

Case No.: DSP-16034
H & E Equipment Services,
Forestville Commercial Ctr.,
Lot 12, Block D

Applicant: H & E Equipment Services, Inc.

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

FINAL DECISION—APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 & 2016 Supp.) and Section 27-290 of the Prince George's County Code (2015 Ed., as amended), the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 16034, ("DSP-16034").¹

For the reasons set forth below, the decision of the Prince George's County Planning Board in Resolution No. 16-130 ("PGCPB No. 16-130"), to approve a detailed site plan for a proposed change to the Development District Overlay Zone (D-D-O) Zone use table to allow the sales and rental of heavy motorized equipment or construction equipment of all kinds with outdoor display, including maintenance of said equipment within an enclosed building, and two amendments to the development district standard to reduce the parking to no more than 30 spaces and to allow the existing barbed wire and chain-link fencing at the perimeter of the site located on the south side of Parston Drive, approximately 1,400 feet east of its intersection with Forestville Drive in Planning Area 75A and Council District 6, is hereby AFFIRMED.

¹See also *County Council of Prince George's County Zimmer Dev't Co.*, 444 Md. 40, 120 A.3d 677 (2015) (stating that the District Council is expressly authorized to review final decision of the county planning board to approve or disapprove a detailed site plan, and District Council's review results in a final decision).

As the basis for this final decision, and as authorized expressly within Titles 22 and 25, Land Use, Md. Ann. Code, and Subtitle 27 of the Prince George’s County Code, the District Council adopts the findings of fact and conclusions of law set forth in PGCPB No. 16-130, and APPROVE DSP-15043, as follows:

- A. The Planning Board APPROVED the alternative development district standards for:
 - 1. **Section 2.2: Streetscape:** To allow the existing barbed wire and chain-link fencing at the perimeter of the site.
 - 2. **Section 4.1: Parking and Loading:** To allow the reduction of parking to no more than 30 spaces.

- B. The Planning Board APPROVED Detailed Site Plan DSP-16034 for H&E Equipment Services, Forestville Commercial Center, Lot 12, Block D, subject to the following conditions:
 - 1. Prior to certificate approval, the following information and revisions shall be provided:
 - a. Add the site plan note as follows:

“The following use is permitted use on the subject property—The sale and rental of heavy motorized equipment or construction equipment of all kinds with outdoor display, including maintenance of said an equipment within an enclosed building.”
 - b. The landscape plan shall be revised to provide evergreen screening of outdoor merchandise storage, along the south property line adjacent to the single-family detached dwelling, in accordance with Section 4.4 of the 2010 *Prince George’s County Landscape Manual*.

ORDERED this 13th day of February, 2017, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, Toles 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: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council