

Case No. CNU-48061-2015
McGhee Property

Applicant: Tommy and Fred McGhee

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

ORDER CERTIFYING A NONCONFORMING USE

IT IS HEREBY ORDERED, after review of the administrative record, that the application for certification of a nonconforming use for an automotive repair facility with four service bays and an automobile parking compound which is comprised of 0.50 acre of land in the R-T (Townhouse) and T-D-O (Transit-District-Overlay) Zone, identified as 6125 Old Central Avenue, Capitol Heights, Maryland, is hereby APPROVED.

As the basis for this final decision, and as expressly authorized by the Land Use Article of the Annotated Code of Maryland, and the Prince George's County Code, Subtitle 27, the District Council adopts the findings and conclusions of the Planning Board, as embodied in Resolution PGCPB No. 16-141.

The automotive repair facility with four service bays and an automobile parking compound which is comprised of 0.50 acre of land in the R-T (Townhouse) and T-D-O (Transit-District-Overlay) Zone, identified as 6125 Old Central Avenue, Capitol Heights, Maryland, shall be declared to be a Certified Non-Conforming Use in accordance with the findings of facts and conclusions in PGCPB No. 16-141, subject to the following condition:

1. The Applicant shall replace all existing array of fence types on the subject property with a six-foot-high sight-tight fence in order to reduce any adverse impact of the parking area on the adjacent single-family residential uses. Materials for the six-foot-high sight-tight fence shall be engineered or composite treated wood. The color of the six-foot-high sight-tight fence shall compliment the color of the subject property and adjacent single-family

residential neighborhood. The Applicant shall not be permitted to install a chain link fence to satisfy this condition.

2. Any violation of the conditions of this approval shall be subject to revocation proceedings in accordance with the Prince George's County Code.

ORDERED this 8th day of May, 2017, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Lehman.

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council