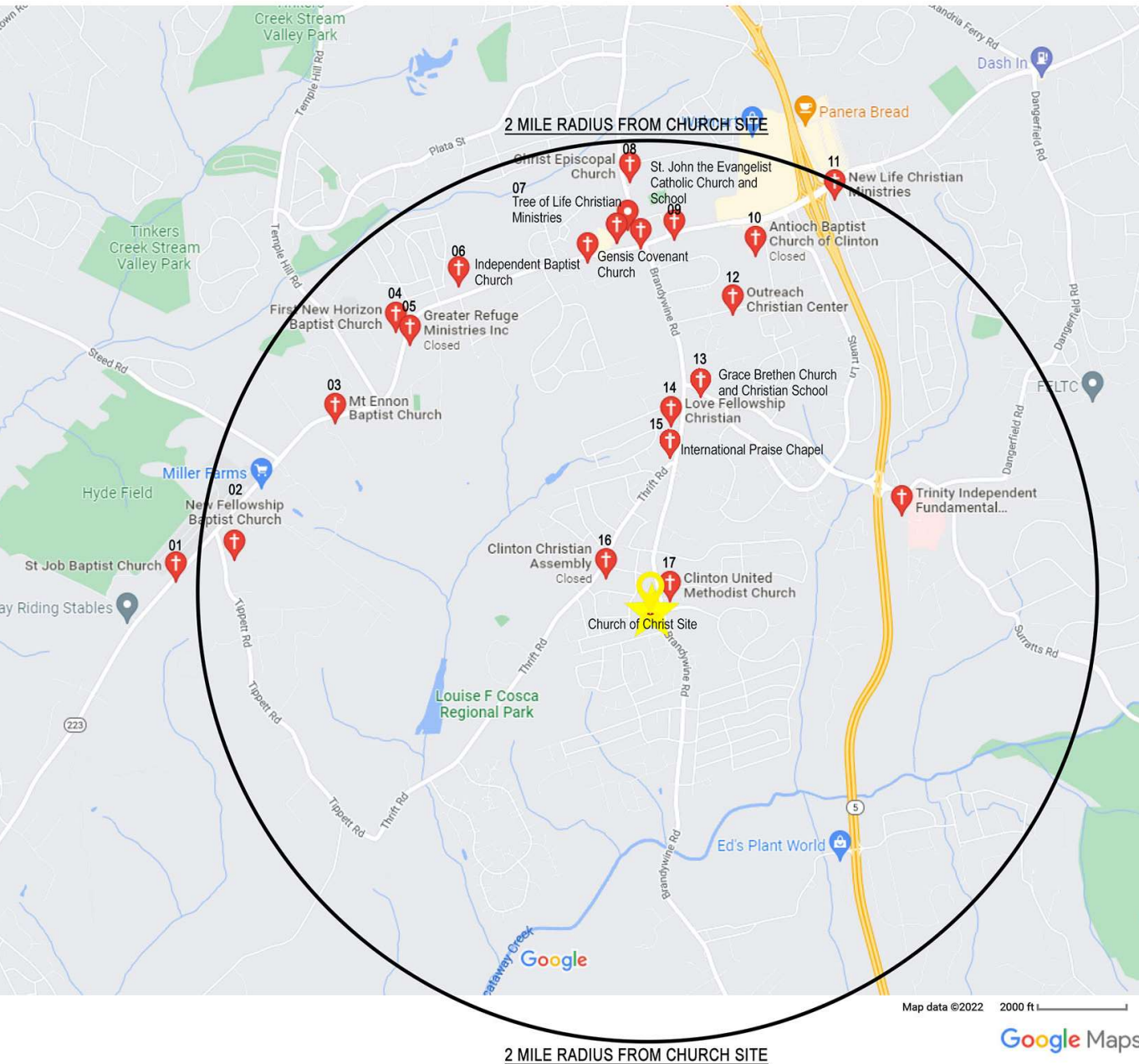


FIGURE 5.

RELIGIOUS BUILDINGS WITHIN A 2 MILE RADIUS

All these Organizations Complied with the Zonal Regulations and Standards put forth by Prince Georges County and Planning Department.

1. St Job Baptist Church
2. New Fellowship Baptist Church
3. Mt Ennon Baptist Church
4. First New Horizon Baptist Church
5. Greater Refuge Ministries Inc
6. Independent Baptist Church and School
7. Tree of Life Christian Ministries
8. Christ Episcopal Church
9. St John the Evangelist
10. Antioch Baptist Church of Clinton
11. New Life Christian Ministries
12. Outreach Christian Center
13. Grace Brethren Church
14. Love Fellowship Christian
15. International Praise Chapel
16. Clinton Christian Assembly
17. Clinton United Methodist Church



FIGURE 6.

EXISTING CHURCH MODEL

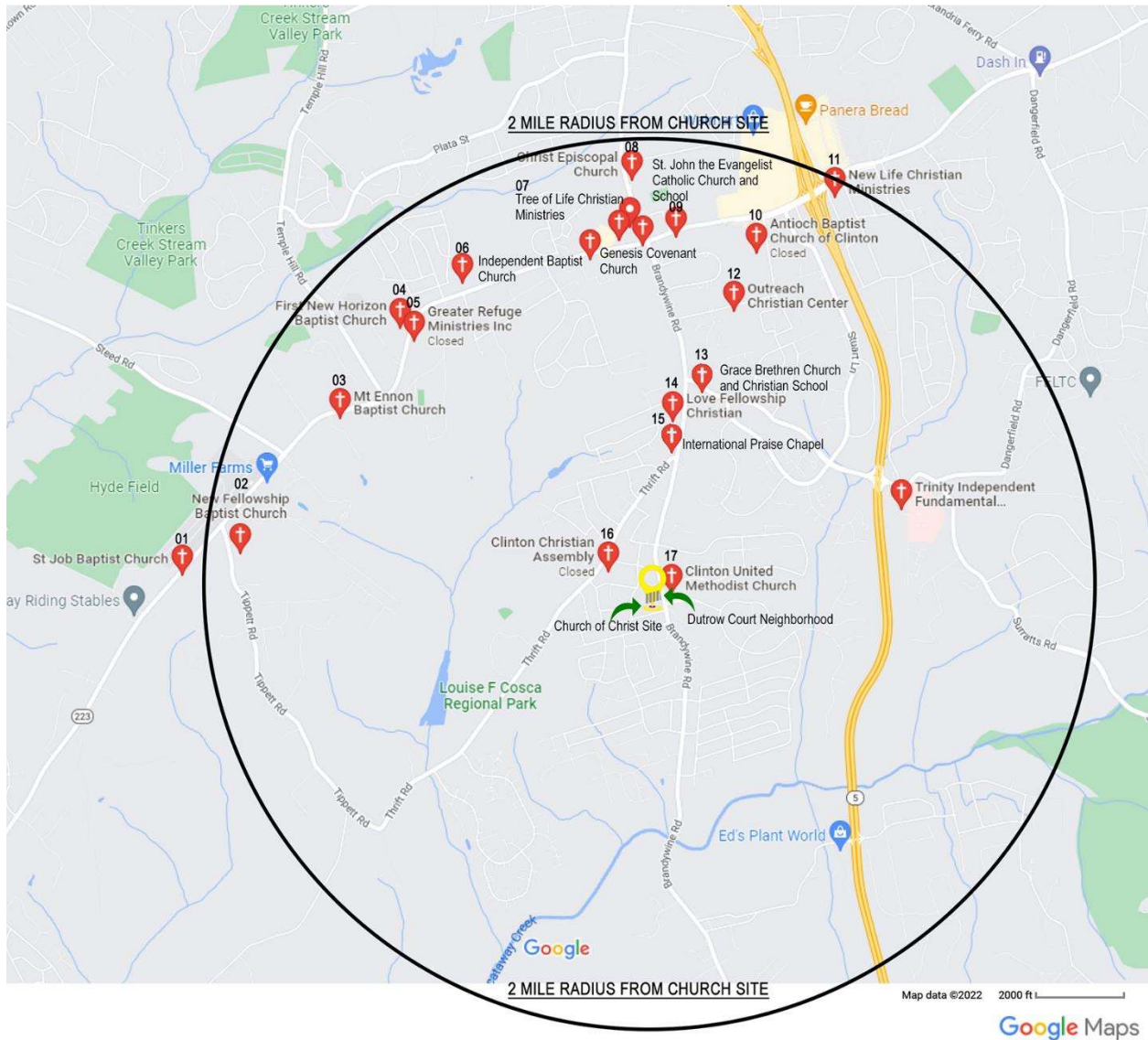
These are photos of Clinton United Methodist Church situated on the east side of The Clinton Church of Christ proposed site opposite Brandywine road. It is a great example to follow in respecting the community it inhabits with quality design and excellent curb appeal

The top photo view is heading south on Brandywine road and shows the building within the setback buffer standards. The parking lot and driveway are completely away from the residential neighborhoods

The bottom photo view is heading north on Brandywine road and shows a well-lit facility with parking lot flood lights and all building structures following the zonal standards put in place by the County's planning department.



DDS 682 COMMENTS AND NEIGHBORHOOD ANALYSIS MAP.....Figure 1.



Religious Buildings Within a 2-mile radius

- | | |
|--|---------------------------------------|
| 1. St Job Baptist Church | 10. Antioch Baptist Church of Clinton |
| 2. New Fellowship Baptist Church | 11. New Life Christian Ministries |
| 3. Mt Ennon Baptist Church | 12. Outreach Christian Center |
| 4. First New Horizon Baptist Church | 13. Grace Brethren Church |
| 5. Greater Refuge Ministries Inc | 14. Love Fellowship Christian |
| 6. Independent Baptist Church and School | 15. International Praise Chapel |
| 7. Tree of Life Christian Ministries | 16. Clinton Christian Assembly |
| 8. Christ Episcopal Church | 17. Clinton United Methodist Church |
| 9. St John the Evangelist | |

Justification Against Departure from Design Standards and Alternative Compliance

We are against the request for a departure from the design standards and alternative compliance request DDS-682. Our neighborhood already has more than its share of churches. Figure 1 shows that there are more than 17 churches less than 2 miles away from the building that a departure in standards is being requested for the approval of a church. As a matter of fact, there are six churches within walking distance of the proposed site for a “new” church. My immediate neighbors don’t desire to have a church road that butts right up to our backyard fences. The counties currently “on the books” property “set back” standards should be enforced. In addition to the noise church traffic would bring, a church at our back doors would greatly reduce our property value. We have had a quiet, peaceful neighborhood for 36 years and it was not designed to include a church. Additionally, church traffic would enter and exist on to Brandywine Road (Route 381), a heavily traveled state road already overloaded from the addition of several new housing developments. Brandywine Road is also frequently used as a detour for the heavily traveled Route 5 which is parallel to Brandywine Road and less than a half mile away. As such traffic safety is a major concern. More seriously we doubt the church owners will be good neighbors based on past history. For example, suggestions were made to the church more than a year ago for making the possibility of occupancy more plausible to the neighborhood, but they were ignored. The owners of the property in question have not been good stewards of the property thus far. An unsafe condition has existed on the property since it was purchased. There is an unfenced, uncovered deep swimming pool full of filthy water and debris on the property. In addition to being unsafe and a health hazard, the pool serves as a watering hole for wildlife. This serious situation as well as other suggestions for making the property more acceptable has fallen on deaf ears. Obviously we don’t want or need neighbors like this. For the aforementioned reasons, before the neighbors will support adding another church to our immediate area it should meet the same design standards/ building/zoning requirements for any new church that applies for a permit. Approval to departure from current county design standards for this applicant would disrupt a quiet, peaceful neighborhood and cause additional traffic on an already heavily burdened, unsafe road. In conclusion requiring the church to follow all standard building/zoning requirements is a must. We strongly oppose this request and ask the Board to disapprove it. Respectfully,

Mr. & Mrs. James D. Crudup

March 7, 2022