

Attachment 1: Analysis of Testimony

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This Analysis of Testimony summarizes 15 exhibits (Exhibits 83-97) and 27 pages of transcribed oral testimony (representing 16 registered speakers, 2 of which did not provide oral testimony) from the public hearing held February 13, 2024, on the 16 amendments to the 2023 *Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment*. All exhibits were received before the close of record on February 28, 2024.

Following a review of the exhibits and oral testimony, Planning Department staff analyzed the testimony and offers the Department's response. Copies of the speakers and exhibits lists are included for reference. Please note that the exhibits submitted are a continuation of the record from the first hearing held on May 9, 2023, and therefore starts with Exhibit 83.

This analysis is organized by amendment number (Amendments 1-16) as listed in Council Resolution CR-084-2023.

For each amendment, the following is provided:

1. Summary of testimony, with the exhibit and/or speaker number and name.
2. Staff's analysis of the issue raised in the testimony.
3. The Planning Board's position regarding the amendment.

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones	Summary of Testimony	Staff Analysis	PB Rec.			
1.	1 (Free State Shopping Center)	15500 Annapolis Road, Bowie, MD 20715	3742806, 3742814	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie	Existing	RR/ CGO	The City of Bowie supports the proposed amendment to retain the subject property in the RR/CGO Zone. The property is within the boundaries of the City of Bowie. The existing RR zoning has been in place for decades and the area serves as a density transition between the commercial uses in the shopping center and the single-family detached neighborhood. Belinda Queen supports the proposed amendment to retain the subject property in the RR/CGO Zone.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Neighborhood Mixed-Use land use for the subject properties. Per Land Use strategy LU 16.2 (p. 73), the master plan recommends redeveloping the shopping center into an integrated mixed-use destination that includes multifamily dwellings and townhouses adjacent to retail. Without rezoning the entire property to the CGO Zone, the master plan cannot be implemented as it was approved.	Oppose the proposed amendment.		
					Endorsed	CGO					
					Amended	RR/ CGO					
					Requested	RR/ CGO					
				Exhibit 85 Belinda Queen, Resident	Exhibit 93/Speaker 2 Matthew Tedesco, Principal, McNamee Hosea Attorneys and Advisors, on behalf of New Market Free State LLC	Existing	RR/ CGO			The property owner opposes the proposed amendment to retain the subject property in the RR/CGO Zone. Rezoning the subject property to CGO aligns with the master plan's vision for mixed-use development along MD 450. The RR zone contradicts the master plan's recommendations since it does not support mixed-use development. There is a natural buffer between the subject property and the single-family detached housing development to the north. Any redevelopment of the property will be subject to the requirements of the Landscape Manual.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Neighborhood Mixed-Use land use for the subject properties. Per Land Use strategy LU 16.2 (p. 73), the master plan recommends redeveloping the shopping center into an integrated mixed-use destination that includes multifamily dwellings and townhouses adjacent to retail. As stated, there is a natural buffer (stream valley) between the subject property and the single-family detached housing development to the north.
						Endorsed	CGO				
						Amended	RR/ CGO				
						Requested	CGO				

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	RR			
2.	2 (Keller)	1810 and 1814 Mitchellville Road, Bowie, MD 20716	0732743, 0800102	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident Exhibit 95 Beverly R. Hall-Keller, property owner	Endorsed	RR	The City of Bowie supports the proposed amendment to rezone the property to the CGO Zone. The property is outside the boundaries of the City of Bowie. Rezoning the subject property to the CGO will allow for comprehensive development of several parcels in proximity of the former Point Ridge Mixed-Use Activity Center described in the 2006 <i>Bowie and Vicinity Master Plan</i> . Belinda Queen supports the proposed amendment to rezone the property to the CGO Zone. The property owner, Beverly R. Hall-Keller, supports the proposed amendment to rezone the property to the CGO Zone. The property is near existing commercial development, to the north and the south, and a ongoing higher density townhouse development.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Residential Low land use for the subject properties. The purpose of this SMA is to implement the 2022 <i>Bowie-Mitchellville and Vicinity Master Plan</i> , not the 2006 <i>Bowie and Vicinity Master Plan</i> , which is obsolete. Pointer Ridge Mixed-Use Activity Center is no longer a focus area in the new master plan. Nevertheless, the subject property is outside of the former center as described by the 2006 plan. Per strategy LU 19.2 (p. 76), the master plan recommends the redevelopment of nearby Pointer Ridge Plaza; expanding commercial zoning to the subject property could hinder the success of the shopping center.	Oppose the proposed amendment.
					Amended	CGO			
					Existing	RR			
					Requested	CGO			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	RE			
3.	3 (Former Wellons Property)	1 SE Robert Crain Highway, Upper Marlboro, MD 20774	0728675	Speaker 6 Russell Shipley, Senior Partner, Shipley & Horne P.A., on behalf of Nawaz Enterprises, LLC	Endorsed	CS	The property owner opposes the proposed amendment to retain the subject property in the RE Zone. The property owner requests that the SMA is implemented as endorsed by the Planning Board, which would rezone the property to the CS Zone. The property is only a few acres in the median of US 301. It is part of a group of properties under common ownership and supports a local business (auto storage yard).	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. However, per Strategy CZ 3.2, the master plan recommends rezoning the properties just south of the subject property to the CS Zone. One of the southern properties is already partially zoned CS. At the time of the master plan, it was unknown that the subject property was under common ownership as the southern properties and should have been included. The property should be rezoned to CS to avoid a split zoning.	Oppose the proposed amendment.
					Amended	RE			
					Existing	RE			
					Requested	CS			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.		
					Existing	AR					
4.	5 (Supreme Landscaping LLC)	180 SE Robert Crain Highway, Upper Marlboro, MD 20774	0804666	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie	Existing	AR	The City of Bowie opposes the proposed amendment to rezone the subject property to the CS Zone. The property is outside the boundaries of the City of Bowie. The property is in the Rural and Agricultural Area and is not appropriate for commercial development. The property's classification is W-6/S-6 in the Water and Sewer Plan which indicates that no community water/sewer system is planned for the subject property. Belinda Queen opposes the proposed amendment to rezone the subject property to the CS Zone.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject property. The AR Zone is appropriate for this recommended land use.	Oppose the proposed amendment.		
					Endorsed	AR					
					Amended	CS					
					Requested	AR					
				Speaker 16 Paul McDonald, Owner, Supreme Landscaping, LLC	Existing	AR				The property owner supports the proposed amendment to rezone the subject property to the CS Zone. Rezoning the property will support the existing general contracting and landscaping business, and will support the County's tax base, and the employment of 20-40 people annually.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject property. The AR Zone is appropriate for this recommended land use, not CS. Furthermore, the adjacent property, with the same address (Tax ID 0804641) is proposed to be rezoned in the Endorsed SMA to the AG Zone.
					Endorsed	AR					
					Amended	CS					
					Requested	CS					

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	AR			
5.	6 (Sacred Heart)	16501 Annapolis Road, Bowie MD 20715	0796425, 0712604, 0801563, 0692756, 0712588	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George’s County Sierra Club	Existing	AR	<p>The City of Bowie supports the proposed amendment to rezone the subject property to the AG Zone. The property is outside the boundaries of the City of Bowie. Rezoning to the lower density, AG Zone will more effectively preserve the property’s sensitive environmental features and better reflect the status of the property within the Rural and Agricultural Area.</p> <p>Belinda Queen supports the proposed amendment to rezone the subject property to the AG Zone.</p> <p>The Prince George’s County Sierra Club supports the proposed amendment to Rezone the subject property in the AG Zone.</p>	<p>The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan’s</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Institutional land use for the subject properties. However, staff does not recommend rezoning the property to the AG Zone because strategy LU 2.3 (p. 55), specifically exempts the subject properties from the corresponding Comprehensive Zoning strategy, CZ 2.1 (p. 83), and specifically recommends retaining the AR Zone.</p>	Oppose the proposed amendment.
					Endorsed	AR			
					Amended	AG			
					Requested	AG			

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No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	AR			
6.	6 (Sacred Heart)	16501 Annapolis Road, Bowie MD 20715	0796425, 0712604, 0801563, 0692756, 0712588	Exhibit 97/Speaker 13 Edwards C. Gibbs, Partner, Gibbs, and Haller, on behalf of Sacred Heart Church	Endorsed	AR	The property owner opposes the proposed amendment to rezone the subject property to the AG Zone. This parcel is surrounded by the vacant “Jesuit property,” which is proposed to be rezoned to the AG Zone by the Endorsed SMA. The Jesuit property meets the criteria of strategy CZ 2.1 in the <i>2022 Approved Bowie-Mitchellville and Vicinity Master Plan</i> . However, the subject property does not meet the criteria. It has existing Institutional land uses and is developed with a church and a recreation hall. Staff’s analysis was correct in their recommendation to retain the existing zoning given the improvements of an Institutional land use.	The requested zoning is consistent with the <i>2022 Approved Bowie-Mitchellville and Vicinity Master Plan’s</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Institutional land use for the subject properties. As stated, the property does not meet criteria outlined in strategy CZ 2.1 (p. 83), because LU 2.3 (p. 55), specifically exempts the subject properties from the corresponding Comprehensive Zoning strategy, CZ 2.1 (p. 83), and specifically recommends retaining the AR Zone.	Oppose the proposed amendment.
					Amended	AG			
					Existing	AR			
					Requested	AR			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	CGO			
7.	7 (Collington Place LLC)	3610 Elder Oaks Boulevard, Bowie, MD 20716	3070588	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident	Endorsed	CGO	The City of Bowie supports the proposed amendment to rezone the subject property to the RMF-20 Zone. The property is within the boundaries of the City of Bowie. The property was rezoned by the Countywide Map Amendment from the C-O Zone to the CGO Zone. The property owner proposed consolidated storage but withdrew the application because of strong community opposition. The property is surrounded by residential development, and additional commercial space has since been developed along US 301 nearby. The community opposes all commercial uses in the middle of their neighborhood. Belinda Queen supports the proposed amendment to rezone the subject property to the RMF-20 Zone.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The CGO Zone is appropriate for this recommended land use.	Oppose the proposed amendment.
					Amended	RMF-20			
					Requested	RMF-20			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
8.	7 (Collington Place LLC)	3610 Elder Oaks Boulevard, Bowie, MD 20716	3070588	Exhibit 93/Speaker 2 Matthew Tedesco, Principal, McNamee Hosea Attorneys and Advisors, on behalf of Collington Place LLC	Existing	CGO	The property owner supports the proposed amendment to rezone the subject property to RMF-20 Zone. The property is currently a commercially zoned property isolated within a higher density residential community. The property owner agrees with the City of Bowie's assessment that the property is better suited for residential development, as opposed to the master plan's recommendation for Commercial land use.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The CGO Zone is appropriate for this recommended land use.	Oppose the proposed amendment.
					Endorsed	CGO			
					Amended	RMF-20			
					Requested	RMF-20			
				Exhibit 89/Speaker 12 Lisa S. Babin, Resident, Covington Community	Existing	CGO	The Covington Community supports the proposed amendment to rezone the subject property to RMF-20 Zone.		
					Endorsed	CGO			
					Amended	RMF-20			
					Requested	RMF-20			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	RE			
9.	8 (Jesuit)	16200 Annapolis Road, Bowie, MD 20715	1594761, 1594753 (western portion only)	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George’s County Sierra Club	Endorsed	AR	The City of Bowie supports the proposed amendment to rezone the subject property to the AG Zone. The property is outside the boundaries of the City of Bowie. The property is in the County’s Rural and Agricultural Area. The southern portion of the property, collectively known as the Jesuit property (7096 NW Robert Crain Highway, Tax ID 0712570) is proposed to be rezoned to AG from AR in the Endorsed SMA (See Errata Sheet, p. 6). The other portion of the property (Tax ID 1594753), east of the Public Works Road, is already zoned, and proposed to remain in the AG Zone. The entire property, collectively known as the Jesuit property, should be consistently zoned to the AG Zone. Belinda Queen supports the proposed amendment to rezone the subject property to the AG Zone. The Prince George’s County Sierra Club supports the proposed amendment to Rezone the subject property in the AG Zone.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan’s</i> Land Use recommendations. Map 16, Future Land Use (p. 50) and strategy LU 2.3 (p. 55), recommends Rural and Agricultural land use for the subject properties. However, the requested zoning is not consistent with the master plan’s Comprehensive Zoning recommendations. Per strategy CZ 2.2 (p. 83), the subject properties are specifically recommended to be rezoned to the AR Zone to support rural, agricultural, and institutional land uses.	Oppose the proposed amendment.
					Amended	AG			
					Existing	RE			
					Requested	AG			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.							
					Existing	AR										
10.	9 (KHM Route 3 LLC)	6513 and 6517 NW Robert Crain Highway, Bowie, MD 20715	0822239, 5635696, 5635708	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie	Existing	AR	The City of Bowie supports the proposed amendment to retain the subject property in the AR Zone. The property is outside the boundaries of the City of Bowie. The property is in the median of MD 3. To eliminate the potential for traffic congestion and accidents, the City of Bowie supports retaining the AR zone. The AR Zone is more suitable for a property located in the Rural and Agricultural Area. Belinda Queen supports the proposed amendment to retain the subject property in the AR Zone.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) recommends Commercial land use for the subject properties. Strategy LU 2.1 (p. 53) exempts the subject property from being recommended for Rural and Agricultural land uses. The requested zoning is also not consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 2.3 (p. 83), the subject properties are specifically recommended to be rezoned to the CS Zone to support commercial land uses.	Oppose the proposed amendment.							
					Endorsed	CS										
					Amended	AR										
					Requested	AR										
				Exhibit 85 Belinda Queen, Resident												
															Existing	AR
															Endorsed	CS
															Amended	AR
Exhibit 93/Speaker 2 Matthew Tedesco, Principal, McNamee Hosea Attorneys and Advisors, on behalf of TMC 450 LLC/KHM Route 3 LLC						The property owner opposes the proposed amendment to retain the existing zoning. The property owner request that the master plan is implemented, rezoning the property to the CS Zone. Any redevelopment of the property will be subjected to the requirements of the Landscape Manual.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) recommends Commercial land use for the subject properties. The requested zoning is also consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 2.3 (p. 83), the subject properties are specifically recommended to be rezoned to the CS Zone to support commercial land uses.									
									Requested	CS						
									Existing	AR						
									Endorsed	CS						

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No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.	
					Existing	RE				
11.	10 (Frank's Nursery)	12205 and 12105 Annapolis Road, and 5015 Enterprise Road, Bowie, MD 20720	0733741, 0733782, 0817676	Exhibit 83/ Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie	Existing	RE	The City of Bowie supports the proposed amendment to retain the subject property in the RE Zone. The property is outside the boundaries of the City of Bowie. The property owners previously proposed redeveloping the property into a townhouse community. This proposal was ultimately rejected by the County Council through legislation that passed in 2023. Retaining the existing RE Zone is in keeping with the development pattern and density of the surrounding residential communities south of MD 450 and east of MD 193. Belinda Queen supports the proposed amendment to retain the subject property in the RE Zone.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) and Strategy LU 17.1 (p. 76) recommend Commercial land use for the subject properties. The requested zoning is also not consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 11.1 (p. 89), the subject properties are specifically recommended to be rezoned to the CGO Zone to support commercial land uses.	Oppose the proposed amendment.	
					Endorsed	CGO				
					Amended	RE				
					Requested	RE				
				Exhibit 85 Belinda Queen, Resident	Existing	RE	The property owner opposes the proposed amendment to retain the subject property in the RE Zone. The property owner requests that the master plan is implemented, rezoning the property to the CGO Zone. Any redevelopment of the property will be subjected to the requirements of the Landscape Manual.			The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The requested zoning is also consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 11.1 (p. 89), the subject properties are specifically recommended to be rezoned to the CGO Zone to support commercial land uses.
					Endorsed	CGO				
					Amended	RE				
					Requested	CGO				

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No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	Requested			
12.	10 (Frank's Nursery)	12205 and 12105 Annapolis Road, and 5015 Enterprise Road, Bowie, MD 20720	0733741, 0733782, 0817676	Speaker 14 Jill Oliver, Resident/ President, Fairwood Community Association Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George's County Sierra Club	Existing	RE	The Fairwood Community Association supports the Amendment to retain the subject properties in the RE Zone. The prior District Council tried to circumvent the normal zoning process through a text amendment. The District Council then inserted revisions that recommended rezoning the property just before approving the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> . Staff opined on this issue and rejected the last-minute changes to the master plan. The Fairwood Community greatly appreciates the proposed amendment and the new Council's efforts to right past wrongs. The Prince George's County Sierra Club supports the proposed amendment to retain the subject property in the RE Zone.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) and Strategy LU 17.1 (p. 76) recommend Commercial land use for the subject properties. The requested zoning is also not consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 11.1 (p. 89), the subject properties are specifically recommended to be rezoned to the CGO Zone to support Commercial land uses.	Oppose the proposed amendment.
					Endorsed	CGO			
					Amended	RE			
					Requested	RE			
13.	11 (M-NCPPC)	Old Stage Road, Bowie, MD 20720	0814830	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident	Existing	RR	The City of Bowie supports the proposed amendment to rezone the subject property to the ROS Zone. The property is outside the boundaries of the City of Bowie. Belinda Queen supports the proposed amendment to rezone the subject property to the ROS Zone.	The proposed zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) and Strategy LU 1.1 (p. 53) recommends Parks and Open Space land uses for the subject properties. However, the requested zoning is not consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 1.5 (p. 81), the subject properties are specifically recommended to be rezoned to the AG Zone to support Parks and Open Space land uses.	Oppose the proposed amendment.
					Endorsed	AG			
					Amended	ROS			
					Requested	ROS			

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No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	AR			
14.	12 (Lally/Parker/ Williams)	5511 and 5521 Park Drive, Bowie, MD 20715	0818872, 0818880	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident Exhibit 91 Nathaniel Forman, Esq., Principal, O'Malley, Miles, Nylen & Gilmore, P.A., on behalf of Joan Lally	Existing	AR	The City of Bowie supports the proposed amendment to retain the subject property in the AR Zone. The property is outside the boundaries of the City of Bowie. The AR Zone should be retained to avoid the appearance of spot zoning and to maintain a more uniform application of the AR Zone across neighboring properties. Belinda Queen supports the proposed amendment to retain the subject property in the AR Zone. The property owner, Joan Lally, supports the proposed amendment to retain the subject property in the AR Zone. The property owner believes the potential rezoning is arbitrary, capricious, and unnecessary. And that the goal of preserving the rural and agricultural area can be achieved by the existing AR Zone and there are no major distinctions between the AR and AG zone in terms of use and development standards.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) and strategy LU 2.1 (p. 53), recommends Rural and Agricultural land use for the subject properties. However, the requested zoning is not consistent with the master plan's Comprehensive Zoning recommendations. Strategy CZ 2.1 (p. 83) recommends rezoning the subject properties to the AG Zone. The City's testimony, letter dated January 17, 2024, mistakenly refers to two different city-owned parcels in the same subdivision being the subject of Amendment 12. The subject properties are not owned by the City of Bowie.	Oppose the proposed amendment.
					Endorsed	AG			
					Amended	AR			
					Requested	AR			

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No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	AR			
15.	13 (Freeway Airport)	3600, 3702 and 3900 Church Road, Bowie, MD 20721	0801290, 0801233, 0801274, 0801241, 0801282, 0801340, 0801258, 0801357	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George's County Sierra Club	Existing	AR	<p>The City of Bowie supports the proposed amendment to retain the subject property in the AR Zone. The property is outside the boundaries of the City of Bowie. The property owner previously proposed redeveloping the property into a townhouse community. This proposal was ultimately rejected by the County Council through legislation passed in 2023. Retaining the existing AR Zone is in keeping with the development pattern and density of the surrounding residential communities south of US 50 and west of Church Road, which has been reserved for low-density land uses. Rezoning to RSF-A would destroy the character of the established community. The City of Bowie supports this amendment.</p> <p>Belinda Queen supports the proposed amendment to retain the subject property in the AR Zone.</p> <p>The Prince George's County Sierra Club supports the proposed amendment to retain the subject property in the AR Zone.</p>	<p>The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) and Strategy LU 3.1 (p. 55) recommend Residential Medium land use for the subject properties. The requested zoning is also not consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 3.3 (p. 83), the subject properties are specifically recommended to be rezoned to the RSF-A Zone to support Residential Medium land uses.</p>	Oppose the proposed amendment.
					Endorsed	RSF-A			
					Amended	AR			
					Requested	AR			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.		
					Existing	AR					
16.	13 (Freeway Airport)	3600, 3702 and 3900 Church Road, Bowie, MD 20721	0801290, 0801233, 0801274, 0801241, 0801282, 0801340, 0801258, 0801357	Speaker 5 Robert Antonetti, Jr., Partner, Shipley & Horne P.A., on behalf of Freeway Realty, LLC.	Existing	AR	The property owner opposes the proposed amendment to retain the subject property in the AR Zone. The property owner request that the master plan is implemented, and the subject properties area rezoned to RSF-A. A new development concept has been devised and presented to the community that eliminates the proposed townhouse development. The new proposed development only includes single-family detached houses, and the redevelopment will follow the current zoning ordinance.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) and Strategy LU 3.1 (p. 55) recommend Residential Medium land use for the subject properties. The requested zoning is also consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 3.3 (p. 83), the subject properties are specifically recommended to be rezoned to the RSF-A Zone to support Residential Medium land uses.	Oppose the proposed amendment.		
					Endorsed	RSF-A					
					Amended	AR					
					Requested	RSF-A					
				Speaker 4 Andrew Roud, Regional Partner, St. John Properties, Inc., on behalf of Rodenhauser Land LLC	Existing	AR				The property owner opposes the proposed amendment to retain the subject property in the AR Zone. The property owner request that the master plan is implemented, and the subject properties area rezoned to RSF-A. A new development concept has been devised and presented to the community that eliminates the proposed townhouses and only includes single-family detached houses, with an approximate density of 2.47 dwelling units per acre.	
					Endorsed	RSF-A					
					Amended	AR					
					Requested	RSF-A					

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	Requested			
17.	14 (Prince George's County)	Pennsbury Drive, Bowie, MD 20716	0798421	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident	Existing	LCD	The City of Bowie supports the proposed amendment to rezone the subject property to the ROS Zone. The property is within the boundaries of the City of Bowie. The property contains steep slopes and a stream, and it serves as an open space divider between the proposed single-family neighborhoods of South Lake and MD 214. The parcel is publicly owned and adjacent to parkland and is better suited for the most restrictive zone of ROS as opposed to AG. Belinda Queen supports the proposed amendment to rezone the subject property to the ROS Zone.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50) and Strategy LU 1.1 (p. 53) recommend Parks and Open Space land use for the subject property. However, the requested zoning is not consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 1.5 (p. 81), the subject property is specifically recommended to be rezoned to the AG Zone to support Parks and Open Space land uses.	Oppose the proposed amendment.
					Endorsed	AG			
					Amended	ROS			
					Requested	ROS			
18.	15 (Supreme Landscaping LLC)	180 Robert Crain Highway, Upper Marlboro, MD 20774	0804641	Speaker 16 Paul McDonald, Owner, Supreme Landscaping, LLC	Existing	AR	The property owner requests that the subject property is rezoned to the CS Zone, and that the Amendment is revised to rezone the subject property to the CS Zone instead of retaining the AG Zone. Rezoning the property will support the existing general contracting and landscaping business, and will support the County's tax base, and the employment of 20-40 people annually.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> recommendations for Land Use. Map 16, Future Land Use (p. 50), and strategy LU 2.1 (p. 53) recommends Rural and Agricultural land use for the subject property. The requested zoning is also not consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 2.1 (p. 83), the subject property is specifically recommended to be rezoned to the AG Zone to support Rural and Agricultural land uses.	Oppose the proposed amendment.
					Endorsed	AG			
					Amended	AR			
					Requested	CS			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	Endorsed			
19.	16 (Prince George's County)	9801 Laurel Bowie Road, Bowie, MD 20720	1660430, 2789972	Exhibit 84/Speaker 7 David Iannucci, President/CEO, Prince George's County Economic Development Corporation	Existing	ROS/ NAC	The Prince George's County Economic Development Corporation opposes the proposed amendment to rezone the entire subject properties to ROS. The properties are part of the long-term economic plans for Prince George's County and the growth of Bowie State University (BSU). Specifically, for the properties' future Transportation-Oriented Development opportunity, as well as the potential for a datacenter and an innovation center affiliated with BSU. The site is ideal for a datacenter. The developers are sensitive to the existing environmental constraints but believe the southern portion of the property should be preserved for the proposed development. The County's priority is to construct a Corporate Innovation Center, which is recommended in the Prince George's County Economic Development Strategic Plan. Rezoning this property would jeopardize the proposed development and future corporate/educational partnerships that are lucrative and vital to BSU.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Mixed-Use land use for the subject properties. Policies LU 8, 9, 10, 11 and 12 (p. 65-71), and the underlying strategies recommend building out the Bowie State University MARC Campus Center with a mix of land uses including but not limited to housing, commercial, and telecommunication land uses. The NAC Zone is the most appropriate zone to meet the vision and goals for the campus center. In addition, rezoning the subject property to the ROS Zone would require an Amendment to the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> and the 2014 <i>Plan Prince George's 2035 Approved General Plan</i> (Plan 2035) to change the future land use recommendations, and alter the boundaries of the Bowie State University MARC Campus Center by removing the subject properties from the center.	Oppose the proposed amendment.
					Endorsed	ROS/ NAC			
					Amended	ROS			
					Requested	ROS/ NAC			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.	
					Existing	Endorsed				
20.	16 (Prince George's County)	9801 Laurel Bowie Road, Bowie, MD 20720	1660430, 2789972	Exhibit 96/Speaker 9 Denise Robinson, Executive Director, on behalf of the Revenue Authority of Prince George's County	Existing	ROS/ NAC	The Revenue Authority of Prince George's County opposes the proposed amendment to rezone the entire property to ROS. The Revenue Authority is currently managing a Request for Proposal process to solicit developers for plans to produce a mixed-use development on the County's property. The proposal is for Transit Oriented Development and is limited to 94 acres of about 200 acres total. This project is visionary and aligns with the Prince George's County Economic Development Strategic Plan for jobs, housing, and expansion of Bowie State University. A change in the zoning will jeopardize the entire development.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Mixed-Use land use for the subject properties. Policies LU 8, 9, 10, 11 and 12 (p. 65-71), and the underlying strategies recommend building out the Bowie State University MARC Campus Center with a mix of land uses including but not limited to housing, commercial, and telecommunication land uses. The NAC Zone is the most appropriate zone to meet the vision and goals for the campus center. In addition, rezoning the subject property to the ROS Zone would require an Amendment to the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> and the 2014 <i>Plan Prince George's 2035 Approved General Plan</i> (Plan 2035) to change the future land use recommendations, and alter the boundaries of the Bowie State University MARC Campus Center by removing the subject properties from the center.	Oppose the proposed amendment.	
					Endorsed	ROS/ NAC				
					Amended	ROS				
					Requested	ROS/ NAC				
				Exhibit 86/Speaker 10 Karen Johnson Shaheed, Executive Vice President, General Counsel, & Chief of Staff, Bowie State University & Dr. Aminta Breaux, President	Existing	ROS/ NAC				Bowie State University opposes the proposed amendment to rezone the entire property to ROS. The amendment would greatly impact BSU by limiting the ability to expand, enhance programming, and form partnerships with the private sector. BSU is working with the County's Economic Development Corporation, Revenue Authority, and Redevelopment Authority on a Request for Proposal to develop the property into a sustainable Transit Oriented Development that would enhance BSU's mission to the community and students.
					Endorsed	ROS/ NAC				
					Amended	ROS				
					Requested	ROS/ NAC				

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	Endorsed			
21.	16 (Prince George's County)	9801 Laurel Bowie Road, Bowie, MD 20720	1660430, 2789972	Speaker 11 Jacqueline West-Spencer, Executive Director, Redevelopment Authority of Prince George's County	Existing	ROS/ NAC	The Redevelopment Authority of Prince George's County opposes the proposed amendment to rezone the entire property to ROS. The plan for the properties is essential to the County's strategic goals. Rezoning the property will endanger potential corporate partnerships, and growth of Bowie State University, and the development of Transit Oriented Development at the train station. The proposed project will support population growth, provide housing near the university, and expand the tax base, while preserving about 100 acres of County-owned land.	The requested zoning is consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Mixed-Use land use for the subject properties. Policies LU 8, 9, 10, 11 and 12 (p. 65-71), and the underlying strategies recommend building out the Bowie State University MARC Campus Center with a mix of land uses including but not limited to housing, commercial, and telecommunication land uses. The NAC Zone is the most appropriate zone to meet the vision and goals for the campus center. In addition, rezoning the subject property to the ROS Zone would require an Amendment to the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> and the 2014 <i>Plan Prince George's 2035 Approved General Plan</i> (Plan 2035) to change the future land use recommendations, and alter the boundaries of the Bowie State University MARC Campus Center by removing the subject properties from the center.	Oppose the proposed amendment.
					Endorsed	ROS/ NAC			
					Amended	ROS			
					Requested	ROS/ NAC			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	Endorsed			
22.	16 (Prince George's County)	9801 Laurel Bowie Road, Bowie, MD 20720	1660430, 2789972	Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George's County Sierra Club	Existing	ROS/NAC	The Prince George's County Sierra Club supports the proposed amendment to rezone the entire property to the ROS Zone. Prince George's County needs to preserve forests and wetlands and prevent climate change. We support Transit Oriented Development, but it should only occur immediately adjacent to the train station, allowing for the preservation of the northern portion of the subject properties. Preserving the property will protect open green space and water quality, will allow students a place to enjoy the outdoors near campus, and will help maintain a buffer between BSU and the Patuxent Research Refuge. Protecting the Patuxent Research Refuge from the adverse effects of development should occur by rezoning the property to ROS and maintaining the existing buffer.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Mixed-Use land use for the subject properties. In addition, the master plan does not recommend Parks and Open Space. If the entire property is rezoned to the ROS Zone, transit-oriented development cannot occur on the property, even on the portion closest to the station.	Oppose the proposed amendment.
					Endorsed	ROS/NAC			
					Amended	ROS			
					Requested	ROS			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	Endorsed			
23.	16 (Prince George's County)	9801 Laurel Bowie Road, Bowie, MD 20720	1660430, 2789972	Exhibit 87, 94 Richard J. Dolesh, Chairman of the Board of Directors, on behalf of Friends of Patuxent Research Refuge, Inc.	Existing	ROS/ NAC	The Friends of the Patuxent Research Refuge, Inc., supports the proposed amendment to rezone the entire subject property to the ROS Zone. We support the goals and missions of the U.S. Fish and Wildlife Service's Patuxent Research Refuge and have strived to work with other organizations to establish adequate buffers between the refuge and intensive development. We believe that the ROS Zone will provide greater protection for the properties. However, we believe there is a future compromise possible between the refuge, Prince George's County and Bowie State University to develop a mixed-use, transit-oriented village, if a significant portion of the 219 acres is preserved in the ROS Zone.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Mixed-Use land use for the subject properties. The master plan does not recommend Parks and Open Space.	Oppose the proposed amendment.
					Endorsed	ROS/ NAC			
					Amended Requested	ROS ROS			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	Endorsed			
24.	16 (Prince George's County)	9801 Laurel Bowie Road, Bowie, MD 20720	1660430, 2789972	Exhibit 90 Joel Dunn, President/CEO, Chesapeake Conservancy	Existing	ROS/ NAC	The Chesapeake Conservancy supports the proposed amendment to rezone the entire subject property to the ROS Zone. The proposal for the refuge to purchase the property for protection from Prince George's County should be acted upon. The Chesapeake Conservancy with the Conservation Innovation Center offers their expertise to examine the property's natural attributes and help identify sensitive ecological resources for conservation. Preservation of intact forested areas adjacent to Bowie State University provides students and faculty access to a living classroom. We also believe that this is an opportunity for BSU to become a model example of a climate-smart campus. Finally, the Chesapeake Conservancy provides a reminder to the County of the Climate Action Plan's goals to reduce greenhouse gas emissions to 50% below 2005 levels by 2030 and achieving carbon neutrality by 2050. Given the estimate carbon of 3,500 tons, preserving the property is an important step in reaching those targets.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Mixed-Use land use for the subject properties. The master plan does not recommend Parks and Open Space. Overall, Prince George's County is strategizing transit-oriented development to reduce greenhouse gas emissions, and this proposed mixed-use development directly adjacent to the MARC train station is an opportunity to help reach those reductions, by bringing housing closer to Bowie State University instead of commuting by car.	Oppose the proposed amendment.
					Endorsed	ROS/ NAC			
					Amended	ROS			
					Requested	ROS			

I. Analysis of Testimony

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zones		Summary of Testimony	Staff Analysis	PB Rec.
					Existing	Endorsed			
25.	16 (Prince George's County)	9801 Laurel Bowie Road, Bowie, MD 20720	1660430, 2789972	Exhibit 92, 94 Jennifer Greiner, Refuge Manager, Patuxent Research Refuge, U.S. Fish and Wildlife Service, North Atlantic – Appalachian Region	Existing	ROS/ NAC	The Patuxent Research Refuge supports the proposed amendment to rezone the entire subject property to the ROS Zone. Support is motivated by the need to conserve the natural landscapes near the National Wildlife Refuge System, to preserve mature forests, habitat for threatened and endangered species (e.g., Northern long-eared bat), forest interior migratory birds, and water quality, including preventing sediment runoff into the Patuxent River and protecting aquatic species. Preserving this property is aligned with the County's Climate Action Plan. The subject property also offers unique educational opportunities to students given the proximity of BSU and the refuge, with potential to support hands-on science experiences and serving as a model for climate-smart campuses. Preserving the forested parcel also enhances recreational opportunities such as hiking, cycling, and wildlife observation.	The requested zoning is not consistent with the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan's</i> Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Mixed-Use land use for the subject properties. The master plan does not recommend Parks and Open Space.	Oppose the proposed amendment.
					Endorsed	ROS/ NAC			
					Amended Requested	ROS ROS			

II. Exhibits List

Exhibit #	Item	Received From	Date
83	E-Comment & Letter	Joseph Meinert, AICP, Planning Director, City of Bowie on behalf of the Honorable Timothy J. Adams, Mayor, and City Council	1/17/2024
84	Email & Letter	David Iannucci, President/CEO, on behalf of Prince George's County Economic Development Corporation	2/9/2024
85	E-Comment	Belinda Queen, Resident	2/9/2024
86	E-Comment & Letter	Karen Johnson Shaheed, Executive Vice President, General Counsel, & Chief of Staff, Bowie State University & Dr. Aminta Breaux, President	2/12/2024
87	E-Comment & Letter	Richard J. Dolesh, Chairman of the Board of Directors, Friends of Patuxent Research Refuge, Inc.	2/12/2024
88	E-Comment, Email, & Letter	Janet Gingold, Chair, Prince George's County Sierra Club	2/12/2024
89	Email	Lisa S. Babin, Resident, on behalf of Covington Community	2/12/2024
90	Email & Letter	Joel Dunn, President/CEO, on behalf of Chesapeake Conservancy	2/14/2024
91	Email & Letter	Nathaniel Forman, Esq., Principal, O'Malley, Miles, Nysten & Gilmore, P.A., on behalf of Joan Lally	2/27/2024
92	Email & Letter	Jennifer Greiner, Refuge Manager, Patuxent Research Refuge, U.S. Fish and Wildlife Service, North Atlantic – Appalachian Region	2/27/2024
93	Email & Letter	Matthew C. Tedesco, Principal, McNamee Hosea Attorneys and Advisors on behalf of New Market Free State LLC, Collington Place LLC, TMC 450 LLC/KHM Route 3 LLC, and Irmgard H. Hawkins Bypass Trust	2/27/2024
94	Email & Letter	Jennifer Greiner, Refuge Manager, Patuxent Research Refuge, U.S. Fish and Wildlife Service, North Atlantic – Appalachian Region	2/27/2024
95	Email & Letter	Beverly R. Hall-Keller, property owner	2/28/2024
96	Email & Letter	Denise N. Robinson, Executive Director, Revenue Authority of Prince George's County	2/28/2024
97	Email & Letter	Edwards C. Gibbs, Partner, Gibbs and Haller, on behalf of Sacred Heart Church	2/29/2024

III. Speakers List

Speaker #	Name	Title	On Behalf of
1	Joseph Meinert, AICP	Planning Director, City of Bowie	The Honorable Timothy J. Adams, Mayor, and City Council
2	Matthew Tedesco	Principal, McNamee Hosea Attorneys and Advisors	New Market Free State LLC, Collington Place LLC, TMC 450 LLC/KHM Route 3 LLC, and Irmgard H. Hawkins Bypass Trust
3	Sandy Spencer*	N/A	N/A
4	Andrew Roud	Regional Partner, St. John Properties, Inc.	Rodenhauser Land LLC
5	Robert Antonetti, Jr.	Partner, Shipley & Horne P.A.	Freeway Realty, LLC
6	Russell Shipley	Senior Partner, Shipley & Horne P.A.	Nawaz Enterprises, LLC
7	David Iannucci	President/CEO	Prince George's County Economic Development Corporation
8	Janet Gingold	Chair	Prince George's County Sierra Club
9	Denise Robinson	Executive Director	Revenue Authority of Prince George's County
10	Karen Johnson Shaheed	Executive Vice President, General Counsel, & Chief of Staff	Bowie State University & Dr. Aminta Breaux, President
11	Jacqueline West-Spencer	Executive Director	Redevelopment Authority of Prince George's County
12	Lisa S. Babin	Resident	Covington Community
13	Edwards C. Gibbs	Partner, Gibbs and Haller	Sacred Heart Church
14	Jill Oliver	Resident, President	Fairwood Community Association
15	Philipa Johnson*	President	Cameron Grove Community
16	Paul McDonald	Property Owner	Supreme Landscaping, LLC

*No oral testimony was provided.