

Case No. CSP-04001

Applicant: Landmark Communities

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 04-265, to approve with conditions a conceptual site plan, CSP-04001, for a business park including warehouse and consolidated storage facilities and offices on property described as approximately 29.31 acres of land in the I-4 Zone, on the north side of Woodyard Road, approximately 500 feet east of its intersection with Alexandria Ferry Road, Clinton, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the conceptual site plan, the applicant shall:
 - a. Provide a minimum 22-foot width for all internal driveway entrances. Signage of "NO TRUCK ENTRANCE" or similar language shall be installed.
 - b. Provide a minimum 25-foot width for all internal driveways with parallel parking.
 - c. Revise the site plan to be consistent with the stormwater management concept plan.
2. Prior to issuance of any permits, the right-of-way dedication along Woodyard Road (MD 223) shall be recorded among the Land Records of Prince George's County.
3. No more than one year after the date of approval of this Order, the applicant, his successors or assignees ("applicant"), shall submit to the Department of Environmental Resources (DER) photographs (and other evidence if appropriate) to demonstrate that all conditions above have been fulfilled and that all structures and landscaping are being maintained in presentable condition and good working order. Every two years after that

on the anniversary of the approval of this Order, the applicant shall submit current photographs and evidence to DER to demonstrate full compliance again in the same way.

4. Failure to submit the required evidence in a timely way shall be grounds for revocation of the Use and Occupancy permit by DER. Failure to demonstrate by means of the photographs and evidence submitted full compliance with the intent of these conditions shall be grounds for revocation of the Use and Occupancy permit by DER.

Ordered this 28th day of March, 2005, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrington, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council