

Case No. ROSP SE 1673/06

Applicant: Motiva Enterprises, LLC

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, and after hearing oral argument from the applicant and other parties, that the decision of the Planning Board in PGCPB No. 07-148, to approve with conditions a minor revision to the detailed site plan, to remove underground storage tanks, validate an accessory building, and relocate parking spaces for the project referred to as the Sandy Spring Shell, on property described as approximately .094 acres of land in the C-S-C Zone, on the northeast quadrant of Sandy Spring Road and Bauer Lane, identified as 6004 Sandy Spring Road, Laurel, is:

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. The dumpster location shall be shown on all appropriate plans and dimensions shall be provided.
2. The dumpster shall be screened from the public right-of-way on its east and south sides by either a sight-tight fence or landscaping along the east side, and a screen type gate at the front of the dumpster. Screening and landscape planting details shall be shown on the Landscape Plan.
3. The dimensions of the frame shed and the metal soda container (trailer) shall be indicated on site plans.
4. The metal enclosure (fence) at the rear of the building shall be deleted from the site plans and removed from the subject property. Discarded auto parts shall be promptly removed from the premises.

5. The site plan shall indicate that the two-way access driveway will be removed.
6. The site plan shall indicate the location of the vending area.
7. The identification sign on the southern property line of parcel A and perpendicular to Sandy Spring Road shall either be removed or relocated in conformance with Zoning Ordinance requirements.
8. The site plans shall be revised to show a loading space is provided in compliance with the provisions set forth in Part 11 of Subtitle 27.
9. The driveway by Bauer Lane shall be moved five feet to the east, away from Bauer Lane.

Ordered this 25th day of March, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Knotts, Olson and Turner

Opposed:

Abstained:

Absent:

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council