



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-19031 **Councilmanic District:** 9  
**Meeting Date:** 11/16/2020 **Zone(s):** C-M / C-S-C  
**Case Name:** 7-Eleven Branch Avenue  
**Applicant:** 7-Eleven, Inc.  
**Location:** Located on the east side of MD 5 (Branch Avenue), south of MD 373 (Accokeek Road) and MD 38 (Brandywine Road), and to the west of MD 631 (Old Brandywine Road) (2.00 Acres; C-M / C-S-C Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP), to develop the site with a 3,484-square-foot food and beverage store, a gas station, and a 982-square-foot car wash.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

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#### LEGAL DEADLINES:

**Appeal date:** 10/15/2020

**Review date:** 10/15/2020

**Action date:** 1/4/2021

*Comments:*

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**Staff:** Thomas Burke

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#### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	07/15/2020	approval with conditions
M-NCPPC Planning Board	09/10/2020	approval with conditions
Sitting as the District Council	09/21/2020	deferred
<b>Notes:</b> Council deferred this item to October 5, 2020.		
Sitting as the District Council	10/05/2020	elected to review
<b>Notes:</b> Council elected to review this item (11-0).		
Aye:	11	Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras
Clerk of the Council	10/07/2020	mailed

**Notes:** *Notice of Oral Argument Hearing scheduled for November 9, 2020 at 10:00 a.m. was mailed to Persons of Record.*

Applicant 10/23/2020 transmitted a letter

**Notes:** *Abdullah H. Hijazi, Esq. attorney for the applicant, submitted a letter entering his appearance and requesting to speak as Counsel for applicant.*

Sitting as the District Council 10/26/2020 announced hearing date

Sitting as the District Council 11/09/2020 hearing held; case taken under advisement

**Notes:** *Thomas Burke, M-NCPPC, provided an overview of Detailed Site Plan application. Abdullah Hijazi, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented. The hearing was held and Council took this case under advisement.*

Sitting as the District Council 11/10/2020 referred for document

**Notes:** *Council referred item to staff for preparation of an approving document with conditions (Vote: 11-0).*

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Sitting as the District Council 11/16/2020

**Document(s):** DSP-19031 Zoning Agenda Item Summary, DSP-19031 Presentation Slides, DSP-19031 Letter from Hijazi to Brown (10232020), DSP-19031 District Council Notice of Hearing, DSP-19031 Transcripts, DSP-19031 Planning Board Resolution, DSP-19031\_PORL, DSP-19031 Technical Staff Report, DSP-19031 Planning Board Record