

Case No. SP-01036/02

Applicant: MOR Manokeek, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 04-43, to approve a detailed site plan for a food or beverage store (a convenience retail store), with gasoline sales on property described as 1.77 acres of land in the M-X-T Zone, in the southwest quadrant of the intersection of Berry Road and Manning Road, Accokeek, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the conditions that, prior to certificate approval of this detailed site plan, the site/landscape and architectural plans shall be revised to show the following:

- a. Right-of-way and centerline of all streets.
- b. Updated handicapped parking table, to include the subject lot.
- c. Updated parking and loading schedule, to include the subject lot.
- d. Location, design, details, colors, and materials of the proposed 7-Eleven wall signs.
- e. Elevations labeled as north, south, east, and west elevations.
- f. The height and materials of the canopy over the gas dispensers.
- g. Total square footage approved for Manokeek, with the subject detailed site plan and previous detailed site plans.

Ordered this 26th day of July, 2004, by the following vote:

In Favor: Council Members Knots, Bland, Dean, Dernoga, Hendershot and
Peters

Opposed:

Abstained:

Absent: Council Members Exum and Harrington

Vote: 6-0

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: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council