

Case No. SP-03085

Applicant: Muwaffag Alradaideh

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

ORDER MODIFYING AND AFFIRMING PLANNING BOARD DECISION,

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 04-200, to approve a detailed site plan for a contractor's office, shop, and storage yard on property described as approximately 1.7399 acres of land in the I-1 Zone, located in the Walker Mill Business Park, in the southwest quadrant of the intersection of Rochell Avenue and Hazelwood Drive, Capitol Heights, 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 following conditions:

1. Prior to certification of the detailed site plan:
 - a. A copy of a revised stormwater management concept approval letter shall be submitted, or the plan shall be revised to show all elements on the current concept approval letter.
 - b. A note shall be added to the site plan stating that the site is not located within 300 feet of any residentially-zoned land and land owned by WMATA.
 - c. The TCPII shall be revised to include the correct worksheet in conformance with the Type I TCP and Woodland Conservation Ordinance.
2. The 6-foot-high sight-tight fence shall be constructed of a synthetic material that resembles wood.

Ordered this 13th day of June, 2005, by the following vote:

In Favor: Council Members Dean, Bland, Exum, Hendershot and Peters

Opposed:

Abstained:

Absent: Council Members Campos, Dernoga, Harrington and Knotts

Vote: 5-0

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