

Case No. SP-00004/01

Applicant: Hazem El Samahy

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. 08-108, to approve with conditions a detailed site plan for a bus maintenance and operation facility, for a project referred to as Walker Mill Business Park (Royal USA Tours), on property described as approximately 1.17 acres of land in the I-1 Zone, on the eastern side of Hazelwood Drive, approximately 700 feet north of its intersection with Rochell Avenue, Capitol Heights 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. Prior to certification of the plans for the project, the following revisions shall be made or additional information submitted:
 - a. Integrate the proposed sign for the project into the six-foot-high sight-tight fence along the subject site's Hazelwood Drive frontage. Sign copy area shall be limited to 24 square feet. Final design of said sign shall be approved by the Urban Design Section as designee of the Planning Board. Sign location shall be indicated on both the detailed site plan and the landscape plan.
 - b. Amend required parking schedule to reflect 3 parking spaces per service bay for repair and service of buses other than those owned by Royal USA Tours.
 - c. The area to the rear of the building shall be relabeled as storage.
 - d. The notation indicating "proposed six-foot-high batten board fence, see Sheet DSP-3 for details," shall be revised to read "proposed six-foot-high durable non-white, non-wood fence, see Sheet DSP-5 for details."

- e. The applicant shall utilize the "versa-lock mosaic" or an approved equal alternative in lieu of a standard concrete retaining wall in a white color. Final design of the wall shall be approved by the Urban Design Section as designee of the Planning Board.
 - f. Add a dumpster, with a six-foot- high, durable non-white, non-wood fence surrounding it, at the southeastern corner of the property per applicant's exhibit #1.
2. Prior to the issuance of the first grading permit for the project, the applicant shall submit a methane study to the Environmental Planning Section for their review.

Ordered this 11th day of January 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrison, Knotts, Olson
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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council