

## R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Revision of Site Plan 2026/01 requesting the addition of a food and beverage store and a canopy to an existing gas station, in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, the Prince George's County Planning Board has reviewed Departure from Sign Design Standards No. 602 in conjunction with the above referenced application; and

WHEREAS, after consideration of the evidence presented at the public hearing on September 25, 2003, the Prince George's County Planning Board finds:

- A. **Location and Field Inspection:** The subject property is located on the south side of Piscataway Road about 200 feet east of Dalmatia Drive. It is developed with a small commercial center including several retail stores and a gas station with two pump islands and a service kiosk.

- B. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	C-S-C	C-S-C
Use(s)	gas station/retail commercial	gas station/food and beverage store and retail commercial
Acreage	1.74	1.74
Square Footage/GFA	7,904 retail 150 kiosk	9,558 retail

- C. **History:** Special Exception 2026 to construct and operate a three-bay gasoline service station on land in the C-2 Zone was approved without conditions in 1969. The three-bay service building was never constructed. However, a gas station, with a kiosk and four pump islands, was constructed in conformance with a permit approved in 1973. Since the time of that construction, the four pump islands have been consolidated to two pump islands and a canopy has been added. At some point during that time, a small retail strip center was also added to the property.

- D. **Master Plan Recommendation:** The *Subregion V Approved Master Plan and Sectional Map Amendment* (1993) recommends the continuation of commercial uses for this site. There are no sensitive environmental features noted. The property is also located within the Developing Tier of the 2002 General Plan. The vision for this Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

E. **Request:** This application was filed to permit the addition of a 1,654-square-foot food and beverage store, which is a permitted use in the C-S-C Zone. The store will include food and beverage preparation and a drive-thru window, which are permitted as accessory uses per Section 27-461. The application also seeks to validate the previous canopy and pump island changes. Alternative compliance has been requested to address bufferyards along the Community College property, the adjoining residence, and the 7-Eleven store. A variance is required because the entrance shared with the adjoining 7-Eleven store is located six feet closer to the property line than the 12-foot setback required. Finally, a departure of 3.5 feet from the setback requirement from the front street line for the existing freestanding sign is required and requested.

F. **Neighborhood and Surrounding Uses:** The subject property is located on the northwest quadrant of a neighborhood bounded by:

North—Piscataway Road  
East—Brandywine Road  
South—Thrift Road  
West—Tippett Road

The eastern portion of the neighborhood contains some suburban development, but the western portion is dominated by large open spaces including the Louise Cosca Regional Park, the Prince George's Community College property, and the Clinton Boys and Girls Sports Center.

The properties immediately surrounding the subject property are:

North—Across Piscataway Road is a single-family detached development in the R-R Zone and a small commercial business in the C-S-C Zone.

East—A single-family residence in the R-R Zone.

Southeast—Undeveloped land in the R-R Zone owned by Prince George's Community College, a portion of which is used by the Clinton Boys and Girls Club.

Southwest—Pepco power transmission lines and a large church in the R-R Zone and, across Piscataway Road, the Washington Executive Airport (Hyde Field) in the E-I-A Zone.

G. **Required Findings:** Section 27-239.01(b)(9)

1. **The purposes of this Subtitle will be equally well or better served by the applicant's proposal.**

The purposes of the Zoning Ordinance relating to signs are found in Section 27-589:

(1) **To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**

- (2) **To encourage and protect the appropriate use of land, buildings, and structures;**
- (3) **To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;**
- (4) **To regulate signs that are a hazard to safe motor vehicle operation;**
- (5) **To eliminate structurally unsafe signs that endanger a building, structure, or the public;**
- (6) **To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and**
- (7) **To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.**

The approval of the requested departure will not affect the safe operation of vehicular traffic, nor will it contribute to the proliferation of signs. The sign has existed at its present location for about 30 years. It is located about 40 feet from the current paved section of Piscataway Road. The owner should be responsible, however, for the relocation of the sign, should Piscataway Road be widened to less than ten feet from the location of the sign.

**2 The departure is the minimum necessary, given the specific circumstances of the request.**

The departure is the minimum necessary to permit the applicant to retain the sign at its current location.

**3 The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.**

Although the property was not developed prior to 1949, it was developed at a time when rural conditions were prevalent in the area. To some degree, these characteristics remain today and will not change until Piscataway Road is widened.

**4 The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.**

This freestanding sign has existed on this property for about 30 years. It remains the only freestanding sign of any significance on the site. The visual attributes of the property are compromised by the existence of six or seven sandwich-board-type signs that advertise cigarettes,

lotto and other nongasoline price-related information. These signs are not permitted on the site and should be removed. With the removal of these extraneous signs, the single remaining freestanding sign will not impair the visual, functional or environmental quality or integrity of the site or the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Departure from Sign Design Standards No. 602 subject to a site plan revision to add the following notes:

1. The applicant shall install shields on all canopy lights. The shields shall be external and shall extend a minimum of two (2) inches below the bottom of the lens on each of the existing lamps. The interior of each shield shall be painted flat black. In the alternative, the applicant may substitute for the existing Scottsdale lamps, a flat lens fixture fitted flush to the canopy.
2. Should Piscataway Road be widened so that the paved section is within ten feet of the freestanding sign, the sign shall be relocated at the owner's expense to meet the setback requirements of Part 12.
3. The site plan shall show that all other freestanding or temporary signs, other than those required by state law or authorized by permit issuance, shall be removed from the property.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Vaughns, seconded by Commissioner Eley, with Commissioners Vaughns, Eley, Harley, and Hewlett voting in favor of the motion, and with Commissioner Lowe opposing the motion at its regular meeting held on Thursday, September 25, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of October 2003.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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