



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 18-089
Site Plan No. 82012020B
Olive Branch Community Church
Hearing Date: September 13, 2018

'SEP 1 8 2018

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.3 the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on October 3, 2013, the Planning Board, by Resolution MCPB No. 13-86, approved Site Plan No. 820120200, for the construction of a church with a maximum seating capacity of 220 on 3.06 acres of RE-2 zoned-land, located approximately 1/2 mile east of central Sandy Spring and the intersection between Olney Sandy Spring Road and Meeting House Road ("Subject Property"), identified as Plat No. 24820, in the Rural East Policy Area and *Sandy Spring Rural Village Plan* ("Master Plan") area; and

WHEREAS, on July 31, 2015 the Planning Director approved Site Plan Amendment No. 82012020A to revise the development program of the church and revise pedestrian circulation on the Subject Property; and

WHEREAS, on March 14, 2018 Olive Branch Community Church ("Applicant"), filed an application for approval of an amendment to the previously-approved site plan for approval of the following modifications:

1. Redesign the main church building;
2. Expand the building footprint by 1036 square feet.

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82012020B Olive Branch Community Church ("Amendment") and

WHEREAS, following review and analysis of the Application by the Planning Board Staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated August 31, 2018, setting forth its analysis of, and

Approved as to
Legal Sufficiency:

recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on September 13, 2018, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff’s recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82012020B, subject to the following conditions:

1. The development must comply with the conditions of approval for Site Plan Amendment No. 82012020A, as approved on July 30, 2015.
2. Prior to issuance of the Certified Site Plan, the Applicant must include, at a minimum, the two trees as documented in the previous approval located in the parking lot landscaping island in all landscaping site plan drawings.
3. Prior to approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to M-NCPPC Staff review and approval:
 - a. Include the SWM concept approval, Fire and Rescue approval letter, development program, inspection schedule, and Site Plan Resolution on the approval or cover sheet.
 - b. Modify data table to reflect development standards enumerated in the Staff Report.
 - c. Ensure consistency of all details and layout between Site and Landscape Plans.
 - d. All pedestrian crossings on internal streets and drive aisles must meet ADA compliance, to include but not be limited to, features such as:
 - i. Clear, unobstructed access to major site features (e.g. buildings, open space)
 - ii. Ramps and curb cuts
 - iii. Detectable warning strips

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Olive Branch Community Church 82012020B, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments, and that all findings remain in effect, except as modified below:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan as revised by previous amendments, and all findings not specifically addressed remain in effect.*

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Subject Property is located in the RE-2 Zone, the Rural Village Overlay Zone, and within the *Sandy Spring Rural Village Plan*. Prior approvals found the site meeting all requirements of the zone and Master Plan. The data table below provides dimensional information on the overall site in reference to zoning and Master Plan requirements. While the design of the church has changed from prior approvals, the structure as approved is in conformance with the Overlay Zone and RE-2 requirements.

Table 1: RE-2 Zone Data

Development Standards	Required	Approved
Gross Site Area (ac.)	N/A	3.06 ac.
Min. Tract Area (ac.)	2.0 ac.	2.87 ac. ¹
Max. Density (d.u./ ac.)	0.4	N/A
Max. Building Height (ft.)	50 ft.	24 ft.
Max. Building Coverage (%)	25 %	11 %
Min. Building Setbacks (ft.)	50 ft.	50 ft.
Public Street	17 ft. (one side)	130 ft.
Side Yard	35 ft.	60 ft.
Rear Yard		
Parking Spaces (sp.) Standard Surface Spaces ¹	55 sp.	55 sp.

¹ The standard surface spaces include three handicap spaces.

Min. Motorcycle Spaces	1 sp.	1 sp.
Min. Bicycle Spaces (racks)	2 racks	2 racks

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

Location of Buildings and Structures

Compared to the prior approval, the church building floor plan has been increased slightly (12%) and will be constructed in a single phase as opposed to the previously-approved two phases. The church sanctuary is reoriented, rotated 90 degrees from the original orientation with the main entrance facing Olney - Sandy Spring Road to one parallel with the street; the overall height is reduced; the floor plan is increased from the originally approved 8,704 square feet to 9,740 square feet. The location of the building is largely the same, with setbacks remaining within the established zoning requirements. The location remains safe, adequate, and efficient.

Location of Open Spaces, Landscaping and Recreation Facilities

Landscaping and Lighting

This Amendment largely focuses on changes to the church structure design, floor plan, and orientation with only minor modifications to grading around the building and alterations to plantings by the previous front entrance. However, it should be noted that the church structure has expanded by approximately 12 feet in the direction of the existing forest easement, though there is no impact to the forest itself. The remaining 12-foot separation of the building face to the forest easement has been determined to be adequate to leave the easement undisturbed both through construction as well as through future use of the buffer area for maintenance of the church building. Beyond this, no significant previously approved landscape and lighting elements have changed from the prior approval.

Pedestrian and Vehicular Circulation

Pedestrian Circulation

The church's front entrance has pivoted from facing north toward MD 108 to west, with the sidewalk leading to the previously-approved entrance having been removed. A sidewalk will lead from Olney-Sandy Spring Road to the main entrance, which will provide adequate access from the road as well as the bus stop serviced by Metro's Z2 bus. Sidewalks to the rear of the church from the main entrance as well as from the road to the rectory will be built as well. Pedestrian circulation as approved will be safe, adequate and efficient.

- 5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable laws.*

The Amendment meets all applicable requirements of Chapter 22A regarding forest conservation and Chapter 19 regarding water-resource protection. The original Final Forest Conservation Plan (FFCP) was approved on October 3, 2013. The FFCP is amended to update and show the site plan modifications within the approved limits of disturbance (LOD). The amended FFCP does not alter the forest conservation requirements approved with the original FFCP.

In accordance with Chapter 19, a letter from the Montgomery County Department of Permitting Services (MCDPS) dated October 5, 2010, found that the stormwater management (SWM) concept for the development is acceptable. MCDPS issued a Concept Reconfirmation letter dated April 18, 2018 confirming that the originally SWM concept has been reconfirmed. The SWM concept consists of onsite stormwater management through the use of environmental site design, including rain gardens and pervious concrete paving.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is SEP 18 2018 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Commissioner Fani-González, with Chair Anderson and Commissioners Fani-González and Cichy voting in favor, and Vice Chair Dreyfuss and Commissioner Patterson absent at its regular meeting held on Thursday, September 13, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board