



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
301-952-3600

April 14, 2021

**RE: SDP-1803 (7-Eleven at Brandywine Village) (REMAND)  
7-Eleven, Inc., Applicant**

## ***NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL***

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on April 6, 2021.

## ***CERTIFICATE OF SERVICE***

This is to certify that on April 14, 2021, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

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Donna J. Brown  
Clerk of the Council

Case Nos.: SDP-1803  
TCP2-002-2014-06  
7-Eleven at Brandywine Village  
(REMAND)

Applicant: 7-Eleven, Inc.

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

FINAL DECISION — ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, that Planning Board's approval of Specific Design Plan 1803 and Type 2 Tree Conservation Plan 002-2014-06, to construct a 3,062-square-foot food and beverage store and a gas station, in the Local Activity Center (L-A-C) Zone, at the northwest corner of the intersection of Chadds Ford Drive and US 301 (Robert Crain Highway), in Planning Area 85A, Councilmanic District 9, is AFFIRMED.

On March 22, 2021, this matter was considered by the District Council after Planning Board addressed certain issues on remand. Order of Remand, 11/16/2020, (1/14/2021, Tr.), 3/22/2021, Tr.). Council has afforded the issues on remand full consideration and has determined that Planning Board's approval of SDP-1803 and TCP2-002-2014-06, was not arbitrary, capricious, or otherwise illegal. Council adopts, unless otherwise stated herein, the findings and conclusions set forth by Planning Board in Amended Resolution No. 2020-131 or PGCPB No. 2020-131(A).

SDP-1803 and TCP2-002-2014-06 are approved subject to the following conditions:

1. Prior to certificate approval of the specific design plan (SDP), the applicant shall:
  - a. Update the photometric plan to remove a pole-mounted light shown adjacent to the southeast corner of the building on Parcel 2, subject of SDP-1802.

- b. Revise the SDP and signage plan as follows:
  - (1) Remove the detail of the large multi-tenant pylon sign, labeled as Monument Sign Detail, from sheet C-906.
  - (2) Remove the northern monument sign for site identity and fuel pricing from the signage site plan on sheet C-904.
  - (3) Include all proposed sign types and details in the Product List on sheet C-904.
  - (4) Correct the Elevation-Wall Signage, Left-Side elevation label to show the proposed signage area is 25 square feet.
- c. Add the following note to the SDP: “All lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”
- d. Add a note to the SDP indicating that all HVAC units must meet Energy Star® performance levels.
- e. Correct the notes on the plan to remove the shared parking reduction and specify the area of this SDP to Parcel 1 only.
- f. Add a note to the SDP indicating the food and beverage store use is subject to Section 27-515(b) Footnote 4 of the Table of Uses, which notes “Provided goods prepared on the premises shall be offered for retail sales only on the premises.”
- g. Revise plans to include labels for the sidewalks, crosswalk crossing the commercial access road at Chadds Ford Drive, and sharrows along the commercial spine road, as proposed with SDP-1802.
- h. Correct the Section 4.3-2 landscape schedule to show that standards for minimum tree planting area are met.
- i. Correct the Tree Canopy Coverage Schedule to show the accurate parcel acreage, and to only count on-site trees toward conformance with the requirement.
- j. Replace the existing proposed bicycle racks with inverted-U style bicycle racks, or a bicycle rack style that provides two points of contact to support and secure a parked bicycle.
- k. Provide a note on the SDP listing a minimum of four green building techniques proposed to be used for the building.

2. Prior to certification of the specific design plan (SDP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
  - a. Provide a non-native invasive species management plan on the TCP2, following the Environmental Technical Manual, to address the removal of non-native invasive species identified on-site (Japanese honeysuckle and multi-flora rose) to no more than 20 percent on-site.
  - b. Submit a recorded woodland and wildlife habitat conservation easement for Phase 2a development and the liber and folio shall be added as a note on the plan.
  - c. Submit all sheets of TCP2-002-2014 for signature.
  - d. Make any other revisions necessary to make the TCP2 consistent with the SDP, landscape plan, stormwater management concept plan approval, or erosion and sediment control plan.
  - e. Revise and/or recalculate any tables or worksheet affected by required revisions.
  - f. Make any technical revisions necessary to make the TCP2 plan consistent with the requirements of the Woodland and Wildlife Habitat Conservation Ordinance and Environmental Technical Manual.
  - g. Have the revised plan signed and dated by the qualified professional who prepared it.
  - h. Have the Owner's Awareness Certification signed by the property owner, or their designated agent.
3. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the United States, the applicant shall provide the Environmental Planning Section with copies of all federal and state wetland permits, evidence that approval of conditions have been complied with, and associated mitigation plans.
4. Prior to issuance of a grading permit, a copy of the erosion and sediment control plan for Phase 2A, at the appropriate technical level, shall be submitted as part of the permit package to confirm consistency between plans.

Ordered this 6<sup>th</sup> day of April, 2021, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison,  
Hawkins, Ivey, Streeter, Taveras, and Turner.


Opposed:

Abstained:

Absent:

Vote: 11-0.

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:   
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Calvin S. Hawkins, II, Chair

ATTEST:

  
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Donna J. Brown  
Clerk of the Council