

Case No. DSDS-663
Dash-In Woodyard Road

Applicant: Dash-In Food Stores, Inc.

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

ORDER APPROVING DEPARTURE FROM
SIGN DESIGN STANDARDS

IT IS HEREBY ORDERED, after review of the administrative record, and after hearing oral argument from the applicant, that Application No. DSDS 663, for approval of a departure from sign design standards from Section 27-614(a)(1) of the Zoning Ordinance, which requires that freestanding signs only be located on properties where the building associated with the sign is located at least 40 feet behind the front street line for a 2,580-square-foot, food or beverage store, a canopy and six multi-product fuel pump dispensers that provide a total of 12 fueling positions in the Commercial Shopping Center (C-S-C) Zone, located on 0.71-acre property on the south side of Woodyard Road (MD 223) at its intersection with Stuart Lane and Woody Terrace, in Planning Area 81A, Council District 9, within the Developed Tier, is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-08, as its findings and conclusions in this case.

1. Prior to certification of the site plan, the following revisions shall be made:
 - a. The width of the driveway entrances on Stuart Lane and Woody Terrace shall be dimensioned.
 - b. The width of all sidewalks shall be dimensioned in order to demonstrate compliance with Section 27-358(a)(7) of the Zoning Ordinance. Any existing sidewalk that is less than five feet wide shall be labeled as "To be widened to 5 feet in width."

- c. General Note 19(7) on Page 3 of 6 shall be updated accordingly to provide the correct width of all of the sidewalks on the property.
 - d. Revise General Note 19(5) on Page 3 of 6 to provide the correct width of the driveway entrances along Woodyard Road (MD 223) and further indicate that the width of the one-way driveway entrances have been approved by the State Highway Administration (SHA).
 - e. The provided number of each type of parking space shall be listed in the parking schedule.
 - f. Label the distance between the point of curvature and the eastern driveway entrance along Woodyard Road (MD 223).
 - g. Revise Sheet SGN-2 to demonstrate that the total area of all signs on the canopy shall not exceed one square foot for each lineal foot of canopy width.
 - h. Revise Sheet SGN-3 to demonstrate that the total permitted sign area for the freestanding sign is 172.16 square feet, not 200 square feet.
2. The following revisions shall be made to the architectural elevations and the site plans as required, and be reviewed and approved by the Urban Design Section (M-NCPPC) prior to certification of the special exception site plan:
 - a. Provide a brick base for the proposed freestanding sign. The brick to be applied at the sign base shall be the same brick as on the proposed building.
 - b. Provide a brick wall to provide sight-tight screening for both the trash receptacle and any mechanical equipment.
 - c. Provide canopies or another form of architectural treatment to the top of each insert brick panel on the rear elevation of the proposed convenience store and on the top of the windows on both the right and left elevations.
 3. If deemed necessary by the District Council, prior to the approval of a building permit, the applicant shall submit written evidence to the Permit Review Section (M-NCPPC) which demonstrates that any proposed structures that are located within the ultimate right-of-way of Woodyard Road (MD 223) have been validated through the District Council's approval of a structure within the right-of-way in accordance with Section 27-259 of the Zoning Ordinance.

4. Prior to issuance of a building permit, Stormwater Management Concept Plan 41637-2008-00 shall be renewed by the Department of Public Works and Transportation (DPW&T) and revised to be consistent with the layout shown on the special exception site plan.

Ordered this 30th day of September, 2013, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, and Toles.

Opposed:

Abstained:

Absent: Council Member Turner.

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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council