



Prince George's County Council

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

Zoning Minutes - Draft 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

Monday, April 27, 2026

10:00 AM

Council Hearing Room

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

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Vice-Chair Olson at 10:12 a.m. with seven members present at roll call. Council Member Burroughs arrived at 10:21 a.m. (Absent: Council Members Adams-Stafford, Blegay, and Oriadha).

Present: 8 - Vice Chair Eric Olson
 Council Member Edward Burroughs
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Danielle Hunter
 Council Member Timothy Adams

Absent: Chair Krystal Oriadha
 Council Member Shayla Adams-Stafford
 Council Member Wala Blegay

Also Present:

David Murray, Council Administrator

Stan Brown, People's Zoning Counsel

Jim Campbell, Land Use & Development Specialist

Rajesh Kumar, Principal Counsel to the District Council

Chad Hudson, Assistant Zoning Counsel

Donna J. Brown, Clerk of the Council

James Walker-Bey, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Olson.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04132026](#)

District Council Minutes Dated April 13, 2026

A motion was made by Council Member Fisher, seconded by Council Member Harrison, that these Minutes be approved. The motion carried by the following vote:

Aye: 7 - Olson, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Adams-Stafford, Blegay and Burroughs

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
- Opposition:** None
- History:**

Council elected to review this item (Vote: 7-0; Absent: Council Members Adams-Stafford, Burroughs, Blegay and Oriadha).

A motion was made by Council Member Hunter, seconded by Council Member Fisher, that Council elect to review this Zoning Map Amendment. The motion carried by the following vote:

Aye: 7 - Olson, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Adams-Stafford, Blegay and Burroughs

- 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:**

Council adopted prepared order of approval with conditions (Vote: 7-0; Absent: Council Members Adams-Stafford, Burroughs, Blegay and Oriadha).

A motion was made by Council Member Fisher, seconded by Council Member Ivey, that this Detailed Site Plan (Prior Ordinance) be approved with conditions. The motion carried by the following vote:

Aye: 7 - Olson, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Adams-Stafford, Blegay and Burroughs

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 District Council](#)

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:**

Council adopted prepared order of approval with conditions (Vote: 7-0; Absent: Council Members Adams-Stafford, Burroughs, Blegay and Oriadha).

A motion was made by Council Member Fisher, seconded by Council Member Hunter, that this Departure from Design Standards be approved with conditions. The motion carried by the following vote:

Aye: 7 - Olson, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Adams-Stafford, Blegay and Burroughs

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 District Council](#)

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

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that this Property Conveyed by the United States of America or by the State of Maryland be approved. The motion carried by the following vote:

Aye: 8 - Olson, Burroughs, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Adams-Stafford and Blegay

Attachment(s): [PC-001-2026 Zoning Agenda Item Summary](#)
[PC-001-2026 Antonetti to Brown Letter](#)
[\(Request to Retain Existing Zone\) 3-19-2026](#)

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:**

Council adopted prepared order of approval (Vote:8-0; Absent: Council Members Adams-Stafford, Blegay and Oriadha).

A motion was made by Council Member Adams, seconded by Council Member Ivey, that this Special Exception (Prior Ordinance) be approved. The motion carried by the following vote:

Aye: 8 - Olson, Burroughs, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams**Absent:** Oriadha, Adams-Stafford and Blegay**Attachment(s):** [SE-2022-015 Zoning Agenda Item Summary](#)
[SE-2022-015 Horne to Brown \(Community Benefit Agreement\) 4-13-2026](#)
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:

Council waived election to review for this item (Vote:8-0; Absent: Council Members Adams-Stafford, Blegay and Oriadha).

A motion was made by Vice Chair Olson, seconded by Council Member Dernoga, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:

Aye: 8 - Olson, Burroughs, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: Oriadha, Adams-Stafford and Blegay

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****History:**

This meeting adjourned at 10:27 a.m.

This meeting was adjourned.