

The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

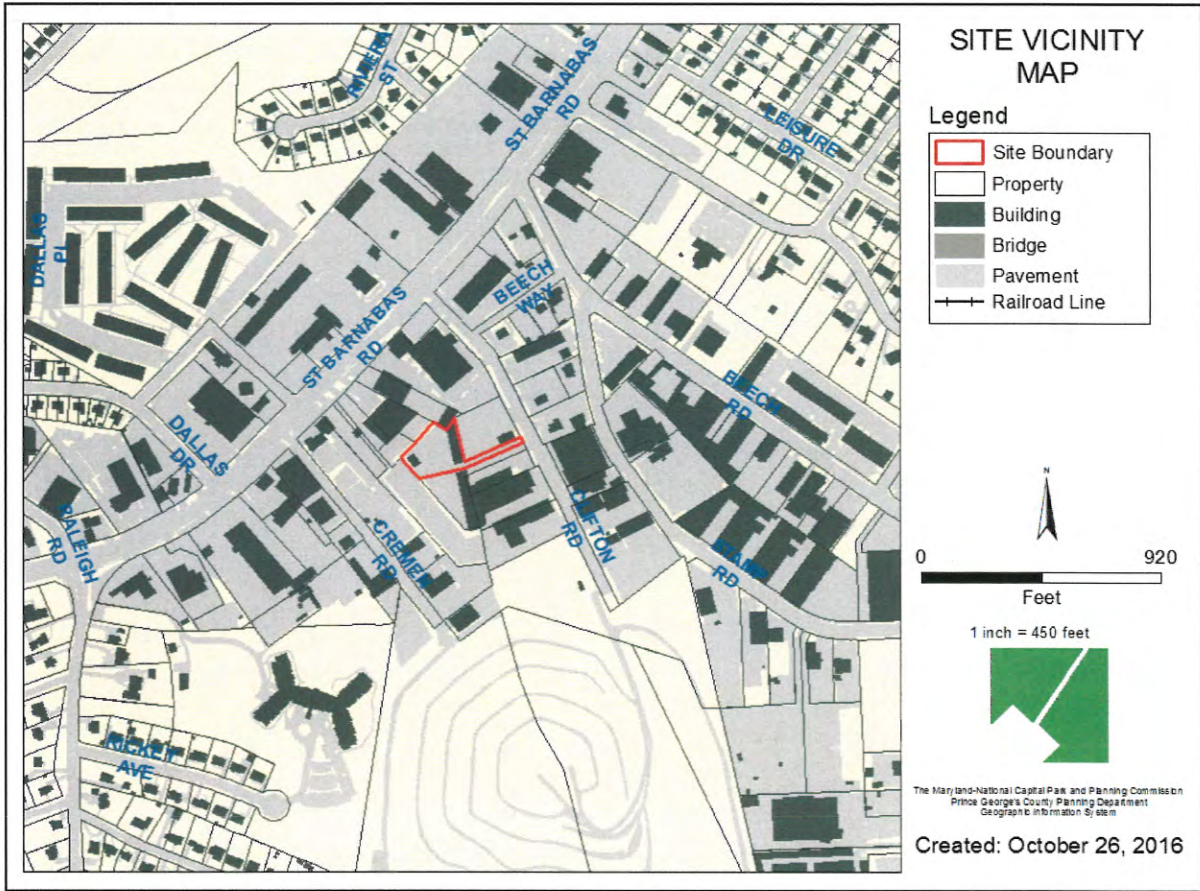
## Special Exception

**SE-4783**

Application	General Data	
<b>Project Name:</b> Chuck's Used Auto Parts  <b>Location:</b> West side of Clifton Road, approximately 688 feet south of Saint Barnabas Road (MD 414).  <b>Applicant/Address:</b> CC Clifton Road, LLC 4743 Clifton Road Temple Hills, MD 20748  <b>Property Owner:</b> CC Clifton Road, LLC 4743 Clifton Road Temple Hills, MD 20748	Planning Board Hearing Date:	02/16/17
	Staff Report Date:	01/31/17
	Date Accepted:	11/09/16
	Planning Board Action Limit:	NA
	Plan Acreage:	0.99
	Zone:	I-1
	Gross Floor Area:	N/A
	Lots:	0
	Parcels:	1
	Planning Area:	76A
	Council District:	07
	Election District:	06
	Municipality:	N/A
200-Scale Base Map:	206SE04	

Purpose of Application	Notice Dates	
Special exception for a vehicle salvage yard in the I-1 Zone.	Informational Mailing	06/09/16
	Acceptance Mailing:	10/28/16
	Sign Posting Deadline:	N/A

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Taslima Alam <b>Phone Number:</b> 301-952-4976 <b>E-mail:</b> <a href="mailto:Taslima.Alam@ppd.mncppc.org">Taslima.Alam@ppd.mncppc.org</a>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		




THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Christina Pompa, Acting Supervisor, Zoning Section, Development Review Division 

FROM: Taslima Alam, Principal Planner, Zoning Section, Development Review Division

SUBJECT: **Special Exception Application No. SE-4783**

REQUEST: **Vehicle Salvage Yard**

RECOMMENDATION: **Approval with conditions**

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NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of February 16, 2017. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

A. **Location and Field Inspection:** The subject irregularly-shaped property consists of approximately 0.986 acre of land. It is located on the west side of Clifton Road, approximately 688 feet south of St. Barnabas Road (MD 414), known as 4743 Clifton Road. The subject property is improved with a one-story block building (main building), one-story plywood barn and two metal sea containers that is being used for auto parts storage. The site also has a covered concrete pad that is being used to dismantle vehicle parts on-site. The site is currently used for auto parts sales and storage. The majority of the site is paved asphalt and is used for storage purposes and its associated parking, except for 2,875 square feet along the northwestern side of the property that is left in its natural state as a green area with trees and shrubs. The site has seven on-site and five off-site parking spaces. The seven-space asphalt parking lot is located close to the main building and is screened from the outdoor storage area by an existing 8-foot-high sheet metal fence with a 22-foot-wide gate leading to the storage area. Five of the required parking spaces, including one van-accessible handicapped space, are located within an adjoining access isle on Parcel K pursuant to the joint access easement recorded in Plat Book NLP 128-39. Access into the subject property is from Clifton Road to the east across a portion of Parcel K, abutting the subject property to the southeast, pursuant to the joint access easement.

During the site visit, it was noted that, while the overall parking lot is well kept, some of the asphalt paving in the existing parking area near the western end of the parking lot is crumbling and should be repaired. In addition, there appears to be a grading issue near the western side of the parking lot, close to the 22-foot gate opening, with standing water and mud puddle. This area should also be regraded and repaved. The site has an unmarked loading space that is not paved. The loading area should be paved with dust-free materials.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Auto Parts Sales with outside storage	Vehicle Salvage Yard
Acreage	0.986	0.986
Parcels	1 (Parcel L)	1 (Parcel L)
Square Footage/GFA	7,774 sq. ft.	7,774 sq. ft.

C. **History:** The existing main building on the site was constructed in 1962. The subject property is known as Parcel L, Silver Hill Industrial Center, as shown on plat NLP 128-39 recorded in August 1986. The barn was constructed between 1984 and 1993 and the metal sea containers were placed on the site between 2000 and 2005. In 2004, Permit 3861-2004-01 was approved for auto parts sales and a six-foot fence. The property was retained in the Light Industrial (I-1) Zone in the 2013 *Central Branch Avenue Revitalization Sector Plan* (Central Branch Avenue Sector Plan).

D. **Master Plan Recommendation:** The site is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035), the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* (Heights and Vicinity Master Plan and SMA), and the Central Branch Avenue Sector Plan. The Heights and

Vicinity Master Plan and SMA retained the property in the I-1 Zone, and the Central Branch Avenue Sector Plan did not include a sectional map amendment.

E. **Request:** The applicant proposes to add a vehicle salvage yard use to the existing auto parts sales and storage yard uses on the site. The establishment of the proposed salvage yard use would allow the applicant to validate an unauthorized vehicle salvage yard that is currently operating on the subject site. The proposed salvage yard consists of an existing 7,774-square-foot interior storage area, a 25,764-square-foot outdoor storage area, and parking lot with 12 parking spaces (seven on-site and five off-site). The applicant also proposes one loading space and restoration and replacement of the existing chain-link fence with an eight-foot-high screen fence along the northwest, south, and southwest sides of the property line, around the entire outdoor storage area.

F. **Neighborhood and Surrounding Uses:** Staff would submit that the neighborhood boundaries are as follows:

Northwest: St. Barnabas Road (MD 414)

Northeast: Branch Avenue (MD 5)

South: Capital Beltway (I-95/495)

West: Temple Hill Road

This is the same neighborhood as was accepted in Special Exceptions SE-4605 and SE-4525, which are located approximately 400 feet south of the subject site near the termination of Clifton Road. The boundaries defined by staff are developed with a mix of industrial uses in nature, with commercial uses being found along St. Barnabas and Temple Hill Roads. Residential uses are found southeast of the intersection of those two roads and southwest of the intersection of Branch Avenue and St. Barnabas Road.

The immediate neighborhood is predominantly industrial, developed with a mixture of warehouses, auto repair, and auto storage uses. The subject property abuts an automobile dealership to the north and a small shopping center to the northwest, both zoned Commercial Shopping Center (C-S-C). The properties adjoining the subject property to the south and east consist of the following uses: a vacant vehicle storage parking lot to the east, a vehicle storage yard, industrial warehouses, vehicle repair and service to the south, and to the southwest another vehicle storage yard, all zoned I-1.

G. **Specific Special Exception Requirements:** Pursuant to Section 27-417.03 of the Zoning Ordinance, a vehicle salvage yard is permitted in the I-1 Zone as a special exception subject to the following:

- (1) **The use shall be enclosed by a solid, sightly, light-tight wall or fence at least eight (8) feet high, and found to be satisfactory by the District Council;**

**Comment:** The subject property is currently surrounded by an existing six-foot-high chain-link fence. This existing fence is proposed to be replaced by an eight-foot-high vinyl fence around the entire northern, northwestern, southwestern, and part of the southern property boundary.

- (2) **The fence shall not be constructed of corrugated metal or fiberglass, or sheet metal;**

**Comment:** The proposal conforms to this requirement. The fence is made of vinyl.

- (3) **Outdoor storage shall not be visible from the ground level beyond the fence; and**

**Comment:** While the height of the storage is not indicated on the site plan, during the site visit, staff noted that the existing storage is visible from ground-level beyond the eight-foot-high fence. Staff recommends that the height of the storage be reduced so it is not visible at ground-level beyond the fence. A note on the site plan was added confirming that the height of the storage will be limited to comply with this requirement.

- (4) **Interior storage shall be located within a fireproof building.**

**Comment:** The applicant indicated that the proposed use fully complies with this requirement. The main building on the site, used for storage, is constructed of fireproof masonry.

- H. **Parking Regulations:** Section 27-568 of the Zoning Ordinance requires one parking space for 1,000 square feet of gross storage area for the first 10,000 square feet, plus one additional space for each additional 10,000 square feet.

A note on the site plan indicates that the proposed vehicle salvage yard consists of 25,764 square feet of gross storage area. Twelve parking spaces are required. A total of 12 spaces are provided for the salvage yard use. Five of these parking spaces are located within the pipe-stem portion of Parcel K, contiguous to the south side of the subject site's driveway.

According to Section 27-573 of the Zoning Ordinance, a parking lot may be provided on a lot other than that lot on which the principal use is located, provided:

- (1) **The entire parking lot is within five hundred (500) feet of the nearest boundary of the record lot on which the use is located; and**
- (2) **A legal arrangement assures the permanent availability of the parking lot.**

**Comment:** Five of the twelve required parking spaces, including one van-accessible handicap space, are accommodated on Parcel K as permitted under a joint access easement throughout Parcels J, K, and L for ingress/egress and parking as recorded on Plat NLP 128-39, for Parcels J, K and L, Silver Hill Industrial Center. A site plan note clearly indicates that per Permit 31626-2012-01-U, Parcel K has 22 parking spaces and, per Permit 18278-2010-U, Parcel J has 20 parking spaces to accommodate its use within the site. There is room for 15 additional parking spaces available within the pipe-stem of Parcel K. Five of these parking spaces are used to supplement additional required parking for the subject site. There is sufficient parking to accommodate its use within the site. Therefore, there is sufficient room to provide additional parking spaces within the pipestem on Parcel K for the subject parcel, as well as other parcels. All off-site parking spaces are located within 500 feet of the recorded lot.

- I. **Loading Requirements:** Section 27-582 of the Zoning Ordinance requires one loading space for industry or manufacturing comprised of 2,000 to 25,000 square feet of gross floor area (GFA).

One loading space is required for the subject 7,774-square-foot GFA of industrial plant. The site plan shows one 12-foot by 45-foot loading space as required. However, during the site visit, it was noted that the loading space was not existing. The proposed loading space must be surfaced in such a manner as to be dust free.

J. **Landscape Manual Requirements:** Section 27-328.02, Landscaping, Buffering and Screening, of the Zoning Ordinance:

**Except for uses which do not require the construction, enlargement, or extension of a building, all land uses requiring the approval of a Special Exception shall comply with the landscaping, buffering and screening requirements set forth in the *Landscape Manual* through the approval of a landscape plan. In approving a Special Exception, the District Council may require additional landscaping, screening or buffering if it determines that amount required by the *Landscape Manual* is insufficient to adequately protect adjacent uses.**

The Zoning Ordinance exempts the proposal from compliance with the landscaping, buffering and screening requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the use will not involve the construction, enlargement, or extension of a building.

However, the Urban Design Section, in a memorandum dated January 12, 2017, stated that no dumpster or mechanical equipment, such as meters, freestanding air conditioners, heat pumps, or similar equipment is shown on the plans. The Urban Design Section recommends that the plans be revised to show the location of such mechanical equipment or dumpsters and show it being screened in conformance with the requirements of this section.

**Comment:** During the site visit, staff noted that the site has meters located on the south side of the existing building. Currently the site is exempt from Section 4.4(c)(5), requirements for screening mechanical equipment, because it is located adjacent to an industrial use and is not visible from any public road. At this time, the applicant is not proposing any dumpster on the site. If in the future any dumpster is proposed, it must meet the requirements of Section 4.4 of the Landscape Manual.

The site plan shows two metal sea containers, along the west side of the property, which are currently being used for auto parts storage. These containers were originally shown to be removed in the approved permit plan, 27706-2002 CEU. The Urban Design Section stated in their memorandum that, if the metal sea containers are to remain on-site and have not received any proper permits, additional GFA would be proposed and would be subject to Section 4.7 of the Landscape Manual. However, per the Prince Georges County Department of Permitting, Inspection and Enforcement (DPIE), sea containers are not considered buildings and cannot obtain building permits. For this reason, they are to be permitted as part of a storage yard. Therefore, staff believes that the site is not subject to Section 4.7.

Although the proposal is exempt from the Landscape Manual, in this case, it still has to meet the landscaping, buffering, and screening requirements of the I-1 Zone. **Section 27-469(b)(1)** requires that **at least 10 percent of the net lot area shall be maintained as green area**. Ten percent of the net lot area is 4,296 square feet. The site meets this requirement. The site is providing a total of 4,875 square feet, or 11.65 percent, of green area comprised of existing 2,875 square feet of landscaping along the western property line; 845 square feet of walkway

along the front steps of the building; and 1,156 square feet of walkway along the north side of the pipestem of Parcel L.

**TREE CANOPY COVERAGE:** This application is not subject to the Prince George's County Tree Canopy Coverage Ordinance because it does not propose disturbance of new GFA of 5,000 square feet or greater.

K. **Sign Regulations:** No signage is shown on the site plan. All signs that will be placed on the property must meet all area, height, and setback standards. In addition, any proposed freestanding sign must be identified on the approved site plan.

L. **Required Findings:** Section 27-317(a) of the Zoning Ordinance provides that:

(a) **A Special Exception may be approved if:**

(1) **The proposed use and site plan are in harmony with the purposes of this Subtitle.**

**Comment:** The fundamental purposes of the Zoning Ordinance, as found in **Section 27-102**, are to protect the health, safety, and welfare of the public and promote compatible relationships between the various types of land uses. Review of the applicant's site plan for conformance with the requirements of the Ordinance suggests that the proposed use is similar in nature to the uses that have long existed on the site. The one-story auto parts storage building and sales has been on-site since 2003. Prior to this use, the site was used for woodworking, also industrial in nature. The property is located in an exclusively industrial area, well removed from residential properties. While the subject property abuts commercial uses along the northern and northwestern boundaries, those uses are an auto dealership and the rear of a strip shopping center, neither of which are incompatible with the use upon the subject property. Furthermore, the operations on the site will be screened from the surrounding properties with an eight-foot-high sight-tight fence which will provide privacy for this property and prevent the public from viewing the outdoor area. Thus, approving this request ensures that a necessary industrial use remains in a predominantly industrial area and will not stymie development of unrelated, or otherwise, incompatible properties in commercial or residential zones. For these reasons, staff believes that the applicant's site plan conforms with the requirements of the Ordinance and presents no conflicts with the fundamental purposes of this Subtitle.

(2) **The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

**Comment:** The proposed use meets the specific criteria for a vehicle salvage yard. The subject property is located in the I-1 Zone, which permits the proposed special exception. With the recommended conditions, the proposed use conforms to all applicable requirements and regulations of this Subtitle.

(3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**



**Comment:** A vehicle salvage yard will not substantially impair the integrity of the Heights and Vicinity Master Plan and SMA recommends employment uses for the property. The subsequent sector plan, the Central Branch Avenue Sector Plan, recommends retaining the I-1 use on the property. The subject property is identified within the plan in the Beech Road Focus Area. The sector plan examines the Beech Road focus area to address conflicts between residential, commercial, and industrial land uses. As stated in the Community Planning memorandum dated December 8, 2016, the plan envisions this area as a community-scaled commercial area that supports the residential neighborhoods by providing locally-serving retail, offices, and public uses closely integrated with residential development. This is done by creating adequate on-site parking, landscaping and sidewalks, and buffering of residential uses from industrial operations. Furthermore, this site is located in the Established Communities area of the Prince George's County Growth Policy Map in Plan Prince George's 2035. The vision for Established Communities in Prince George's County is to have context-sensitive infill and low- to medium-density development. The subject property is neither visible nor does it use the internal streets of the residential section of the neighborhood. It is set back far from any residential uses. The site is consistent with the land use recommendation of the General Plan, master plan, and/or sector plan. The site is in an established industrial area and is well surrounded by other established industrial uses. These facts point to the conclusion that it would not substantially impair the integrity of the master plan or Plan Prince George's 2035.

**(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**

**Comment:** The addition of the proposed vehicle salvage yard use on the site will not detract from the established character of this industrial section of the neighborhood. While it, like any special exception use, could produce an effect on the health, safety, or welfare of residents or workers in the area, it is not more perceptible in this case because industrial uses have been existing on the site and in the immediate area since the 1960s without incident. The proposed specific use is an extension of the uses that have taken place on this site for over a decade without any adverse effect on the health and safety of the residents. As mentioned before, the site is not inconsistent with the existing development in the area. The site is well-maintained and the dismantling will take place inside a fenced yard away from any public view.

Moreover, according to the Heights and Vicinity Master Plan and SMA, the subject property is located in one of the five employment centers, Silver Hill Industrial Area, which is further classified as one of the two primary employment centers. Per the master plan (page 81), "employment areas are an essential component of the economic stability of a planning area. These areas provide services, produce products, jobs and economic base." Staff believes the proposed use will continue to promote these goals. The salvage business encourages economic development, while providing desirable employment opportunities, thereby ensuring a broad and protected tax base.

**(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

**Comment:** As noted, the subject property is within the Silver Hill Industrial Area as designated by the master plan. It is located within a light-industrial enclave with no residential development in the immediate vicinity. Existing uses in the immediate area in which the site is located include automobile sales and service, vehicle storage yards, vehicle repair services, and warehouse facilities, as well as the visually-imposing Class III landfill at the end of Clifton Road. Thus, the location and operation of the subject vehicle salvage yard in the area is not inconsistent with the existing industrial developments in the area and should not be deleterious to the use and enjoyment of adjacent properties.

**(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

**Comment:** A tree conservation plan is not required because the property contains less than 10,000 square feet of woodland, and it does not have a previously approved tree conservation plan. The site has an approved Woodland Conservation Ordinance Exemption Letter (S-165-16) and a Natural Resources Inventory Exemption Letter (NRI-052-14).

**(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

**Comment:** There are no regulated environmental features on the subject property.

**(b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:**

- (1) where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or**
- (2) where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.**

**Comment:** The subject property is not within the boundaries of any 100-year floodplain, nor is it within the Chesapeake Bay Critical Area.

## CONCLUSION

The appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances showing that the use would have adverse impacts above and beyond those inherently associated with such a special exception use, irrespective of its location within the zone. Staff has not found that to be the case in this instance.

The subject special exception, if approved, is governed by substantial regulation in the Prince George's County Zoning Ordinance (Sections 27-317 and 27-417.03) and the State of Maryland,

Department of Transportation, Subtitle 04, Chapter 08 (Junkyard Licensing and Control Authority). Failure to operate in accordance with these regulations carries penalties as severe as revocation of the special exception and other licenses to operate.

Based on the preceding analysis and findings, staff recommends APPROVAL of Special Exception Application No. SE-4783, subject to the following condition:

1. Prior to issuance of any permit:
  - a. Regrade and repair the parking area by the 22-foot gate opening that leads to the rear storage area.
  - b. Provide an on-site dust-free loading space.

**ITEM:**

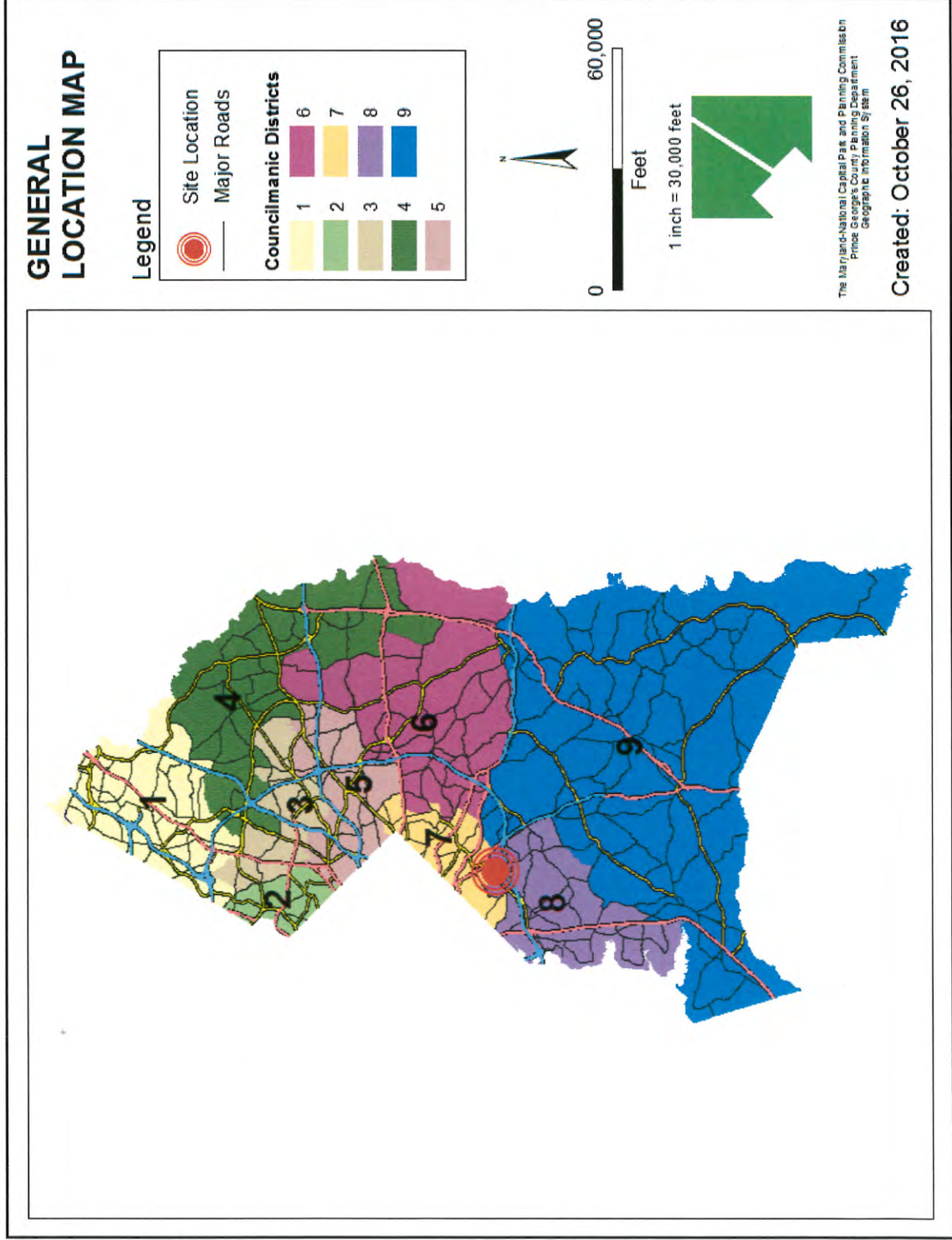
**CASE: SE-4783**

# **CHUCK'S USED AUTO PARTS**

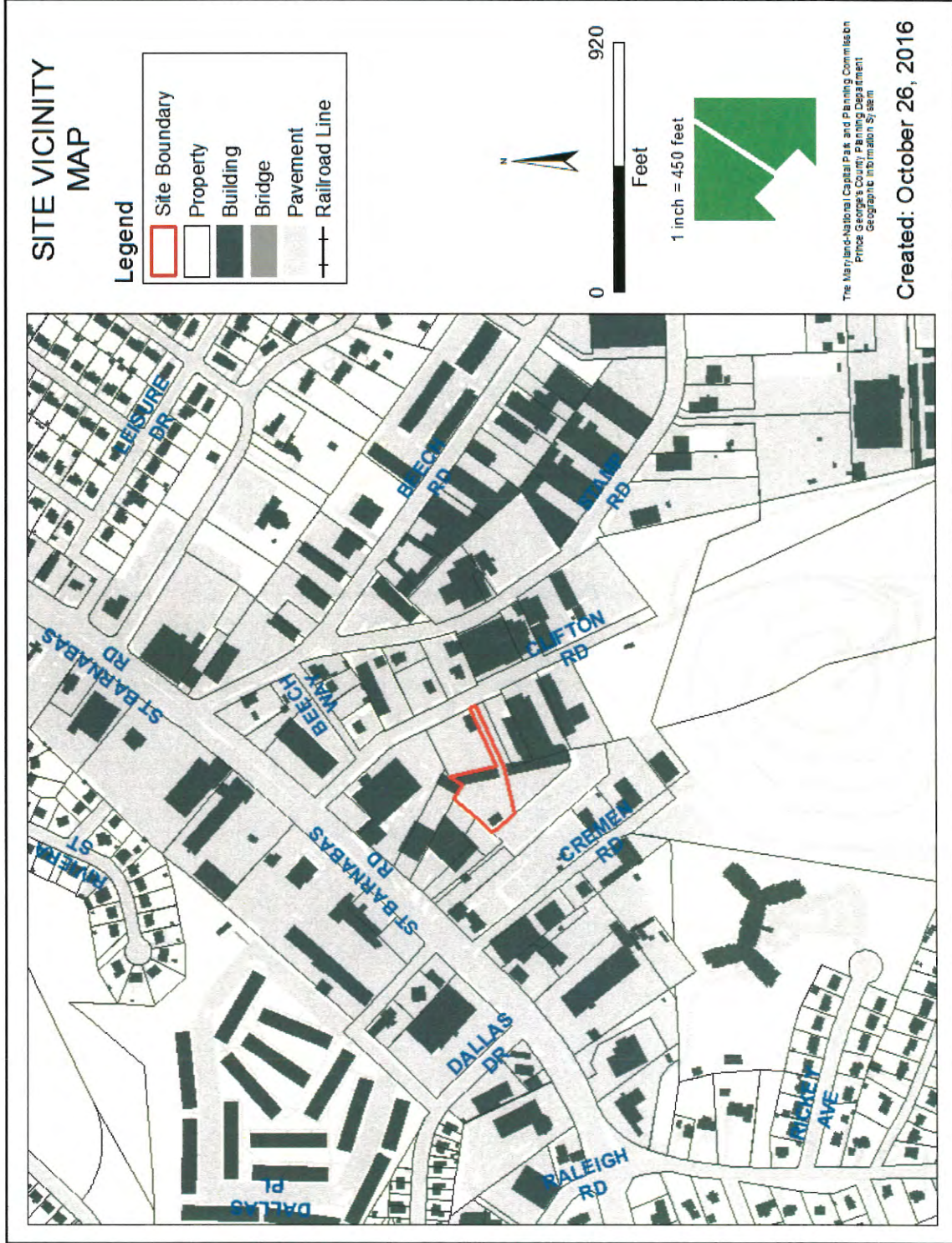


**THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT**

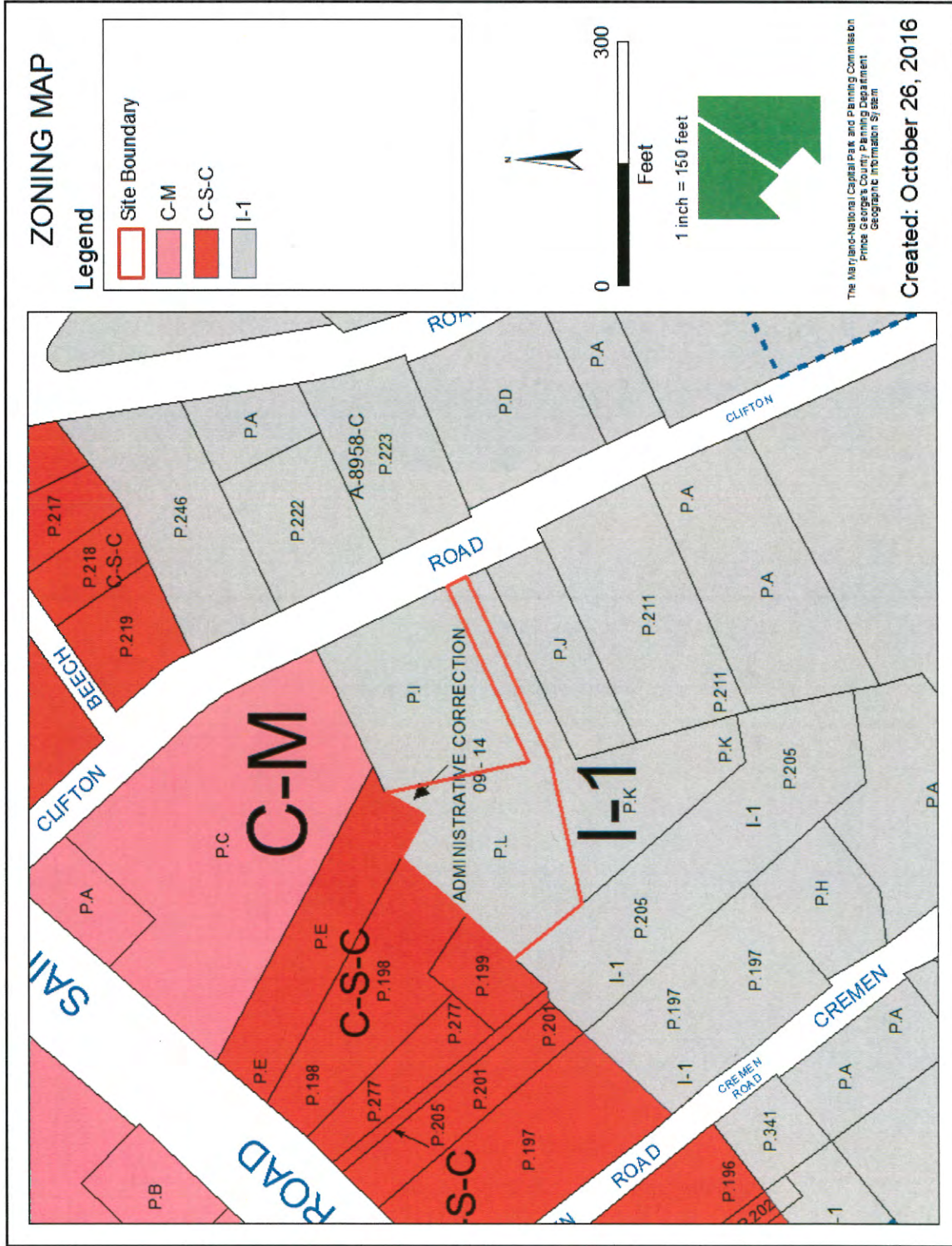
# GENERAL LOCATION MAP



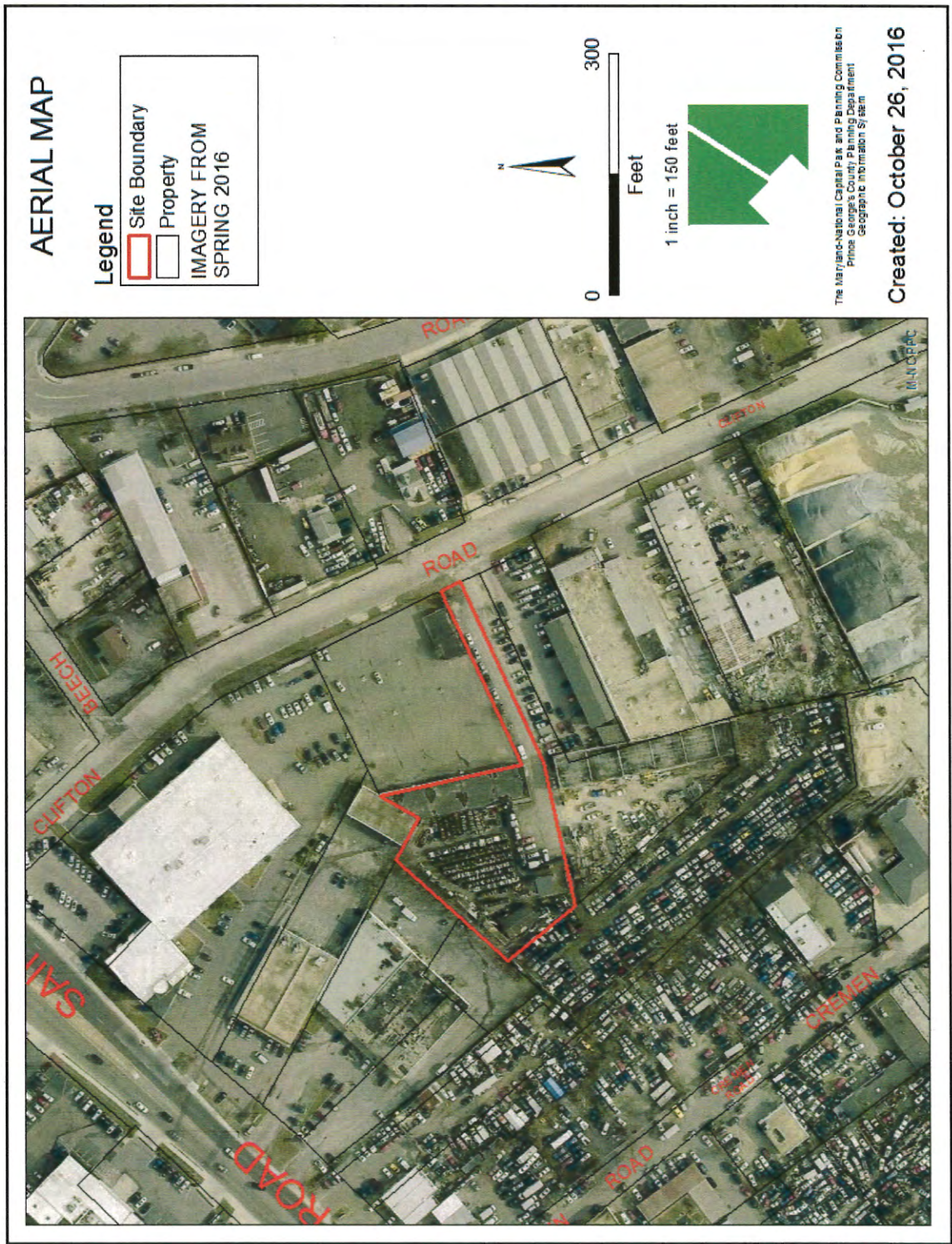
# SITE VICINITY



# ZONING MAP

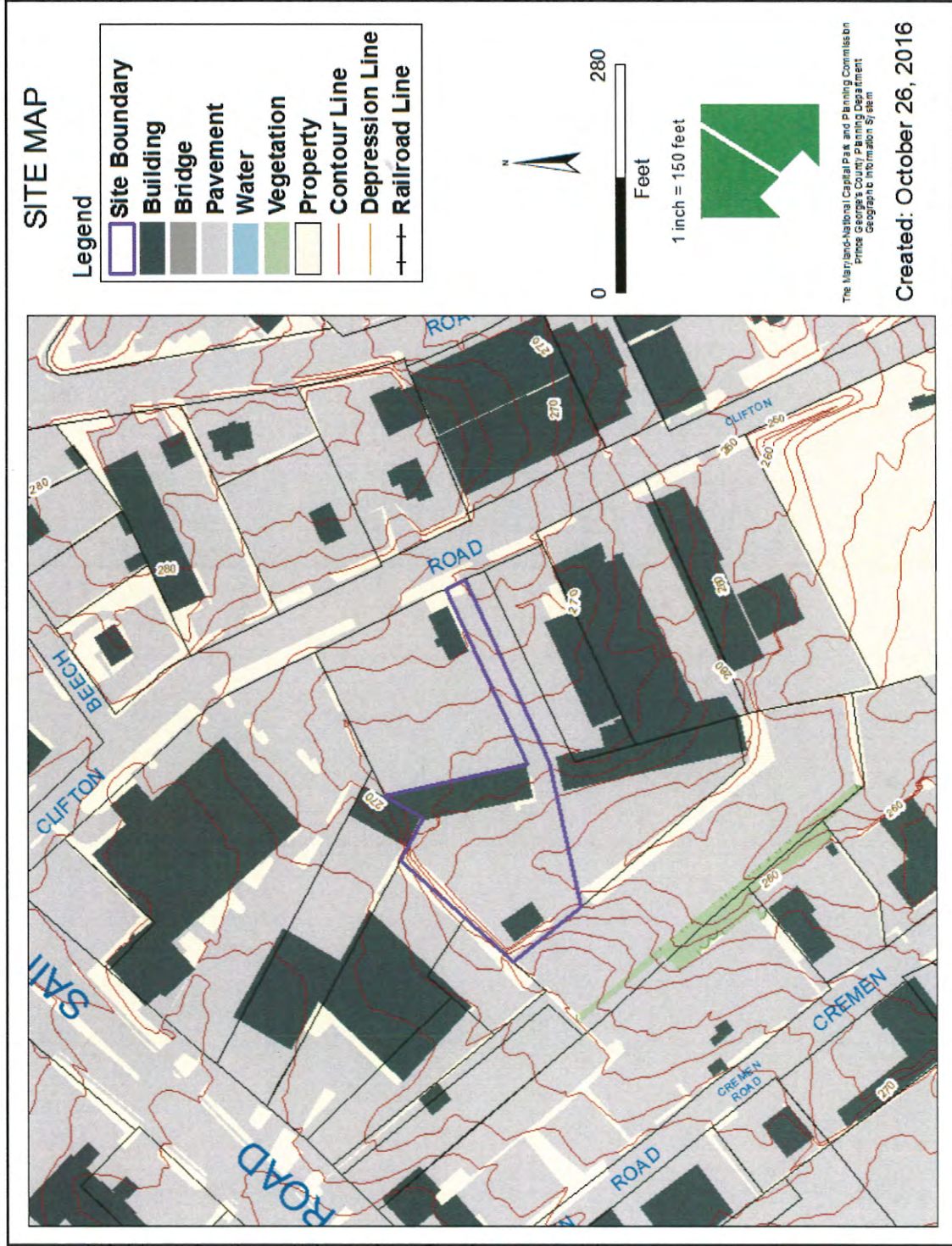


# AERIAL MAP

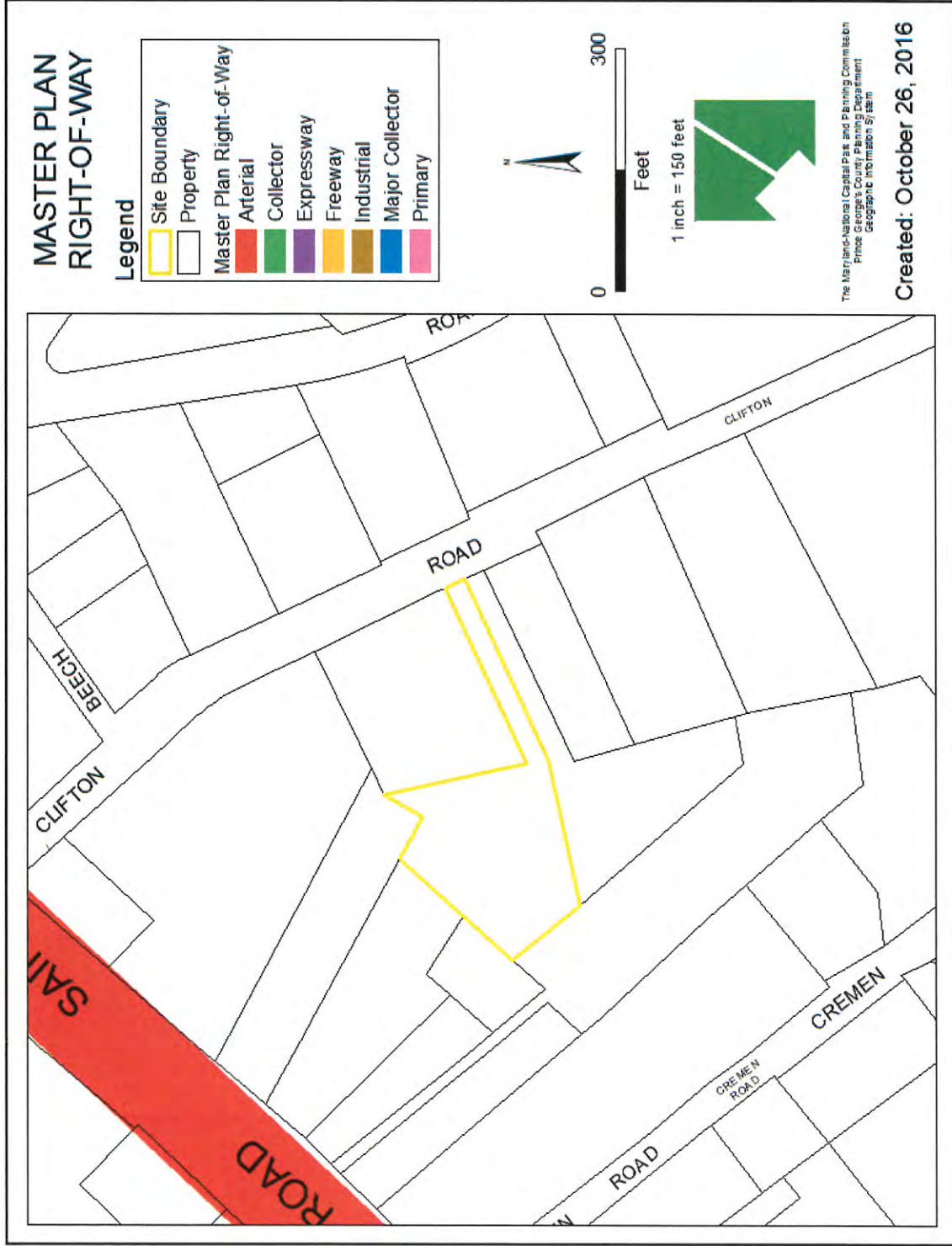




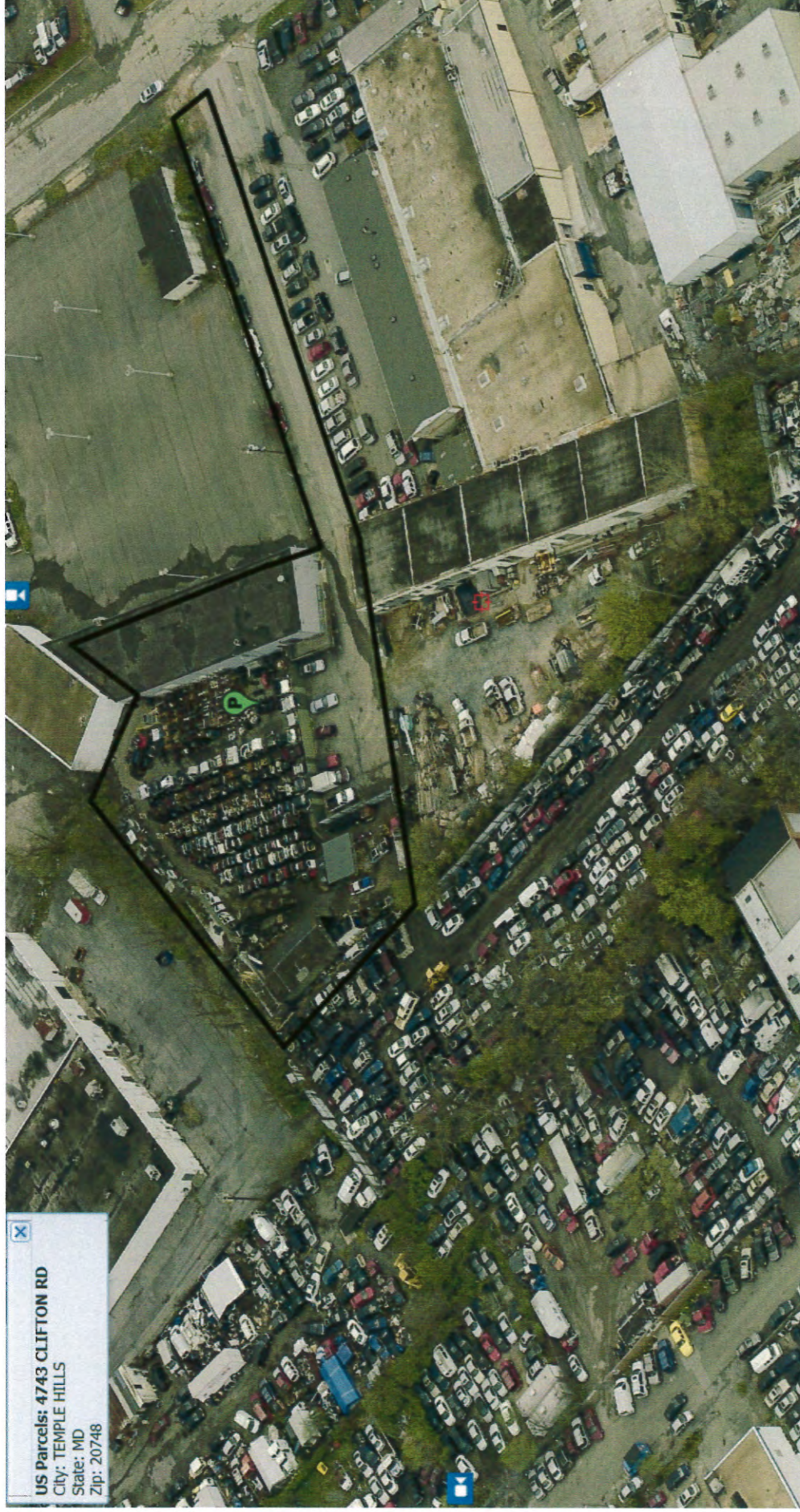
# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





# STORAGE AREA & ON-SITE PARKING LOT



# DRIVEWAY ENTRANCE & OFFSITE PARKING



# OFFSITE PARKING AREA



# PARKING AREA TO BE REGRADED & REPAIRED





# ENTRANCE TO LOADING & STORAGE AREA



# FRONT ENTRANCE



# WEST ELEVATION



# REAR ELEVATION



# AUTO DISMANTLING AREA



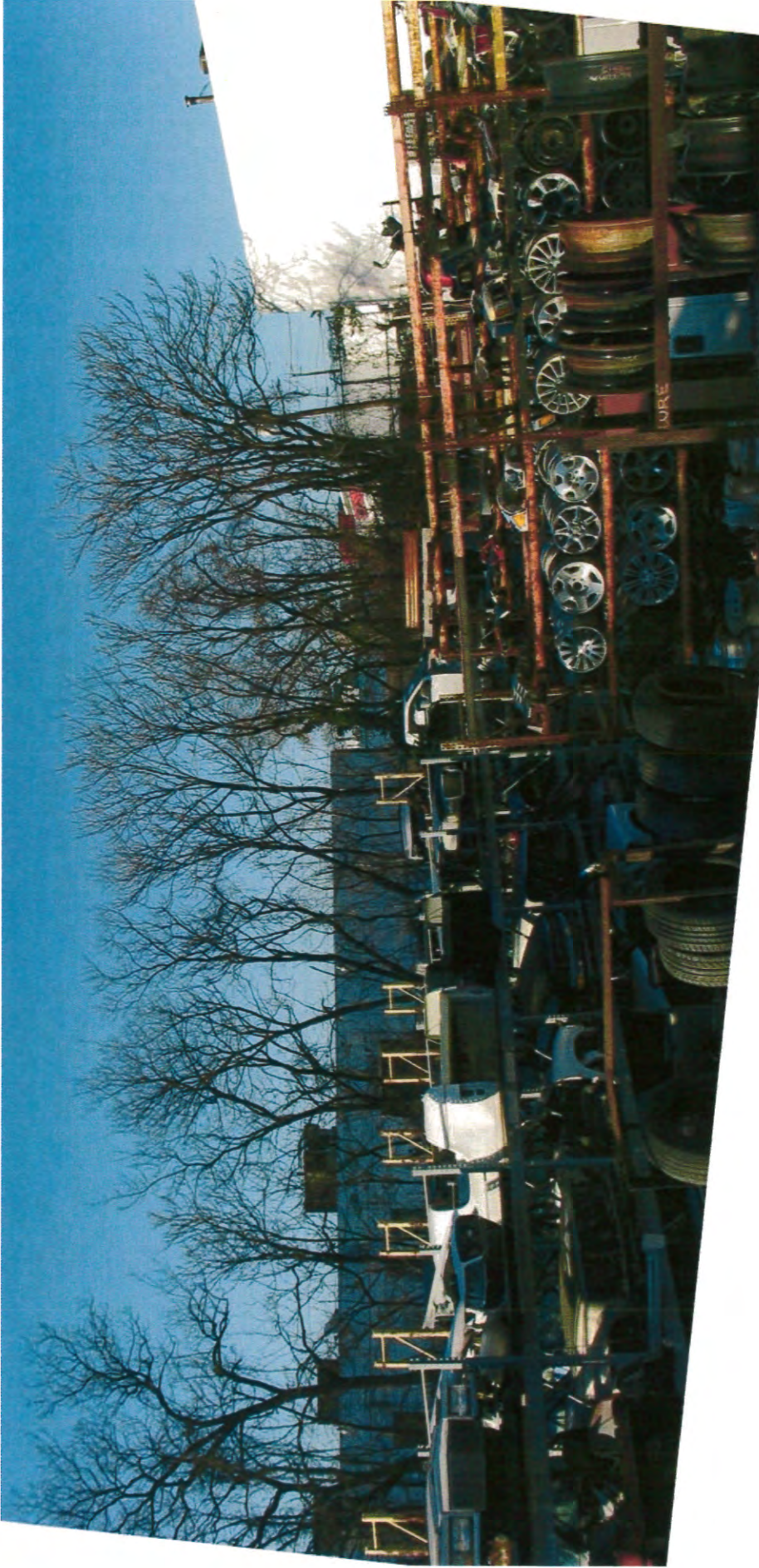
# LOADING BAYS TO THE BUILDING



# EXISTING SITE



# EXISTING SITE





**STATEMENT OF JUSTIFICATION  
SPECIAL EXCEPTION APPLICATION  
NUMBER # SE-4783**

**APPLICANT:** CC Clifton Road, LLC  
Chuck's Used Auto Parts  
4743 Clifton Rd.  
Temple Hills, MD 20748

**CORRESPONDENT:** Lawrence N. Taub, Esq.  
Nathaniel Forman, Esq.  
O'Malley, Miles, Nysten & Gilmore, P.A.  
11785 Beltsville Dr.  
Tenth Floor  
Calverton, MD 20705  
(P): 301-572-3274  
(F): 301-572-6655  
ltaub@omng.com

**REQUEST:** Special Exception for a vehicle salvage yard in accordance with §§ 27-417.03 and 27-317 of the Zoning Ordinance ("Ordinance").

**A. Description and Location**

Chuck's Used Auto Parts is located at 4743 Clifton Rd., being .986 acres of land on the west side of Clifton Road, approximately 688' south of St. Barnabas Rd. (MD 414) in an unincorporated part of Prince George's County; it is also described as Parcel L, Silver Hill Industrial Center Subdivision, on Prince George's County Tax Map 88, Grid B-4 ("Subject Property"). The Subject Property is zoned I-1 and is within the area of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* ("Revitalization Plan") and the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A* ("Master Plan"). It is located in an older, well-established neighborhood inside the Capital Beltway, which the Revitalization Plan refers to as the Beech Road Focus Area, while the Master Plan calls it the Silver Hill Industrial Area. The Subject Property abuts an automobile dealership to the north, and a relatively small commercial shopping center to the northwest, both zoned C-S-C, but is

otherwise surrounded by industrial uses. St. Barnabas Road to the north is dominated by strip commercial centers, fast-food restaurants with drive-throughs, automotive dealerships, and currently vacant commercial properties. Property in the I-1 Zone abuts the Subject Property to the south and east, and consists of the following uses: vehicle storage, industrial warehouse and vehicle repair and service.

The Subject Property is improved with a one-story block building (“main building”), two (2) small sheds and a one-story plywood barn. The main building was constructed in 1962; the barn was constructed between 1984 and 1993 and the storage sheds between 2000 and 2005. The total area of the property is 42,963 square feet (.9863 acres), of which 25,764 square feet is used for storage; the total gross floor area for all buildings and structures is 7,774 square feet. The outstanding square footage is used for green space and vehicular parking, loading and circulation. The property will be surrounded by an eight-foot tall, sight-tight fence. Access into the Subject Property is from Clifton Road to the east across a portion of Parcel K, abutting the Subject Property to the southeast, pursuant to a joint access easement recorded in Plat Book NLP128, Plat 39, and includes ingress, egress and parking for Parcels J, K and L. Twelve parking spaces are provided to serve the Subject Property, seven (7) parking spaces on the Subject Property, and five (5) parking spaces (including one (1) van-sized handicapped space with an adjoining access aisle) provided on Parcel K, pursuant to the aforementioned joint access easement.

#### B. Request

This request is for a proposed vehicle storage yard on the Subject Property, a use permitted in the I-1 Zone, subject to special exception approval.

#### C. Conformance with the Zoning Ordinance

Section 27-417.03. Vehicle Salvage Yard. The Prince George’s County Zoning Ordinance requires the Zoning Hearing Examiner to make specific findings for a

vehicle storage yard. The Applicant believes that the proposed use complies with the specific criteria set forth in §27-417.03 as demonstrated below:

“(a) A vehicle storage yard may be permitted, subject to the following:

(1) The use shall be enclosed by a solid, sight-tight wall or fence at least eight (8) feet high, and found to be satisfactory by the District Council;”

**RESPONSE:** As depicted on the attached site plan, the existing chain link fence is proposed to be replaced so that the Subject Property will be surrounded by an eight (8) foot-high, light-tight fence.

“(2) The fence shall not be constructed of corrugated metal or fiber glass, or sheet metal;”

**RESPONSE:** The fence is proposed to be constructed of vinyl.

“(3) Outdoor storage shall not be visible from the ground level beyond the fence; and”

**RESPONSE:** The Subject Property will be in compliance. Outdoor storage, loading and trash collection areas are screened by existing buildings and will be shielded from view by the sight-tight fence.

“(4) Interior storage shall be located within a fireproof building.”

**RESPONSE:** The Subject Property is in compliance. The main building on the site, used for indoor storage and dismantling operations, is constructed of fireproof masonry.

Section 27-317. Required Findings. In addition to the aforementioned criteria specific to a vehicle salvage yard, the Zoning Hearing Examiner must also make the following required findings for all Special Exceptions.

“(a) A Special Exception may be approved if:

(1) The Proposed use and site plan are in harmony with the purposes of this Subtitle;"

**RESPONSE:** This proposal is in harmony with the purposes of the Zoning Ordinance as posited in § 27-102(a), and described in greater detail below.

“(a) The purposes of the Zoning Ordinance are:

(1) To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;"

**RESPONSE:** This request is for a vehicle salvage yard in an industrial area of Prince George’s County. According to the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A* (“Master Plan”) the Subject Property is located in one of the Master Plan’s five employment centers, Silver Hill Industrial Area, which is further classified as one of the two primary employment centers. According to the Master Plan, “[e]mployment areas are an essential component of the economic stability of a planning area. These areas provide services, produce products, jobs and an economic base.” The Applicant submits that the use upon the Subject Property promotes these goals. It provides used auto parts, in addition to, gainful employment to the current and future residents of Prince George’s County. Used auto parts serve an important function by promoting recycling of automobile parts, and also providing residents of the County with a convenient means of obtaining used auto parts, which are obviously more cost-effective than new parts. Through supplying the present and future residents of Prince George’s County with gainful employment and used auto parts, as well as promoting recycling, the use upon the Subject Property satisfies this provision of the Zoning Ordinance.

“(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;"

**RESPONSE:** The Subject Property implements the goals of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (“Revitalization Plan”) and the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A* (“Master Plan”). The Revitalization Plan places the Subject Property within the Beech Road focus area and recommends industrial uses upon the Subject Property. Industrial uses include: manufacturing, operations, industrial parks, warehouses, distribution operations, junk yards, auto storage, and salvage. The Sectional Map Amendment retained the Subject Property in the I-1 Zone, which permits vehicle salvage yards subject to special exception approval.

“(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;”

**RESPONSE:** The Subject Property is located in an area where there is existing public water and sewer. Additionally, being located just south of St. Barnabas Road, an existing arterial road, and only minutes from the Capital Beltway, the Subject Property is clearly served by adequate public facilities.

“(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry and business;”

**RESPONSE:** The Subject Property is located in a well-established, industrial neighborhood comprised of approximately 230 acres of land zoned I-1 that stretches north from the Capital Beltway to Beech Road, just south of St. Barnabas Road. While the Subject Property abuts commercial zoned properties along its northern and northwestern boundary, these properties are currently developed and cater to automobile uses. Hence, despite these commercial properties, this proposal keeps an industrial use in an area of the County specifically designed for industrial uses. Thus, approving this request ensures that a necessary industrial use remains in a predominately industrial area and will not stymie development of unrelated or, otherwise, incompatible properties in commercial or residential zones.

“(5) To provide adequate light, air, and privacy;”

**RESPONSE:** The Subject Property will be surrounded by an eight (8) foot-high, sight-tight fence, which will provide privacy for this property and prevent the public from viewing into the outdoor storage area. Adequate light and air is not a concern because the Subject Property contains mostly open space used for outdoor storage. Moreover, all structures upon the Subject Property are less than one story in height.

“(6) To promote the beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;”

**RESPONSE:** The Subject Property is located in the I-1 Zone, and as noted previously, it is surrounded to the south and east by other industrial uses, in a neighborhood designated for light industrial uses. While it abuts commercial uses along the northern and northwestern boundaries, those uses are an auto dealership and the back of a strip shopping center, neither of which are incompatible with the use upon the Subject Property.

“(7) To protect the County from fire, flood, panic, and other dangers;”

**RESPONSE:** The Subject Property is developed consistent with all applicable regulations and requirements for fire protection and stormwater management. Moreover, the Subject Property received General Discharge Permit Registration Number 12SW3123 from the Maryland Department of the Environment.

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“(8) To provide sound, sanitary housing in a suitable and healthy living environment within economic reach of all County residents;”

**RESPONSE:** This is not applicable to the Subject Property.

“(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;”

**RESPONSE:** Operating a vehicle salvage yard on the Subject Property encourages economic development, while providing desirable employment opportunities, thereby ensuring a broad and protected tax base.

“(10) To prevent the overcrowding of land;”

**RESPONSE:** The Subject Property encompasses less than one acre of land, although nearly half of the total gross square footage area is devoted to the outdoor storage of replacement parts. Hence, there is ample room for the operation of a vehicle salvage yard upon the Subject Property.

“(11) To lessen the danger and congestion of traffic on the streets and to insure the continued usefulness of all elements of the transportation system for their planned functions;”

**RESPONSE:** This proposal will not generate a significant number of peak hour trips, or have a negative effect upon traffic to any significant degree.

“(12) To insure the social and economic stability of all parts of the County;”

**RESPONSE:** The Subject Property provides gainful employment opportunities to residents of Prince George’s County, and will continue to do so in the future. It also supplies residents of this County with a source of high-quality used auto parts.

“(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, and lands of natural beauty, dense forests, scenic vistas, and other similar features;”

**RESPONSE:** The business upon the Subject Property complies with all state and local regulations pertaining to environmental regulations, including those governing noise, air quality, stormwater management and industrial discharge.

“(14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and”

**RESPONSE:** This is not applicable to the Subject Property.

“(15) To protect and conserve the agricultural industry and natural resources.”

**RESPONSE:** This is not applicable to the Subject Property.

“(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;”

**RESPONSE:** The proposed vehicle salvage yard will comply with all requirements and regulations set forth in Subtitle 27 of the County Code.

“(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;”

**RESPONSE:** The use of the Subject Property as a vehicle salvage yard will not substantially impair the integrity of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (“Revitalization Plan”) or the 2000 *Approved Master plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A* (“Master Plan”). The proposed vehicle salvage yard upon the Subject Property is located in an area of the County recommended for a concentration of industrial uses, the Beech Road Focus Area, as described in the Revitalization Plan. Industrial uses are described by the Revitalization Plan as “manufacturing operations, industrial parks, warehouses, distribution operations, junk yards, auto storage and salvage.” The Subject property is also described as being located within a main employment center, Silver Hill Industrial Area, as described in the Master Plan. As previously mentioned, the Subject Property was retained in the I-1 Zone through the Sectional Map Amendment for The Heights and Vicinity.



“(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;”

**RESPONSE:** The proposed use upon the Subject Property will not adversely affect the health, safety and welfare of workers in the area. Industrial uses have existed upon the Subject Property since the 1960’s without incident. Likewise, the proposed use hereon will not adversely affect the health, safety or welfare of residents in the area because the nearest residential property is approximately six hundred feet away.

“(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood;” and

**RESPONSE:** An industrial use has existed on the Subject Property for nearly 50 years without adversely affecting the use or development of adjacent properties or the general neighborhood. This request is for a vehicle salvage yard—a light industrial use—in an area designed to accommodate industrial uses. The Applicant submits that this proposal will contribute to the development of the general neighborhood as envisioned by the Revitalization and Master Plans and will not hinder or deter the growth of adjacent properties or the general neighborhood.

“(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.”

**RESPONSE:** There is no TCP required for this property.

“(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.

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**RESPONSE:** There are no regulated environmental features on the Subject Property.

“(b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:

(1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or

(2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.”

**RESPONSE:** The Subject Property is not within the boundaries of any 100-year floodplain, nor is it within the Chesapeake Bay Critical Area (“CBCA”).

Section 27-469. I-1 Zone (Light Industrial). The Subject Property is located in the I-1 Zone. The Zoning Hearing Examiner must find that this proposal is in harmony with the purposes of the I-1 Zone. The Applicant respectfully submits that the proposed use complies with the purposes set forth in § 27-469 of the Ordinance, as follows:

“(a) Purposes

(1) The purposes of the I-1 Zone are:

(A) To attract a variety of labor-intensive light industrial uses;”

**RESPONSE:** A vehicle salvage yard is defined as “[a] facility for the reclamation or storage of wrecked or abandoned vehicles or parts from vehicles . . . which may include the sale of parts.” *See* § 27-107.01(a)(252). This use is labor-intensive and in accordance with the Ordinance.

“(B) To apply site development standards which will result in an attractive, conventional light industrial environment;”

**RESPONSE:** The attached site plan shows that the Subject Property adheres to conventional development standards for uses in the I-1 Zone and provides more green area than required under the Ordinance.

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“(C) To create a distinct light industrial character, setting it apart from both the more intense Industrial Zones and the high-traffic generating Commercial Zones; and”

**RESPONSE:** The use upon the Subject Property, a vehicle salvage yard, lacks the intensity of heavy industrial uses or the high-traffic generating commercial zones.

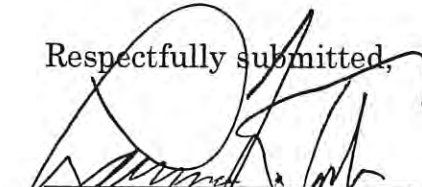
“(D) To provide for a land use mix which is designed to sustain a light industrial character.”

**RESPONSE:** The use upon the Subject Property supports the light industrial character of the area.

**D. Conclusion**

For all of the above-described reasons, we respectfully submit that the subject special exception application for a vehicle salvage yard meets all requirements of the Ordinance for this type of facility upon the Subject Property, and request that it be approved.

Respectfully submitted,



Lawrence N. Taub



Nathaniel Forman

Attorneys for Applicant



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
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January 12, 2017

**MEMORANDUM**

TO: Taslima Alam, Senior Planner, Zoning Review Section, Development Review Division

VIA: Susan Lareuse, *SL* Master Planner, Urban Design Section, Development Review Division

FROM: Andrew *AB* Bishop, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Special Exception SE-4783 and request for approval of a automobile salvage yard in the I-1 Zone – Chucks Used Auto Parts

**INTRODUCTION**

The Urban Design Section has reviewed the information provided in support of Special Exception SE-4783 and an associated variance. The subject property is located on the west side of Clifton Road, approximately 688 feet south of its intersection with Saint Barnabas Road. More specifically, the site is located at 4743 Clifton Road in Temple Hills, MD, and further identified as Parcel L. The 0.99-acre site is zoned Light Industrial (I-1). The site is bounded to the north and west by commercial uses in the Commercial Shopping Center (C-S-C) Zone, to the south and east by I-1-zoned properties that have access to the public right-of-way of Clifton Road. Other industrial uses in the I-1 Zone are beyond the site.

Special Exception SE-4783 seeks to include the use of an automobile salvage yard to an existing used automobile repair shop in the I-1 Zone. The subject property proposes to obtain a variance from Section 27-358(a)(5) of the Prince George's County Zoning Ordinance for the inclusion of this use. An automotive repair shop or similar use has existed on the subject property, Parcel L, since the 1970s and has been renovated and expanded over the years. The subject application proposes to validate the site development as it exists today and add the use of automobile salvage yard to the property, resulting in this special exception.

**ZONING ORDINANCE**

Section 27-417.03(a) of the Zoning Ordinance lists additional requirements for an automobile salvage yard, subject to the following:

- (1) The use shall be enclosed by a solid, sightly, light-tight wall or fence at least eight (8) feet high, and found to be satisfactory by the District Council;**

**Comment:** The submitted site plan indicates an eight-foot-high vinyl privacy fence is proposed along the property's boundary with the C-S-C-zoned property to the east and the I-1-zoned property to the south. Therefore, the Urban Design Section finds that the site plan is in conformance with this requirement.

**(2) The fence shall not be constructed of corrugated metal or fiber glass, or sheet metal;**

**Comment:** The submitted site plan indicates an eight-foot-high vinyl privacy fence is being proposed along the property's boundary and is in conformance with this requirement.

**(3) Outdoor storage shall not be visible from the ground level beyond the fence;**

**Comment:** The submitted site plan indicates that the proposed vinyl privacy fence and existing building will screen views of the outdoor storage area. Therefore, the Urban Design Section finds that the site plan is in conformance with this requirement.

**(4) Interior storage shall be located within a fireproof building;**

**Comment:** The applicant states that the existing building on-site is made of fireproof masonry.

Section 27-568(a)(7) of the Zoning Ordinance lists the requirements for parking.

**Junk yard or auto salvage yard**

**Comment:** The subject property is subject to the requirements of this section, which specify the number of spaces required for a use. The plan submitted shows a requirement for the salvage yard, but does not account for parking the requirements of the existing building and existing storage. Parking requirements are required for both uses.

Section 27-469(b) of the Zoning Ordinance lists additional requirements for landscaping, screening, and buffering

**(1) At least ten percent (10%) of the net lot area shall be maintained as green area.**

**Comment:** Ten percent of the net lot area is 4,296 square feet, and the applicant states that the application is maintaining 11.65 percent of the required green area, thus is meeting the requirement for green area on-site; however, it is difficult to identify what is existing and what is proposed on the site. This makes it difficult to distinguish the proposed green area on the site. It may be helpful for the applicant to do an exhibit showing the green area, or use a hatch symbol to indicate these areas.

**LANDSCAPE MANUAL**

The application to validate a used automotive parts and salvage yard is subject to certain requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:

**Section 4.2 - Requirements for Landscape Strips Along Street**

**Comment:** The proposal is not subject to Section 4.2, Requirements for Landscape Strips Along Streets, along its Clifton Road frontage. The current submitted plan does not provide an increase of more than 10 percent gross floor area (GFA) on the site. Therefore, it is exempt from this section.

### **Section 4.3 - Parking Lot Requirements**

**Comment:** The special exception plan does not propose or validate any increase in impervious area for parking or loading spaces. Therefore, it is exempt from this section.

### **Section 4.4 - Screening Requirements**

**Comment:** No dumpster, mechanical equipment, such as meters, freestanding air conditioners, heat pumps, or similar equipment is shown on the plans. The Urban Design Section recommends, the plans be revised to show the location of such mechanical equipment or dumpsters and show it being screened in conformance with the requirements of this section. A site inspection may be in order to determine conformance to Section 4.4.

### **Section 4.7 - Buffering Incompatible Uses**

**Comment:** The site may be subject to the requirements of Section 4.7 of the Landscape Manual. There is a change of use, from a used automotive parts facility to an automobile salvage yard, both of which are high-intensity uses and do not require additional buffers on the property's boundary.

However, the metal shipping containers shown on Permit 277706-2002 CEU were originally shown to be removed. The storage containers remain on the site today and are not proposed to be removed. The Permit Review Section should review this site plan and comment on this issue.

If the storage facilities are to remain, have building permits ever been issued for these features? If these facilities are to remain on-site and have not received the proper permits, additional GFA would be proposed and the property boundary would be subject to Section 4.7 of the Landscape Manual. In which case, a Section 4.7 "B" bufferyard would be required along the western property lines, adjacent to commercial uses. This would include a 30-foot building restriction line and a 20-foot "B" bufferyard along this boundary.

At this time, the applicant has not provided any landscape plans or filed for alternative compliance (AC) to the design standards. Any proposals or revisions will be dealt with through that application. If the AC is not approved, a departure from design standards may be required to be filed and reviewed in conjunction with the special exception.

### **Section 4.9 - Sustainable Landscaping Requirements**

**Comment:** The site is not subject to the requirements of Section 4.9 unless new landscaping is proposed. The landscaping on-site is not being altered, and no new landscaping is being proposed with this special exception. Therefore, the Urban Design Section finds this application exempt from this requirement unless it is found that Section 4.7 applies as stated above.

### **TREE CANOPY COVERAGE**

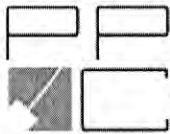
This application is not subject to the Tree Canopy Coverage Ordinance because it does not propose disturbance of new gross floor area of 5,000 square feet or greater.

### **URBAN DESIGN RECOMMENDATIONS**

Based on the above analyses, the Urban Design Section recommends the following in regards to the subject special exception application prior to scheduling the case for a public hearing:

1. Create a landscape plan for the project to address the following:
  - a. Indicate all ground-level mechanical equipment or dumpsters and details of screening in conformance with Section 4.4 of the 2010 *Prince George's County Landscape Manual*.
  - b. List the applicable exemptions from the landscape plan as a part of the general notes.
2. Provide permits for the storage containers on-site.

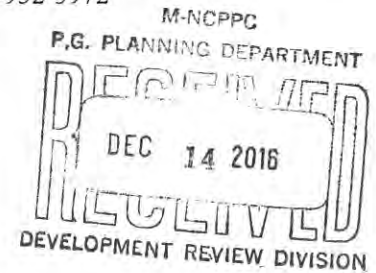
MN  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Prince George's County Planning Department  
Community Planning Division

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Upper Marlboro, Maryland 20772  
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301-952-3972

December 8, 2016



**MEMORANDUM**

TO: Taslima Alam, Senior Planner, Zoning Section  
VIA: Michael Zamore, Acting Planning Supervisor, Community Planning  
FROM: Melissa Lindsjo, Planner Coordinator, Community Planning  
SUBJECT: **CHUCK'S USED AUTO PARTS (SE-4783)**

**DETERMINATIONS**

General Plan:

The application is consistent with the Plan Prince George's 2035 Approved General Plan.

Master Plan:

The application is consistent with the 2000 Approved Master Plan and SMA for the Heights and Vicinity.

Sector Plan:

The application is consistent with the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan.

**BACKGROUND**

Location: WEST SIDE OF CLIFTON ROAD, APPROXIMATELY 688 FEET SOUTH OF SAINT BARNABAS ROAD.

Size: 0.99 acres

Existing Uses: Industrial, storage of used auto parts

Proposal: A vehicle salvage yard.

**GENERAL PLAN, MASTER PLAN, AND SMA**

This application requires conformance with the applicable General or Master Plan. YES

**General Plan:** The subject property is located in the Established Communities area of the Prince George's County Growth Policy Map in the *Plan Prince George's 2035 Approved*



*General Plan*. The vision for Established Communities in Prince George's County is to have context-sensitive infill and low to medium-density development. Located in an established industrial area, the proposed use is the context-sensitive development *Plan Prince George's 2035* encourages.

**Master/Sector Plan:** The *2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan* recommends retaining the light industrial use on the property. The subject property is within the plan identified Beech Road Focus Area. The sector plan examines the Beech Road focus area to address conflicts between residential, commercial, and industrial land uses. The plan envisions this area as a community-scaled commercial area that supports the residential neighborhoods by providing locally serving retail, offices, and public uses closely integrated with residential development. This is done by creating adequate on-site parking, landscaping and sidewalks, and buffering of residential uses from industrial operations.

Planning Area/

Community: Planning Area 76A/ The Heights

Land Use: Industrial

Environmental: See Environmental Planning Section referral for comments concerning Green Infrastructure elements.

Historic Resources: There are no identified historic resources on or adjacent to the subject property.

Transportation: See Transportation Planning Section referral for comments concerning transportation matters. A bike lane is planned for Beech Road.

Public Facilities: There are no identified public facilities conditions or requirements on or adjacent to the subject property. The property is currently served by public water and sewer.

Parks & Trails: There are no existing or proposed parks or trails on or adjacent to the subject property.

Aviation/ILUC: This property is not within an Aviation Policy area or in the Approved Military Installation Overlay (M-I-O) Zone.

**SMA/Zoning:** *2013 Central Branch Avenue Corridor Revitalization Sector Plan* retained the property in the I-1 zone.

**PLANNING ISSUES**

There are no planning issues.

cc: Ivy A. Lewis, Chief, Community Planning Division  
Long Range Notebook

## Alam, Taslima

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**From:** Schneider, Alwin  
**Sent:** Tuesday, November 15, 2016 11:48 AM  
**To:** Alam, Taslima  
**Subject:** SE-4783 Chuck's Used Auto Parts

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Taslima,

On November 9, 2016 the Environmental Planning Section (EPS) has received the above referenced application; there are no issues or comments for the proposed improvements. The application is for a 0.99 acre parcel, which is zoned I-1 and wants to REQUEST A Special Exception for a vehicle storage yard. The application will not create any new impact areas.

**Woodlands:** The site is exempt from the Prince George's County Woodland Conservation Ordinance, because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. The site has an approved WCO-EL (S- 165-16) and NRI Exemption Letter (NRI-052-14).

**Specimen Trees:** The site contains no specimen trees.

**Wetlands/Streams:** No Wetlands or Streams found on-site

**100 Year Floodplain:** Not found on-site

**PMA Impacts:** No PMA impacts proposed

**Chesapeake Bay Critical Area:** No CBCA on-site

**Green Infrastructure Plan:** NO GIP located on-site

**Noise:** Clifton Road is not identified as a master planned roadway. The site is near St. Barnabas Road an Arterial Master Planned Roadway. No residential use proposed- no noise contours on-site

**Scenic/Historic Roadway:** Clifton Road is not identified as a historic or scenic roadway - No landscaping requirement is required

**Marlboro Clay Soils:** Not found on-site

**TDOZ** – No Issue – not within a TDOZ

**DDO-** No Issue – not within a DDO

This email is in lieu of a memo.

Thanks

# Chuck Schneider

Senior Planner

The Maryland -National Capital Park and Planning Commission  
Prince George's County Planning Department  
Environmental Planning Section

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**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**Prince George's County Planning Department  
Historic Preservation Section**

**(301) 952-3680  
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November 14, 2016

MEMORANDUM

TO: Taslima Alam, Senior Planner  
Zoning Section  
Development Review Division

VIA: Howard Berger, Supervisor *HB*  
Historic Preservation Section  
Countywide Planning Division

FROM: Jennifer Stabler, Archeology Planner Coordinator *JAS*  
Thomas Lester, Principal Planning Technician *TEL*  
Historic Preservation Section  
Countywide Planning Division

SUBJECT: **SE-4783, Chuck's Used Auto Parts**

The subject property comprises 0.986 acres located at 4743 Clifton Road, approximately 688' south of St. Barnabas Road (MD414) in Temple Hills, Maryland. The subject Special Exception is for a vehicle salvage yard in accordance with §§27-417.03 and 27-317 of the Zoning Ordinance. The subject property is in the I-1 zone.

The subject property was previously graded in the 1960s. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Phase I archeological survey is not recommended on the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites.

I:\HISTORIC\Referrals\2016\SE-4783 Chucks Used Auto Parts\_HPS 14 November 2016.docx



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**Prince George's County Planning Department  
Countywide Planning Division**

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November 29, 2016

**MEMORANDUM**

TO: Taslima Alam, Senior Planner, Zoning Section, Development Review Division

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning Division

SUBJECT: SE-4783: Chuck's Used Auto Parts

Chuck's Used Auto Parts –property is located west side of Clifton Road approximately 688 feet south of Saint Barnabas Road. Special Projects Section, Countywide Planning Division has reviewed the proposed Special Exception application for Public Facility adequacy. The request for a vehicle salvage yard in the I-1 zone will have no impact on public facilities.

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November 16, 2016

MEMORANDUM

TO: Taslima Alam, Zoning Section

FROM: Mary Hampton, Permits

SUBJECT: Referral Comments for SE-4783, Chuck's Used Auto Parts

1. The width of the driveway entrance at Clifton Road must be provided on the site plan. A minimum driveway width of 22 feet at the street is required.



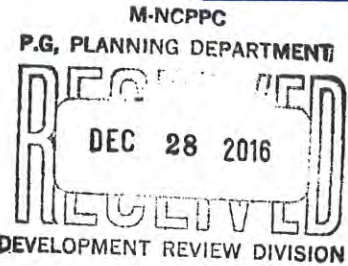
Rushern L. Baker, III  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



MEMORANDUM

December 23, 2016



TO: ✓ Taslima Alam, Zoning Section  
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director  
Site/Road Plan Review Division, DPIE *mg* 12/23/16

RE: Chuck's Used Auto Parts, Special Exception No. SE-4765

CR: Clifton Road 3-1000

In response to the Special Exception No. SE-4783 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The site is located at 4743 Clifton Road, being .986 acres of land on the west side of Clifton Road, approximately 688 feet of St. Barnabas Road. This property is zoned I-1.
- This Special Exception is for a proposed vehicle storage yard on the subject property.
- Clifton Road is County-maintained; therefore, right-of-way dedication and frontage improvements in accordance with the County Road Ordinance, Department of Public Works and Transportation's (DPW&T) Specifications and Standards and the Americans with Disabilities Act (ADA) are required.
- The approved site development plan number 19638-2016 dated May 31, 2016, is consistent with the proposed special exception plan. The proposed salvage yard activities constitute a stormwater hotspot. A detailed implementation of the stormwater pollution prevention plan is required.
- All fencing is to be located outside of the right-of-way.
- DPIE has no objection to Special Exception No. SE-4783. This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

Taslina Alam  
December 23, 2016  
Page 2

- a) Final site layout, exact impervious area locations are not shown on plans.
- b) Exact acreage of impervious areas has not been provided.
- c) Proposed grading is shown on plans.
- d) Delineated drainage areas at all points of discharge from the site has been provided.
- e) Stormwater volume computations have not been provided.
- f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- g) A narrative in accordance with the code has not been provided.

If you have any questions or require additional information, please contact Mr. Nanji Formukong, Engineer for the area, at 301.636.2060.

MCG:NF:dar

cc: Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE  
Nanji Formukong, Engineer, S/RPRD, DPIE  
CC Clifton Road, LLC, 4743 Clifton Road, Temple Hills, MD 20748  
O'Malley, Miles, Nyen & Gilmore 11785 Beltsville Drive, 10<sup>th</sup>  
Floor Beltsville, MD 20705



## Alam, Taslima

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**From:** Kwesi Woodroffe <kwoodroffe@sha.state.md.us>  
**Sent:** Monday, November 14, 2016 2:22 PM  
**To:** Alam, Taslima  
**Subject:** Re: EPlan referral for SE-4783 CHUCK'S USED AUTO PARTS

No comment. No work proposed in SHA r/w.

Thanks.

### **Kwesi Woodroffe**

District 3 Access Management

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Greenbelt, Maryland 20770

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## Alam, Taslima

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**To:** Bressler, Cheryl  
**Subject:** RE: SE-4783

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**From:** Bressler, Cheryl  
**Sent:** Wednesday, November 23, 2016 10:17 AM  
**To:** Alam, Taslima <[Taslima.Alam@ppd.mncppc.org](mailto:Taslima.Alam@ppd.mncppc.org)>  
**Subject:** SE-4783

Good morning Taslima,

The subject property is known as Parcel L, Silver Hill Industrial Center, as shown on plat NLP 128-39 recorded in August 1986. The property is zoned I-1 and is .9863 acres in size. The plan is in substantial conformance with the record plat except one small technical correction. On the south side of the property, the distance on the site plan should be changed from 247.30 to 247.29 to be consistent with the record plat. There are no subdivision issues.

Cheryl Bressler, Senior Planner  
Subdivision Section, Development Review Division  
The Maryland-National Capital Park & Planning Commission  
301-952-3504