



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

October 27, 2021

**RE: CDP-8304-02 (15151 Sweitzer Lane Property)  
Bhoopendra Prakash, 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 October 26, 2021.

### ***CERTIFICATE OF SERVICE***

This is to certify that on October 27, 2021, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink that reads "Donna J. Brown".

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Donna J. Brown  
Clerk of the Council

Case No. CDP-8304-02  
15151 Sweitzer Lane Property

Applicant: Bhoopendra Prakash

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

FINAL DECISION – ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument on October 25, 2021, Comprehensive Design Plan CDP-8304-02 for 15151 Sweitzer Lane Property, to replace the existing primary monument sign with a 25-foot freestanding sign, to improve the visibility of the existing fuel filling station site, on the subject property, located in the southeast quadrant of the intersection of MD 198 (Sandy Spring Road) and Sweitzer Lane, in Planning Area 60 and Council District 1, be and the same is hereby AFFIRMED.

Planning Board's approval of CDP-8304-02 was not arbitrary, capricious, or otherwise illegal. Council adopts the findings and conclusions set forth by Planning Board in Resolution No. 2021-98 ("PGCPB No. 2021-98").

On April 30, 1980, the Prince George's County Planning Board approved the original CDP-8304, which was remanded by the District Council back to the Planning Board that approved it again on June 30 and July 28, 1983. The District Council approved CDP-8304 on January 17, 1984, subject to three conditions.

On September 9, 1993, the Planning Board approved CDP-8304-01 for Laurel Employment Park (Parcel L1), which is the subject site, to add a 1,200-square-foot convenience store to the gas station. On January 24, 1994, the District Council remanded CDP-8304-01 to the Planning Board for consideration of: (1) specific traffic and transportation issues; and (2) previous written agreements with the West Laurel Civic Association. On March 17, 1994, the Planning

Board approved CDP-8304-01 (PGCPB Resolution No. 94-77(C)), and on May 18, 1994, the District Council affirmed the Planning Board's decision and approved CDP-8304-01, subject to two conditions.

There are also preliminary plans of subdivision and multiple specific design plans (SDPs) approved for the entire project. The gas station with a convenience store was constructed in accordance with approved SDP-8303. This amendment to the previously approved CDP is limited to replace the existing gas station sign with a much taller sign without impacting the rest of the improved site.

This application is limited to replacing the existing primary monument sign previously approved with CDP-8304 with a 25-foot freestanding sign. All previous findings and conditions, except for those modified in this application, are still valid.

CDP-8304-02, to replace the existing primary monument sign with a 25-foot freestanding sign, to improve the visibility of the existing fuel filling station site, is hereby APPROVED.

Ordered this 26<sup>th</sup> day of October, 2021, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Hawkins, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Members Anderson-Walker, Dernoga, Ivey and Streeter.

Vote: 7-0.

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: Calvin S. Hawkins, II  
Calvin S. Hawkins, II, Chair

ATTEST:

Donna J. Brown

Donna J. Brown  
Clerk of the Council