

Case No: S.E. 4730 SMO Sandy Spring Road

Applicant: Walnut Limited Partnership/  
PEH, LLC/SMO

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

ZONING ORDINANCE NO. 9 - 2014

AN ORDINANCE to approve a Special Exception for the use of approximately 1.62 acres of land, in the C-S-C (Commercial Shopping Center) Zone, for a Gas Station and Car Wash.

WHEREAS, Application S.E. 4730 was filed to request permission to use approximately 1.62 acres of land, in the C-S-C (Commercial Shopping Center) Zone, for a Gas Station and Car Wash, and applicant will also raze and rebuild a food or beverage store, permitted by right in the C-S-C Zone, located on the northeast corner of the intersection of Bauer Lane and Sandy Spring Road (MD 198), and is identified as 6000 (Parcel A) and 6004 (Parcel B) Sandy Spring Road, Laurel, Maryland; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff and Planning Board, which filed recommendations with the District Council; and

WHEREAS, a public hearing on the application was held before the Zoning Hearing Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were filed with and considered by the District Council; and

WHEREAS, pursuant to Section 27-132 of the Zoning Ordinance and Section 25-204 of the Land Use Article, as the basis for this action, the District Council adopts the findings of fact, conclusions, and decision of the Zoning Hearing Examiner.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1: Special Exception 4730 is APPROVED with the following conditions:

1. Prior to the issuance of permits, the Special Exception Site Plan shall be revised as follows:
  - a. Amend Note 3 by including a reference to the 11<sup>th</sup> remote diesel dispenser;
  - b. Remove the vacuums from the required parking spaces, or revise the site plan to show that any parking spaces to be used for vacuum staging are additional to the required parking count for the site; and
  - c. Add a Note that states that the hours of operation for the car wash are daily from 6:00 a.m. - 10:00 p.m.

SECTION 2: This Ordinance shall take effect on the date of its enactment.

Enacted this 2<sup>nd</sup> day of June, 2014, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Campos.

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

ATTEST:

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