

Case No. SP-00004/01

Applicant: Hazem El Samahy

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

REVISED ORDER REAFFIRMING PLANNING BOARD DECISION,  
WITH ADDITIONAL CONDITIONS

IT IS HEREBY ORDERED, after reviewing the Planning Board's decision to approve with conditions SP-00004/01, in PGCPB No. 08-108, 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, whose decision was affirmed by the District Council on 11 January 2010, with conditions; and after the Planning Board's decision was scheduled for rehearing by the Council, pursuant to § 27-135 of the Zoning Ordinance, on the ground that the January 2010 Council affirmance was erroneous in part, because of fraud, surprise, mistake, or inadvertence; and after rehearing the case, including argument from the parties, the District Council has determined that the Planning Board's decision is:

REAFFIRMED, and DSP-00004/01 is hereby REAPPROVED, for the reasons stated in the July 20, 2010, decision of the Zoning Hearing Examiner, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case, and, on the applicant's motion to revise the order of October 4, 2010, as to condition 3, and after hearing and Council review, the Council having found a mistake in the October 2010 order, in the inadvertent inclusion of condition 3, the order is:

REVISED and REAPPROVED, for the reasons stated in the Council's order, with the deletion of condition 3, which was inadvertently included in the order.

Affirmance of the Planning Board's decision is subject to the following amended 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. Relabel the area to the rear of the building as storage.
  - d. Revise the notation indicating "proposed six-foot-high batten board fence, see Sheet DSP-3 for details," to read "proposed six-foot-high durable non-white, non-wood fence, see Sheet DSP-5 for details."
  - e. 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 and District Council.
  - 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.
3. [Condition deleted.]
4. No buses or passenger vans shall park on the street while awaiting service at the facility.
5. No buses or passenger vans shall idle on the street while awaiting service at the facility.

6. All repairs and service to the buses and passenger vans shall be completed within no more than five (5) business days.
7. Hours of operation shall be limited to 6 a.m. to 9 p.m. Monday through Friday and 6 a.m. to 7 p.m. Saturday and Sunday.
8. All buses and passenger vans awaiting service shall wait on the property behind the fenced and walled areas.
9. No more than six (6) buses or passenger vans shall be on site at any one time either while being serviced or awaiting service.
10. No automobiles or trucks shall be serviced at the property. Only buses and passenger vans shall be serviced.
11. The applicant and the community shall jointly request that no parking or standing signs be posted by the Prince George's County Department of Public Works and Transportation along Hazelwood Avenue in front of the property.
12. No towing facility shall operate from the property.
13. Used or discarded vehicle parts shall not be stored outside on the grounds of the facility.

Ordered this 19<sup>th</sup> day of October, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Knotts, Olson and Turner

Opposed:

Abstained:

Absent: Council Member Harrison

Vote: 8-0

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