



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SE-4756 **Councilmanic District:** 1
Meeting Date: 10/19/2015 **Zone(s):** C-S-C
Case Name: Potomac Energy Holdings, LLC
Applicant: Potomac Energy Holdings, LLC
Location: Located on the northeast side of Baltimore Avenue (US 1) approximately 400 feet north of the I-95/495 (Capital Beltway) College park exit (0.728 Acres; C-S-C Zone).
Request: Requesting approval of a Special Exception to use approximately 0.728 acres of land, in the C-S-C (Commercial Shopping Center) Zone for a Gas Station and Car Wash.
Companion Case(s): DDS-626; DPLS-411; DSDS-684

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions
Planning Board: Approval, with Conditions
Zoning Hearing Examiner:
Municipality:
Opposition: None

LEGAL DEADLINES:

Appeal date: 7/16/2015
Review date: 7/16/2015
Action date: 11/20/2015
Comments:

Staff: Ivy R. Thompson

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/31/2015	approval with conditions
M-NCPPC Planning Board	05/07/2015	approval with conditions
Zoning Hearing Examiner	06/16/2015	approval with conditions
Sitting as the District Council	06/22/2015	elected to make the final decision
Notes: Council elected to make the final decision on this item (Vote: 8-0; Absent: Council Member Franklin).		
Aye:	8	Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner
Absent:	1	Franklin
Sitting as the District Council	09/21/2015	hearing held; case taken under advisement
Notes: Chairman Franklin announced that the oral argument hearings for SE-4756 Potomac Energy Holdings, LLC, DDS-626 Potomac Energy Holdings, LLC, DPLS-411 Potomac		

Energy Holdings, LLC and DSDS-684 Potomac Energy Holdings, LLC would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the Special Exception application and related departure applications. Dan Lynch, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented and noted a correction to the case description for DSDS-684 Potomac Energy Holdings, LLC, clarifying that the "...sign is set back less than 40 feet behind the front streetline."

Council took this case under advisement.

Sitting as the District Council 10/19/2015 referred for document

Notes: *Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 9-0).*

Aye: 9 Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner

Sitting as the District Council 10/19/2015 approval with conditions

Notes: *Council adopted the prepared Zoning Ordinance No. 18 - 2015 in accordance with the Zoning Hearing Examiner's decision of approval, with conditions (Vote: 9-0).*

Aye: 9 Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner

Zoning Hearing Examiner 01/04/2016 transmitted

Notes: *The Zoning Hearing Examiner transmitted a memo with revised site plans submitted on the 29th day of December, 2015 in accordance with Zoning Ordinance No. 18-2015, dated October 19, 2015.*

Document(s): SE-4756 Zoning Hearing Examiner Decision, SE-4756_PORL