



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 13, 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 10:14 a.m. with six members present at roll call. Council Member Adams-Stafford arrived at 10:20 a.m. (Excused Absence: Council Member Adams) (Absent: Council Members Blegay, Burroughs and Oriadha).

Present: 7 - Vice Chair Eric Olson
 Council Member Shayla Adams-Stafford
 Council Member Thomas Dernoga
 Council Member Wanika Fisher
 Council Member Sydney Harrison
 Council Member Jolene Ivey
 Council Member Danielle Hunter

Excused: 1 - Council Member Timothy Adams

Absent: Chair Krystal Oriadha
 Council Member Wala Blegay
 Council Member Edward Burroughs

Also Present:

David Murray, Council Administrator

Karen T. Zavakos, Deputy 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 Ivey.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 04072026](#)

District Council Minutes Dated April 7, 2026

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

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

Absent: Oriadha, Blegay, Burroughs and Adams

Attachment(s): [4-7-2026 District Council Minutes Draft](#)

MANDATORY REVIEW (Using Oral Argument Procedures)[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:**

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.

A motion was made by Council Member Fisher, seconded by Council Member Ivey, that this Detailed Site Plan (Prior Ordinance) hearing be held; referred for document.

The motion carried by the following vote:

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

Absent: Oriadha, Blegay, Burroughs and Adams

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](#)

MANDATORY REVIEW (Using Oral Argument Procedures)[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:**

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.

A motion was made by Council Member Fisher, seconded by Council Member Ivey, that this Departure from Design Standards hearing be held; referred for document. The motion carried by the following vote:

Aye: 7 - Olson, Adams-Stafford, Dernoga, Fisher, Harrison, Ivey and Hunter**Absent:** Oriadha, Blegay, Burroughs and Adams

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- 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](#)

DRAFT

ITEM(S) FOR DISCUSSION[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 Dernoga, that this Property Conveyed by the United States of America or by the State of Maryland be referred for document. The motion carried by the following vote:

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

Absent: Oriadha, Blegay, Burroughs and Adams

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

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**DSP-24017****Dunkin at Sansbury Crossing**

Applicant(s): Dekk Group, LLC

Location: Located on the southeast side of Ritchie Marlboro Road, approximately 235 feet east of its intersection with Sansbury Road (1.35 Acres; RMF-48 Zone (Prior; M-X-T Zone)).

Request: Requesting approval of a Detailed Site Plan (DSP) for a 1,282-square-foot eating and drinking establishment with a drive-through on existing Lot 2.

Council District: 6

Appeal by Date: 5/1/2026

Review by Date: 5/1/2026

History:

Council waived election to review for this item (Vote: 7-0).

A motion was made by Council Member Hunter, seconded by Council Member Ivey, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

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

Absent: Oriadha, Blegay, Burroughs and Adams

Attachment(s): [DSP-24017-Zoning Agenda Item Summary](#)

[DSP-24017-Planning Board Resolution](#)

DSP-24017-PORL

[DSP-24017-Technical Staff Report](#)

ADJ32-26**ADJOURN****History:**

Meeting adjourned at 10:53 a.m.

A motion was made by Council Member Harrison, seconded by Council Member Dernoga, that this meeting be adjourned. The motion carried by the following vote:

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

Absent: Oriadha, Blegay, Burroughs and Adams