



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-23018 **Councilmanic District:** 7
Meeting Date: 9/16/2025 **Zone(s):** I E (Prior; I-1)
Case Name: Royal USA Tours
Applicant: El Samahy Hazem M
Location: Located On the east side of Hazelwood Drive, approximately 1,500 feet north of its intersection with MD 458 (Walker Mill Road) (1.17 Acres; I E Zone (Prior; I-1 Zone)).
Request: Requesting approval of a Detailed Site Plan (DSP) for development of a 12,795-square-foot building and associated site improvements for a bus maintenance and operation facility. The bus maintenance and operation facility will include: (1) four fully enclosed service and repair bays, one of which is also used for washing buses; (2) an external diesel pump; and (3) company offices. The facility will not be open to the general public and will not offer services to any outside party. No parts or fuel will be sold on-site. Hours of operation will be limited from 6:00 a.m. to 9:00 p.m. Monday through Friday, and 6:00 a.m. to 7:00 p.m. Saturday and Sunday. Buses will be parked on-site overnight while the facility is closed.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality: Capitol Heights

Opposition:

LEGAL DEADLINES:

Appeal date: 8/21/2025

Review date: 9/22/2025

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/12/2025	approval with conditions
M-NCPPC Planning Board	07/17/2025	approval with conditions
Sitting as the District Council	09/08/2025	deferred

Notes: Council deferred item to next District Council Meeting.

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09/16/2025

Document(s): DSP-23018-Planning Board Resolution, DSP-23018-PORL, DSP-23018-Technical Staff Report