

Case No.: SP-07029

Applicant: Quarles Petroleum, Inc.

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

REVISED ORDER OF APPROVAL 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. 07-230, to approve with conditions a detailed site plan for the unmanned commercial fuel depot, for a project referred to as the Westphalia Road Industrial Center, on property described as approximately 1.68 acres of land in the I-1 (Light Industrial) Zone, located on the north side of 8500 Westphalia Road, and west of its intersection with Flower Road, Forestville is:

REVISED, and, as revised, APPROVED, 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 certificate approval of this detailed site plan, the applicant shall:
 - a. Remove the canopy sign that is located on the eastern canopy.
 - b. Provide a revised monumental entrance sign that incorporates brick piers to be reviewed by the Urban Design Section as the designee of the Planning Board.
 - c. Provide evidence that the layout of the DSP is consistent with the approved stormwater management concept plan no. 7237-2007-01, as approved on October 5, 2010; and provide evidence of an approved Standard Letter of Exemption from the Woodland Conservation Ordinance as approved on August 11, 2010.

- d. Provide a uniform fence and fence details on the site plan.
 - e. Provide the right-of-way width and centerline of Westphalia Road on the site plan.
 - f. Label all adjacent uses on the site plan.
 - g. Provide a six-foot-wide sidewalk along the site's frontage of Westphalia Road.
2. The applicant shall provide adequate on-site security, as approved by the Urban Design Section.

Enacted this 26th day of October, 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