



THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

April 30, 2026

**RE: PC-001-2026 (Bob Hall Inc.)
Evalina Wallis Hall Cain, et al., Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 4 - 2026 setting forth the action taken by the District Council in this case on April 27, 2026.

CERTIFICATE OF SERVICE

This is to certify that on April 30, 2026, this notice and attached Council order were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: PC-001-2026
Bob Hall, Inc.

Applicant: Evalina Wallis Hall Cain, et al.

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

ZONING ORDINANCE NO. 4-2026

AN ORDINANCE to retain an existing zoning designation in Prince George's County, Maryland, recently purchased from the State Highway Administration of the Maryland Department of Transportation in fee simple.

WHEREAS, Property Conveyed Application No. 001-2026 is a request to retain the subject property consisting of approximately ±31.71 acres in the AG (Agriculture and Preservation) Zone and IE (Industrial, Employment) Zone; and

WHEREAS, of the ±31.71 acres, ±0.25 acres of the subject property (or less than 1 percent of the total acreage) is zoned AG; and

WHEREAS, the IE zoned portion of the site can be developed to support a significant expansion of the adjoining Bob Hall beverage distribution operation; and

WHEREAS, the subject property is 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; and

WHEREAS, the subject property is identified as 5600 Crain Highway, Upper Marlboro, Maryland, 20772 and it lies within the municipal boundaries of the City of Upper Marlboro; and

WHEREAS, on or about January 28, 2026, the property was conveyed in fee simple by the State of Maryland to Evalina Wallis Hall Cain, et al.; and

WHEREAS, on March 19, 2026, Applicants filed a request, pursuant to § 27-1603(a), for the District Council to review and determine whether the existing AG and IE zoning designations for the subject property are appropriate; and

WHEREAS, on April 13, 2026, the District Council reviewed the request and upon careful consideration found that the existing AG and IE zoning designations for the subject property are appropriate and no zoning changes are necessary.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Property Conveyed Application No. 001-2026 to retain existing AG (Agriculture and Preservation) Zone and IE (Industrial, Employment) Zone designations for approximately 31.71 acres of property in Prince George's County, Maryland, is hereby APPROVED.

SECTION 2. The IE (Industrial, Employment) zoned portion of the site can be developed to support a significant expansion of the adjoining Bob Hall beverage distribution operation 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 to the west, identified as 5600 Crain Highway, Upper Marlboro, Maryland, 20772.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 27 day of April 2026, by the following vote:

In Favor: Council Members Adams, Burroughs, Dernoga, Fisher, Harrison, Hunter, Olson and Ivey.

Opposed:

Abstained:


Absent: Council Members Adams-Stafford, Blegay, and Oriadha.

Vote: 8-0.

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: 

Krystal Oriadha, Chair

ATTEST:


Donna J. Brown
Clerk of the Council