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**STAFF REPORT**

Planning Commission Meeting of  
April 9, 2015

Agenda Item #2

**I. DEVELOPMENT DATA:**

CONCEPT SITE PLAN # 13-13200014, LIVING HOPE CHURCH  
(Zoning Ordinance 10-02) (Use # 38)  
OWNER / CONTRACT PURCHASER: Living Hope 1st United Pentecostal Church  
AGENT: Jay Hopson Consulting Inc.  
LOCATION: Chancellors Run Rd, Lexington Park, MD 20653  
TM-051 GRID-01 PAR-0001 ED-08 TAX ID-082014  
ZONING: RL  
ACREAGE: 39.33  
ACTION REQUESTED: Concept site plan approval of a 24,956 square foot church.

**II. NOTIFICATION:**

The property and hearing request were advertised in *The Enterprise* on March 25, 2015 and April 1, 2015. The property has been posted and certified mail receipts have been submitted for the required mailings.

**II. APPLICABLE REGULATIONS**

- a. St. Mary's County Comprehensive Plan
1. Section 4.1.1 Goal: Concentrate development in suitable areas.
  2. Section 4.1.1.B Policy: Maintain visual and functional qualities of development through adherence to site standards.
  3. Section 4.1.2B Objective: Foster and enhance sense of community and remedy negative conditions in existing developed areas.
  4. Section 4.1.3 Apply excellent community design principles to the built environment.
  5. Section 4.1.3.F. Objective: Site design that maximizes attractiveness and connectivity.
  6. Section 4.1.3.A. Objective: Encourage attractive buildings.
- b. St. Mary's County Comprehensive Zoning Ordinance
1. Section 60.6 Concept Site Plan
  2. Section 61.3 Lighting Standards
  3. Section 62.3 Countywide Design Objectives
  4. Section 62.8 Development in Scenic Corridors
  5. Section 63.2 Landscaping Requirements
  6. Section 63.3 Buffer Yard Requirements

7. Section 64. Parking Requirements
8. Section 70 Adequate Public Facilities
9. Section 75 Forest Conservation Requirements

III. **BACKGROUND INFORMATION:**

- a. The plan was reviewed during the December 2013 TEC cycle.

IV. **OUTSTANDING ISSUES:**

- a. Final findings for adequate public facilities will be made administratively by the Planning Director, as a prerequisite to final site plan approval.
- b. A lighting plan will need to be reviewed prior to final signature approval.
- c. A 65' 'B' buffer yard is required along the adjoining low intensity residential properties to the north. A variance will be required to reduce this to a 35' 'B' buffer yard.

V. **STAFF ANALYSIS:**

- a. Location Analysis – This project is located on the east side of Maryland Route 237, Chancellor's Run Road, approximately one mile north of the intersection with Maryland Route 246.
- b. Site Analysis – The site consists of one 39.33 acre parcel. The site is currently unimproved. Staff believes the site is suited for the proposed church.
- c. Sensitive Areas Analysis – Staff has determined that this site contains sensitive areas at the rear of the property. These areas are to remain wooded and buffered from construction.
- d. Overall Project Analysis – This project proposes a 24,968 square foot building and associated parking areas.
- e. Entrance and Traffic Flow – This plan proposes a new entrance off of Chancellor's Run Road, which is currently operating at LOS A at its intersection with Maryland Route 246, per Department of Public Works and Transportation.
- f. Parking – Schedule 64.3.1 sets the maximum parking for each use. Parking requirements for a religious assembly use is 1 spot per 3 fixed seats or 20 per 1,000 square feet. The maximum spots allowed are 390 and 390 are proposed for Phase 1.
- g. Buffer Yard Requirements – A type "B" buffer is required along the northern property line to buffer against existing low-intensity residential property. A variance will be required to reduce this to the proposed 35' 'B' buffer yard. Along the northeastern property line, 50% of an A buffer yard is required for a vacant lot with agricultural use, and has been provided accordingly. Along the southeastern property line a 65' 'B' buffer yard is required against adjoining low intensity residential use, which has been provided with existing vegetation.
- h. Landscaping and Lighting – The concept landscaping plan is acceptable for concept approval.
- i. Other Special Considerations – Staff has not identified any other issues that require special consideration.

- j. Section 60.6.3 states: At a regularly scheduled meeting, the Planning Commission shall receive information regarding the concept site plan from the applicant and the Technical Evaluation Committee (TEC). In addition, the Planning Commission shall consider any information presented by the public.
- k. Section 60.6.4 of the zoning ordinance requires the Planning Commission to make findings that the proposed development (*staff comments in italics*):
  1. Is consistent with the Comprehensive Plan and applicable functional plans:  
*Staff Analysis: This project is within the Lexington Park development District, an area where growth is to occur. The proposed project utilizes excellent design principles which are supported by the Comprehensive Plan. Proposed siting of the structure and landscaping are all in accordance with the Comprehensive Zoning Ordinance. Staff believes this project is consistent with, and promotes the goals and objectives of the Comprehensive Plan.*
  2. May be served by adequate public facilities as required by Section 70.2.2; and  
*Staff Analysis: This site will be served by a public water and sewer system. As part of the review process, the availability of all adequate facilities will be further defined and resolved through subsequent engineering studies and the final design will be in accordance with Chapter 70 of the zoning ordinance. For the purpose of approving the concept plan, staff has not identified any issues that would prevent a favorable determination that adequate facilities are, or could be made available for this project. Should an issue arise; no site plan approval will be granted until Chapter 70 requirements have been met.*
  3. Is consistent with the County Annual Growth Policy, including any required phasing plans:  
*Staff Analysis: The proposed public/semi-public use is not subject to the Annual Growth Policy.*
  4. Will promote the health, safety and welfare of the general public  
*Staff Analysis: The proposed church will afford an opportunity to better serve the community.*
  5. Adequately developed recreational and other community amenities are provided in accordance with the Comprehensive Plan and the Comprehensive Zoning Ordinance.  
*Staff Analysis: Staff believes that given the proposed public/semi public use, this requirement is not applicable.*
  6. Is consistent with countywide design objectives  
*Staff Analysis: The proposed structure will have a mixed facade. The entrance is clearly defined which also provides a human scale. Staff believes this project is consistent with the countywide design objectives of Chapter 62 of the Comprehensive Zoning Ordinance.*

## VI. RECOMMENDATION:

1. Staff believes this plan is in keeping with the goals and objectives of the Comprehensive Plan. Staff recommends approval of this Concept Site Plan.
- b. Staff offers the following motion (with modifications and additions pending discussion):
  1. **Motion for Approval:** "In the matter of CCSP #13-13200014, Living Hope Church,, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be APPROVED, with the condition that the required variance be obtained."

Signed: \_\_\_\_\_

*Hal Pit*  
Hannah E. Pinkerton, Planner II  
April 1, 2015, 2014



ATTACHMENTS:      Attachment 1 – Location Map  
                         Attachment 2 – Health Department Approval Slip  
                         Attachment 3 – Metropolitan Commission Approval slip  
                         Attachment 4 – St. Mary's County Soil Conservation District Approval Slip  
                         Attachment 5 - Department of Public Works Approval Slip  
                         Attachment 6 – State Highway Administration Approval Slip  
                         Attachment 7 - Site Plan and Architectural Elevation Drawings

Cc:      Living Hope First United Pentecostal Church  
            46694 Midway Drive  
            Lexington Park, MD 20653

Jay Hopson Consulting, Inc.  
P.O. Box 462  
Solomons, MC 20688

TOTAL  
NEEDS BY:

TEC MONTH: 12-9 113

DATE: December 2013

DATE TO L.U.G.M. 12/12/2013

L.U.G.M. NO.: 13-132-014

W.P. #: 8082014

**St. Mary's County Health Department**  
**Environmental Health**  
 P.O. Box 316  
 Leonardtown, MD 20650  
 301-475-4321 (phone)  
 301-475-4373 (fax)



FAX TO: 4740  
475-8705  
PAGES

Meenakshi G. Brewster, MD, MPH  
Health Officer

Daryl Calvano  
Environmental Health Director

**PUBLIC WATER & SEWER PLAT REVIEW CHECKLIST**

Owner/Applicant: Living Hope 1st P. Church Surveyor: N, 4740

Property Location: Charcellers Run Rd Election District: 8th

Purpose: (check one)     SUBDIVISION     BLAP     CONFIRMATORY

Tax Map: 51 Block: 1 Parcel: 1 Sec: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision: Living Hope

**DO NOT WRITE UNDER THIS LINE - HEALTH DEPARTMENT USE ONLY**

Church

**HD FILE**  
 PWS X Rec. 1 P & 1 copy of Development Review Application

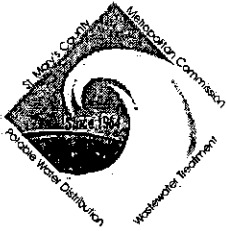
DATE RECEIVED: 11/15, 2013  
 & LOGGED IN: \_\_\_\_\_, 2013

APPROVED: Rana Revisions needed 12/11/13

**GENERAL NOTES:**

- Property ID Block (including: Tax Map, Block & Parcel)
- Meets Comprehensive Water & Sewer Plan (categories indicated) W-3D, S-1
- REV Allocation letter (indicating specific number of EDU's) \* need allocation letter
- Review Fee Remitted
- Surveyor's Signature & Stamp
- Vicinity Map
- North Arrow
- GAP required

Reviewed by: (BW) GAB Date: 12/11/13



**St. Mary's County Metropolitan Commission**  
23121 Camden Way, California, MD 20619

*Serving St. Mary's County*  
Potable Water Distribution - Wastewater Collection / Treatment

Phone: 301-737-7400  
FAX: 301-737-7458

www.metcom.org

**TEC AGENCY APPROVAL VERIFICATION SLIP  
TRANSMITTAL FOR PLANNING COMMISSION REVIEW**

**TO:** Department of Land Use and Growth Management, Attn: Phil Shire  
**FROM:** St. Mary's County Metropolitan Commission  
**RE:** 13-132-014 Living Hope Church  
Control Number and Project Name  
**DATE:** December 12, 2013

The above-referenced project satisfactorily addresses the TEC comments and is ready for approval for the Planning Commission.

YES   X   NO           

1. Water and sewer construction plans are required for MetCom review and approval. Please submit construction plans, all necessary review fees, and the review checklist directly to MetCom for review.

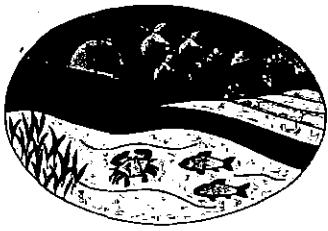
SIGNATURE: \_\_\_\_\_

*Christy Sterling-Hollander*

Christy Sterling-Hollander, P. E., Assistant Engineer

ATTACHMENT

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St. Mary's Soil Conservation District  
26737 RADIO STATION WAY, SUITE B  
LEONARDTOWN, MD 20650  
PHONE 301-475-8402 EXT. 3 ■ FAX 301-475-8391  
WWW.STMARYSSCD.COM

# MEMO

**To:** Bob Bowles, LUGM  
**From:** Jane R. Sanders, St. Mary's Soil Conservation District  
**Subject:** Technical Evaluation Committee Comments  
**Date:** December 11, 2013

Pursuant to the provisions of St. Mary's County Development Ordinances, the following comments are offered for consideration in review of the project titled: LIVING HOPE CHURCH, zoning number #13-132-000014.

This submission circulated for review on November 15, 2013 meets the requirements for **preliminary approval** by this agency as submitted.

YES  NO

**Additions and corrections required or recommended by this agency prior to final approval are as follows:**

The CONCEPT SWM/EROSION AND SEDIMENT CONTROL plan for this project has been reviewed. Attached is the checklist showing those items that need addressed. Please resubmit 2 copies of the revised CONCEPT plan to this office for final review and approval. The site development plan for this project can then be submitted for review once the same CONCEPT plan has been recommended for approval by both St. Mary's SCD and DPW&T. Please contact this office for the review fees on the 2<sup>nd</sup> and 3<sup>rd</sup> step of the three step review process.

Jane R. Sanders, Erosion and Sediment Control Specialist

ATTACHMENT 4

ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF  
PUBLIC WORKS & TRANSPORTATION  
*George A. Erichsen, P.E., Director*



COMMISSIONERS OF ST. MARY'S COUNTY  
James R. Guy, President  
Michael L. Hewitt, Commissioner  
Tom Jarboe, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner

February 10, 2015

Mr. C. Jay Hopson, P.E.  
P. O. Box 462  
Solomons, Maryland 20688

RE: Living Hope Church, Concept Approval  
File #13-132-014

Dear Mr. Hopson:

This Department has approved the concept plan submitted digitally on January 27, 2015. Once the concept stormwater management and sediment and erosion control plan approval is obtained from all applicable review agencies, the project may proceed to the site development phase (Phase 2) per Section 3.10.3b on Page 24 of the St. Mary's County Stormwater Management Ordinance. Please discuss the filter area sizing with us prior to proceeding with the detailed site plan.

If you have any questions or comments, please do not hesitate to contact this Department.

Very truly yours,

Margaret C. Lewis  
*Engineer*

cc: Pastor Jason Staten, Living Hope First United Pentecostal Church  
Bob Bowles, Department of Land Use and Growth Management  
Bruce Young, St. Mary's Soil Conservation District

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**Brandy Glenn - Re: December 12, 2013 TEC Review Cycle**

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**From:** Joseph Katzenberger <JKatzenberger@sha.state.md.us>  
**To:** 'Bob Bowles' <Bob.Bowles@stmarysmd.com>  
**Date:** 12/5/2013 1:47 PM  
**Subject:** Re: December 12, 2013 TEC Review Cycle  
**CC:** 'Brandy Glenn' <Brandy.Glenn@stmarysmd.com>, 'Jackie Green' <Jackie.Gree...

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Dear Mr. Bowles,

Comments below for December, 2013 TEC Meeting.

Thanks

Joe

**1. Communication Tower Site Plan # 13-13500001, Sotterly Verizon Wireless Tower**

The State Highway Administration will have no objection to plan approval subject to the applicant obtaining an entrance permit from our Resident Maintenance Engineer. Please contact Mr. Stewart Dement at 301-475-8035 to obtain the permit.

**2. Concept Site Plan # 13-13200014, Living Hope Church**

The State Highway Administration has no objection to plan approval as the existing access onto MD 237 is adequate.

**3. Concept Site Plan # 13-13200015, Davis Building Cottonwood Parkway**

The State Highway Administration has no objection to plan approval as access is to a county road.

**4. Minor Subdivision # 13-11000035, Jallison Oaks**

The State Highway Administration has no objection to plan approval as access is to a county road.

If you have any questions please contact me at the number below.

Thanks

**ATTACHMENT**

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