

Case No. DSP-13020  
Walker Mill Business Park, Lot 8

Applicant: Wasim & Naira Butt

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

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 13-130, to approve with conditions a detailed site plan for approval of a vehicle towing company and automobile storage yard, on existing Lot 8, in the Light Industrial (I-1) Zone, located on the north side of Prosperity Court, approximately 150 feet east of its intersection with Prosperity Way, within Council District 7, Planning Area 75B, of the Developed Tier, is:

AFFIRMED, subject to the District Council's original jurisdiction pursuant to §27-132(f)(1) of the Zoning Ordinance and its authority to modify the decision of the Planning Board pursuant to 27-290(d) of the Zoning Ordinance.

As the basis for this action, the District Council, pursuant to §27-132(f)(1) and §27-290 of the Zoning Ordinance, adopts and incorporates the findings and conclusions of the Planning Board in its Resolution, PGCPB No. 13-130.

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

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) to:
  - a. Add a note to provide information on site tax map and grid, lot number, plat number, and current deed.
  - b. Define the area to be used as automobile storage on the site plan and make sure this area will not block, or overlap, the required parking spaces.

- c. Revise the DSP to remove Lot 9, and all references to it in notes and labels, from the plan.
  - d. Label the material and colors of the proposed sign on the DSP.
  - e. Provide ten percent green area on the subject site, exclusive of the required Section 4.2 landscape strip and the automobile storage area.
  - f. Have the landscape plan sealed by the landscape architect registered in the State of Maryland who prepares it.
  - g. Revise the DSP to show sight-tight fencing along all property lines.
  - h. Label the height of the trailers on the DSP.
  - i. Revise the Section 4.4 note regarding the DSP's conformance to this section.
  - j. Revise the DSP to note the existing zones and uses on each adjacent property.
  - k. Revise the Section 4.7 schedules to clarify the specific uses on the subject property and adjacent properties, and revise the DSP to clarify which Section 4.7 schedule applies to which property line.
  - l. Provide a Section 4.9 schedule and note showing the site's conformance to this section.
2. Prior to issuance of any grading permits, a methane survey shall be completed and submitted to the Environmental Planning Section and the Prince George's County Health Department. If methane is encountered on-site, a mitigation plan shall be required for the development. All required remediation activities shall be completed to the satisfaction of the Health Department.

Ordered this 13<sup>th</sup> day of May, 2014, by the following vote:

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

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: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council