



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

January 31, 2022

RE: DSP-04054-03 Bellefonte
Matan Companies, LLLP, Applicant

NOTICE OF FINAL DECISION ***OF THE DISTRICT COUNCIL***

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on January 24, 2022.

CERTIFICATE OF SERVICE

This is to certify that on January 31, 2022, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script, reading "Donna J. Brown", is written above a horizontal line.

Donna J. Brown
Clerk of the Council

Case No.: DSP-04054-03
Bellefonte

Applicant: Matan Companies, LLLP

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On January 10, 2022, this matter was considered by the District Council on the record from Planning Board using oral argument procedures. Council finds that Planning Board's approval of Detailed Site Plan (DSP) 04054-03 Type II Tree Conservation Plan (TCPII) 114-04-03 were supported by substantial evidence of record, not arbitrary, capricious, or otherwise illegal. Council adopts the findings and conclusions set forth by Planning Board in Resolution No. 2021-117 (PGCPB No. 2021-117).

PGCPB No. 2021-117, recommending approval of DSP-04054-03 and TCPII-114-04-03, for the development of two warehouse buildings with associated parking and infrastructure within the Military Installation Overlay (M-I-O) Zone, on the subject site located on the west side of Louie Pepper Drive, approximately 200 feet north of MD 223 (Woodyard Road), in Planning Area 81A and Council District 9, which is zoned Limited Intensity Industrial (I-4) and is within the M-I-O Zone and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, is hereby AFFIRMED.

DSP-04054-03 and TCPII-114-04-03 are APPROVED, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Clearly label the 10-foot-wide public utility easements along Louie Pepper Drive.
 - b. Label remainder of Parcel C as a new parcel D.

- c. Provide a detail indicating the type of bicycle rack as an inverted U-style rack, or a similar style that provides two points of contact to support and secure a parked bicycle.
 - d. Identify specific locations of signage and provide the setback distance from the street.
 - e. Revise the retail sign dimensions and notes so that they are clearer to read.
 - f. Revise the detailed site plan and architectural drawings to identify a building height of up to 41 feet.
2. Prior to signature approval of the detailed site plan, the Type II Tree Conservation Plan (TCPII) shall be revised as follows:
- a. Revise the TCP approval block and remove the “2” from TCP2 and change to TCPII.
 - b. Revise the TCP approval block to revise the “01” line to change the “03” to “01”.
 - c. Revise the TCP approval block to revise the “02” line to add “C. Schneider” “5/6/2021” “DSP-04054-02”.
 - d. Revise the TCP approval block to revise the “03” line to add in the DRD column “DSP-04054-03”.
 - e. Revise the Planting Schedule Table to label the correct planting areas and show the required amount of planting.
 - f. Add the following note to the plan under the specimen tree table: “NOTE: This plan and specimen trees are grandfathered from requirements of Subtitle 25.”
 - g. Revise the woodland conservation worksheet line 6 to show “TCPII” instead of TCP2 and add in the 03 revision.
 - h. Have the revised plan signed and dated by the qualified professional who prepared it.
3. Prior to approval of a final plat, which is required to complete the vacation process, the applicant and the applicant’s heirs, successors, and/or assignees shall:

- a. Grant 10-foot-wide public utility easements along the public rights-of-way, in accordance with the approved detailed site plan.
 - b. Dedicate additional right-of-way at the end of Louie Pepper Drive, in conformance with the approved detailed site plan.
4. Prior to approval of any permits, the applicant shall submit and obtain approval of a vacation petition application to vacate part of Louie Pepper Drive public right-of-way, as delineated on the approved detailed site plan.

ORDERED this 24th day of January, 2022, by the following vote:

In Favor: Council Members Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.


Opposed:

Abstained:

Absent:

Vote: 10-0.

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: 

Calvin S. Hawkins, II, Chair

ATTEST:



Donna J. Brown
Clerk of the Council