

ANC 6B Planning & Zoning Committee, Minutes for April 13, 2026 meeting, 7:00 pm

In attendance:

SMD	Commissioner	Resident Member
6B01		Jack Johnson
6B02	Jerry Sroufe	
6B03	David Sobelsohn	Whit Smith
6B04	Brian Gorman	Frank D'Andrea
6B05		
6B06		
6B07	Vince Mareino	
6B08		Michael Bruggman
6B09		

1. 406 8th St SE (6B04), BZA # 21438

- Emerald Wings, d.b.a. Wingstop, seeks a Usage Special Exception for a fast-food restaurant, and a Building Special Exception from the Refuse Dumpster Regulations.
- At our January 2026 meeting, we voted to seek a settlement agreement
- ANC is seeking mitigation for noise, vermin, odor, and sometimes traffic.
- Negotiations are good on all issues except for odor.
- **Hearing will be Jun 17**
- Representing the “negotiating neighbors”: Linda Elliot
- Representing the “petitioning neighbors”: Ritu Upadhyay, Linda Roth
- Representing the applicant: Leila Jackson Batties
- **Votes will be postponed until the Committee receives building plans that allow everyone to inspect the Pollution Control Unit & other plans. This postponement has the support of neighbors, applicants, and Committee members.**

Applicant has presented the following MOU, which they support turning into a Settlement Agreement:

Proposed Conditions for BZA Order

1. **Grease Collection, Storage & Removal.** The Applicant shall install a grease interceptor and oil collection unit on the Property, which shall collect and store used cooking grease indoors on the Property. The equipment and schedule of maintenance and oil collection shall be in accordance with the plans to be finalized and attached with the MOA.
2. **Rodent and Pest Control.** During the operation of the Wingstop, the Applicant shall cause extermination services, including treatment for insects, spiders, rats, mice, moles and other rodents to the Property by a reputable exterminator on a monthly basis. In the event that any such pests are discovered in or about the Property, the Applicant shall take all necessary and appropriate measures to relieve the building of such pests.
3. **Trash Storage and Pick-Up.** During the operation of the Wingstop, the Applicant shall store trash in refrigerated enclosures on the Property until it is picked up for off-site removal. Trash shall be picked up from the Property six (6) days a week.
4. **Customer Trash Receptacle.** During the operation of the Wingstop, the Applicant shall provide a trash receptacle in the customer waiting/pick up area.
5. **No Littering Sign.** Prior the issuance a final certificate of occupancy for the Wingstop, the Applicant shall place one or more no littering signs on the Property in accordance with the signage to be finalized and attached with the MOA.
6. **Pollution Control Unit.** In order to mitigate odors from the fast food establishment, the Applicant agrees to install a PCU as part of the exhaust system.

Next Planning & Zoning meeting: June 4

Next Full ANC meetings: May 12 & June 9