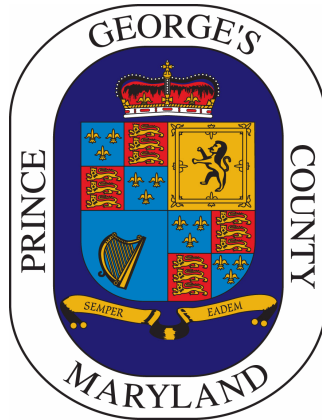


Prince George's County Council

*Wayne K. Curry Administration Building
1301 McCormick Dr
Largo, MD 20774*



Zoning Agenda - Final

**Monday, April 27, 2026
10:00 AM**

Council Hearing Room

Sitting as the District Council

*Krystal Oriadha, Chair, District 7
Eric C. Olson, Vice Chair, District 3
Shayla D. Adams-Stafford, District 5
Timothy J. Adams, District 4
Wala Blegay, At-Large
Edward P. Burroughs III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Sydney J. Harrison, District 9
Danielle I. Hunter, District 6
Jolene Ivey, At-Large*

David Murray, Council Administrator

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04132026](#)

District Council Minutes Dated April 13, 2026

Attachment(s):

[4-13-2026 District Council Minutes Draft](#)

NEW CASE(S)[ZMA-2025-003](#)**Melwood Estates****Applicant(s):**

Day Land Investment, LLC

Location:

Located on the east side of Melwood Road, approximately 1,550 feet north of its intersection with MD 4 (Pennsylvania Avenue) (27.54 Acres; AR Zone).

Request:

Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 27.54 acres of land in the AR (Agricultural-Residential) Zone to the RSF-A (Residential, Single-Family Attached) Zone. The property is also located in the M-I-O (Military Installation Overlay) Zone for Height, Surface E (Conical Surface), and will remain therein if the request is approved.

Council District:

6

Appeal by Date:

5/14/2026

Action by Date:

9/8/2026

History:

11/07/2025

M-NCPPC Technical Staff

disapproval

04/14/2026

Zoning Hearing Examiner

approval with conditions

Attachment(s):[ZMA-2025-003-Zoning Agenda Item Summary](#)[ZMA-2025-003-Notice of ZHE Decision](#)[ZMA-2025-003-ZHE Decision](#)

ZMA-2025-003-PORL

[ZMA-2025-003-Technical Staff Report](#)[ZMA-2025-003-Exhibit List](#)[ZMA-2025-003-Exhibits # 1-44](#)[ZMA-2025-003-Transcripts \(Corrected\)](#)

REFERRED FOR DOCUMENT[DSP-20053-02](#)**West Hyattsville Phase 2- ETOD****Companion Case(s):** DPT-2025-0003**Applicant(s):** WHPC Block 3, LLC & WHPC Block 4, LLC**Location:** Located on the east side of Little Branch Run, 250 feet west of its intersection with Ager Road (8.04 Acres; LTO-C Zone (Prior; M-X-T/T-D-O Zones)).**Request:** Requesting approval of a Detailed Site Plan (DSP) to develop a residential building consisting of 342 multifamily dwelling units and an associated parking garage and plaza on proposed Parcel 2.**Council District:** 2**Appeal by Date:** 4/6/2026**Action by Date:** 5/12/2026**Municipality:** Hyattsville**History:**

02/05/2026	M-NCPPC Technical Staff	approval with conditions
02/26/2026	M-NCPPC Planning Board	approval with conditions
03/13/2026	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/23/2026	Sitting as the District Council	announced hearing date
04/13/2026	Sitting as the District Council	hearing held; referred for document

Jill Kosack, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Thomas Haller Esq., attorney for applicant spoke in support. Chloe Kauffman also spoke in support. Council referred item to staff for preparation of an approving document, with conditions.

Attachment(s):

[DSP-20053-02-Zoning Agenda Item Summary](#)

[DSP-20053-02-Presentation Slides](#)

[DSP-20053-02-Notice of Oral Arguments](#)

[DSP-20053-02-Planning Board Resolution](#)

DSP-20053-02-PORL

[DSP-20053-02-Technical Staff Report](#)

[DSP-20053-02-Planning Board Record](#)

[DSP-20053-02-Transcripts](#)

[DSP-20053-02-PZC Notice of Intention to Participate Dist](#)

REFERRED FOR DOCUMENT[DPT-2025-0003](#)**West Hyattsville Phase 2-ETOD****Companion Case(s):** DSP-20053-02**Applicant(s):** WHPC Block 3, LLC & WHPC Block 4, LLC**Location:** Located on the east side of Little Branch Run, 250 feet west of its intersection with Ager Road (8.04 Acres; LTO-C Zone (Prior; M-X-T/T-D-O Zones)).**Request:** Requesting approval of a Departure from Design Standards (DPT) from the design standards of Section 4.7, Buffering Incompatible Uses, of the 2010 Prince George's County Landscape Manual (Landscape Manual), for a reduction in the bufferyard provided along the eastern property line. This DPT is companion to Detailed Site Plan DSP-20053-02 (PGCPB Resolution No. 2026-011) which was approved for a residential building consisting of 342 multifamily dwelling units and an associated parking garage and plaza on proposed Parcel 2.**Council District:** 2**Appeal by Date:** 4/6/2026**Action by Date:** 5/12/2026**Municipality:** Hyattsville**History:**

02/05/2026	M-NCPPC Technical Staff	approval with conditions
02/26/2026	M-NCPPC Planning Board	approval
03/13/2026	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
03/23/2026	Sitting as the District Council	announced hearing date
04/13/2026	Sitting as the District Council	hearing held; referred for document

Jill Kosack, M-NCPPC planning staff, provided an overview of the Departure from Design Standards (DPT) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Thomas Haller Esq., attorney for applicant spoke in support. Chloe Kauffman also spoke in support. Council referred item to staff for preparation of an approving document, with conditions.

Attachment(s):

[DPT-2025-0003-Zoning Agenda Item Summary](#)

[DPT-2025-0003-Presentation Slides](#)

[DPT-2025-0003 Notice of Oral Arguments](#)

[DPT-2025-0003 Planning Board Resolution](#)

[DPT-2025-0003_PORL](#)

[DPT-2025-0003 Technical Staff Report](#)

[DPT-2025-0003 Planning Board Record](#)

[DPT-2025-0003-Transcripts](#)

[DPT-2025-0003-PZC Notice of Intention to Participate Di](#)

REFERRED FOR DOCUMENT[PC-001-2026](#)**Bob Hall, Inc.****Applicant(s):**

Evalina Wallis Hall Cain, et al.

Location:

Located on land that abuts Maryland State Route 4 (Pennsylvania Avenue) to the north, undeveloped land to the south and east, and the operations of Bob Hall, Inc. to the west, which is an existing beverage distribution company located at 5600 Crain Highway, Upper Marlboro, Maryland, 20772. (31.71 Acres; AG / IE Zones).

Request:

Requesting approval that the existing AG and IE zoning designation for the Property is appropriate per Section 27-1603(a) and that said zoning categories be retained for the Property. The Owners are seeking to retain the existing zoning on the Property so that the IE zoned portion of the site can be developed to support a significant expansion of the adjoining Bob Hall, Inc. beverage distribution operation.

Council District:

9

History:

03/19/2026

Applicant

filed

Robert Antonetti Jr. Esq., attorney for the applicant filed a letter requesting approval to retain the existing zoning on the Property.

04/13/2026

Sitting as the District Council

referred for document

Attachment(s):[PC-001-2026 Zoning Agenda Item Summary](#)[PC-001-2026 Antonetti to Brown Letter \(Request to Retain](#)

ITEM(S) FOR DISCUSSION

[SE-2022-015](#)

South Bowie Self-Storage Zone

Applicant(s):

SSZ Bowie Self Storage LLC

Location:

Located southwest of the intersection of US 301 (Robert Crain Highway) and MD 214 (Central Avenue) (7.93 Acres; C S Zone (Prior C-M Zone).

Request:

Requesting approval of a Special Exception (SE) for the use of a 118,573 square foot building for consolidated storage and 117,680 square feet for outdoor storage accessory use.

Council District:

4

Appeal by Date:

2/2/2024

Review by Date:

2/2/2024

Opposition:

Terry Nuriddin

History:

08/31/2023	M-NCPPC Technical Staff	approval with conditions
09/14/2023	M-NCPPC Planning Board	no motion to consider
01/03/2024	Zoning Hearing Examiner	approval with conditions
01/16/2024	Sitting as the District Council	waived election to review

Council waived election to review for this item (Vote:9-0; Absent: Council Members Franklin and Oriadha).

02/12/2024	Clerk of the Council	mailed
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The Notice of Declaration of Finality of the Zoning Hearing Examiner Decision was mailed to Persons of Record.

04/13/2026	Applicant	filed
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Arthur Horne Esq., attorney for the applicant submitted a Community Benefit Agreement (CBA) executed by the property owner/applicant and CASA / Prince George's County, Inc., a Maryland non-profit corporation, in accordance with Section (Section 27-5102(f)(4)(A) (vii)(bb)) of the Prince George's County Zoning Ordinance.

Attachment(s):

[SE-2022-015 Zoning Agenda Item Summary](#)

[SE-2022-015 Horne to Brown \(Community Benefit Agree](#)

[SE-2022-015 Declaration of Finality](#)

[SE-2022-015 Notice of Decision](#)

[SE-2022-015 ZHE Decision](#)

[SE-2022-015 PORL](#)

[SE 2022-015 Technical Staff Report](#)

[SE-2022-015 Exhibit List](#)

[SE 2022-015 Exhibits #1-81](#)

[SE-2022-015 ZHE Transcripts 11-1-23](#)

[SE-2022-015 ZHE Transcripts 12-4-23](#)

PENDING FINALITY

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

(a) PLANNING BOARD**DET-2025-010****Branchville Crossing****Applicant(s):**

Cruz Development Corporation

Location:

Located on the north side of Branchville Road, at its intersection with MD 193 (University Boulevard) (2.20 Acres; RMF-48/AG Zone).

Request:

Requesting approval of a Detailed Site Plan (DET) for development of an 87-unit apartment building for elderly or physically disabled families, with associated infrastructure.

Council District:

3

Appeal by Date:

5/21/2026

Review by Date:

5/21/2026

Municipality:

City of College Park

History:

03/11/2026

M-NCPPC Technical Staff

approval with conditions

04/16/2026

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DET-2025-010-Zoning Agenda Item Summary](#)[DET-2025-010-Planning Board Resolution](#)

DET-2025-010-PORL

[DET-2025-010-Technical Staff Report](#)**ADJ37-26****ADJOURN**