

## **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: LEGAL DEADLINES:

**Technical Staff:** Approval with Conditions **Appeal date:** 8/21/2025 **Planning Board:** Approval with Conditions **Review date:** 9/22/2025

**Zoning Hearing Examiner: Action date: Municipality:** Capitol Heights

\*\*Comments:\*

**Opposition:** 

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

Staff Report