



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Board
Office of the Chairman

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3561

October 28, 2021

The Honorable Calvin S. Hawkins, II
Chairman, Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Chairman Hawkins:

The Prince George's County Planning Board is pleased to transmit the Endorsed Countywide Sectional Map Amendment (CMA). The proposed CMA zoning map was developed by The Maryland-National Capital Park and Planning Commission pursuant to the CMA process established in Part 19 of the current Zoning Ordinance and the direction included in CR-27-2019. In particular, the Council's Approved Guide to New Zones, approved with CR-27-2019, was followed by the Commission to the letter. The staff's analysis of the CMA record of testimony fully complies with mandates established by the Maryland Legislature in the enactment of HB 980 under Article II, Section 17(c) of the Maryland Constitution – Chapter 429.

The Prince George's County Planning Board, in conjunction with the Prince George's County Council, sitting as the District Council, held duly advertised joint public hearings on the Proposed Countywide Sectional Map Amendment on September 13 and 14, 2021. The record of testimony for the CMA consists of 383 written exhibits constituting 8,197 pages and 92 speakers over 333 transcript pages. Following receipt of the record of testimony, Planning Department staff analyzed all exhibits, speaker testimonies, and each page of the record materials. The staff analysis of the record of testimony consists of a Microsoft Access database and is summarized in a memorandum prepared by the staff team (Williams and McCune to the Prince George's County Planning Board, October 28, 2021) and in the staff presentation, which staff will provide to the Clerk of the Council prior to the District Council worksessions on the Endorsed CMA.

Following a review of the record materials, the memorandum and staff presentation, and the record of testimony on October 28, 2021, the Planning Board endorsed the CMA with amendments based solely on nine errata identified by staff in the record as Exhibit 159 and five errors in the application of the Council's Approved Guide to New Zones on October 28, 2021 (see PGCPB No. 2021-133). No change to the proposed CMA zoning map was supported by the Planning Board other than those identified as errata or errors of the application of the Council's Approved Guide consistent with the prescriptions of HB 980.

This transmittal includes the following:

1. Planning Board Resolution of Adoption (PGCPB No. 2021-133). Changes to the zoning map supported by the Planning Board are identified in the resolution;
2. Staff's analysis of the record of testimony; and
3. The staff memorandum summarizing key themes of the record of testimony (Williams and McCune to the Prince George's County Planning Board, October 28, 2021);

The Honorable Calvin S. Hawkins, II
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The Planning Board is excited to see the light at the end of the tunnel and looks forward to conducting business with a new, modern set of zoning and subdivision regulations.

If we can be of further assistance to you regarding this matter, please contact me or email the project leader, Kierre McCune, at kierre.mccune@ppd.mncppc.org or the project facilitator, Chad Williams, at chad.williams@ppd.mncppc.org.

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth M. Hewlett". The signature is fluid and cursive, with the first name being the most prominent.

Elizabeth M. Hewlett
Chairman

Enclosures



Countywide Map Amendment Planning Board Worksession

October 28, 2021



Worksession Goals

Present an overview of the CMA record of testimony consisting of verbal testimony from the September 13th and 14th Joint Public Hearing and all written exhibits entered into the record.

1. Confirm staff-confirmed errors in the application of the Council's Approved Guide to New Zones (2019)
2. Discuss the main themes of the exhibits and verbal testimony

Staff Recommendations to the Planning Board:

1. Endorse the preliminary zoning map with limited/identified amendments to the zoning map to correct the errors identified and confirmed by staff
2. Transmit the endorsed zoning map to the District Council



Agenda

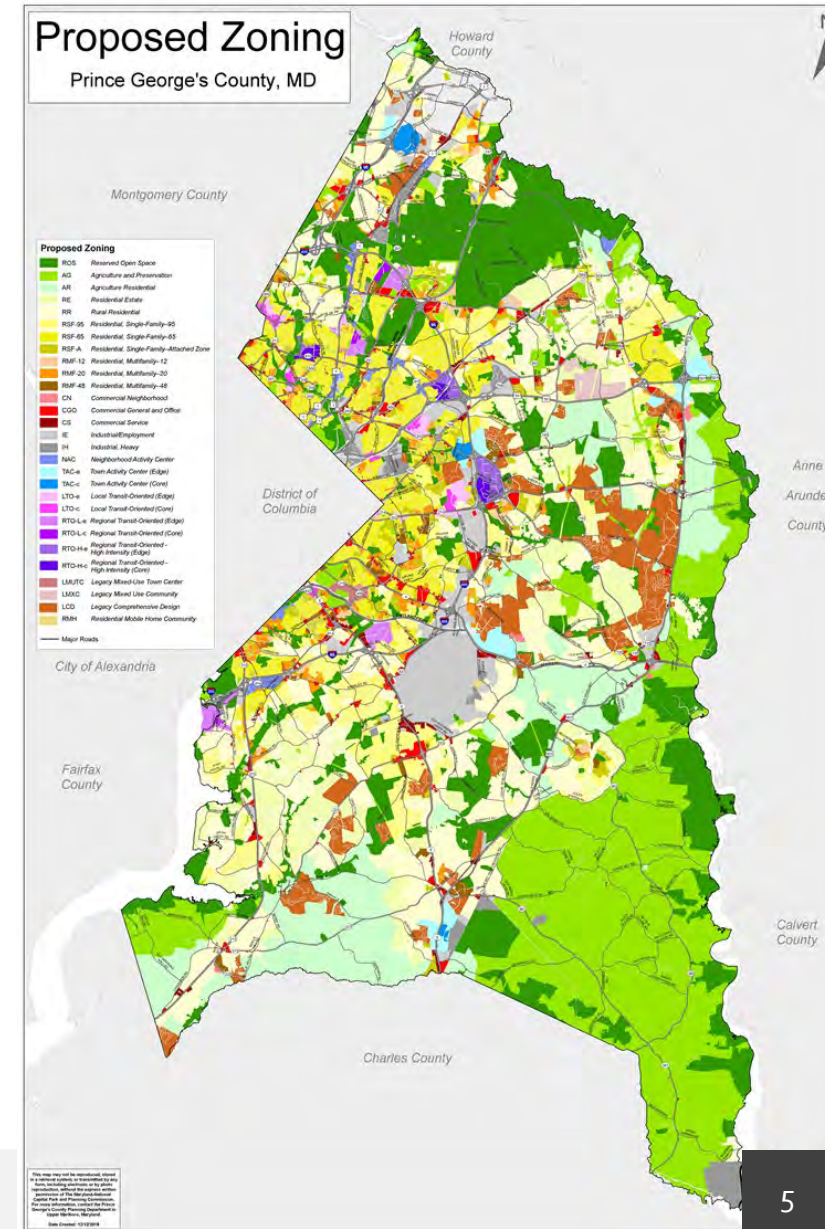
1. Purpose of the Countywide Map Amendment (CMA)
2. Overview of the Joint Public Hearings
3. Staff's Analysis Approach
4. Staff-Confirmed Errors
5. Common Testimony Themes
6. Mixed-Use Zone Decision Matrix
7. Municipal Testimony



1. Purpose of the Countywide Map Amendment

Purpose of the Countywide Map Amendment (CMA)

- Technical, non-substantive mapping exercise
- Apply one of the new 43 zones to each property in the County
 - ~303,000 properties
 - ~319,000 acres
- **NOT** be an opportunity to make drastic changes; or a “free for all”; or a substitute for comprehensive planning and zoning; nor amend Plan 2035
- Ensure that everyone is playing by the same rules and zoning conversions are objective, transparent, fair, and equitable





2. Overview of the Joint Public Hearings



Joint Public Hearings

- **Hearings** - September 13th and 14th 2021
- **92 speakers** (333 transcript pages)
- **Close of Public Record** - September 29th (no late testimony may be admitted)
- **383 written exhibits** – 8,197 pages
 - Municipal Testimony (not all are official testimony of the Municipality)

Town of University Park *

City of New Carrollton

Town of Capitol Heights

City of Hyattsville

Town of Forest Heights *

Town of Cheverly

Town of Bladensburg *

City of Greenbelt *

Town of Riverdale Park

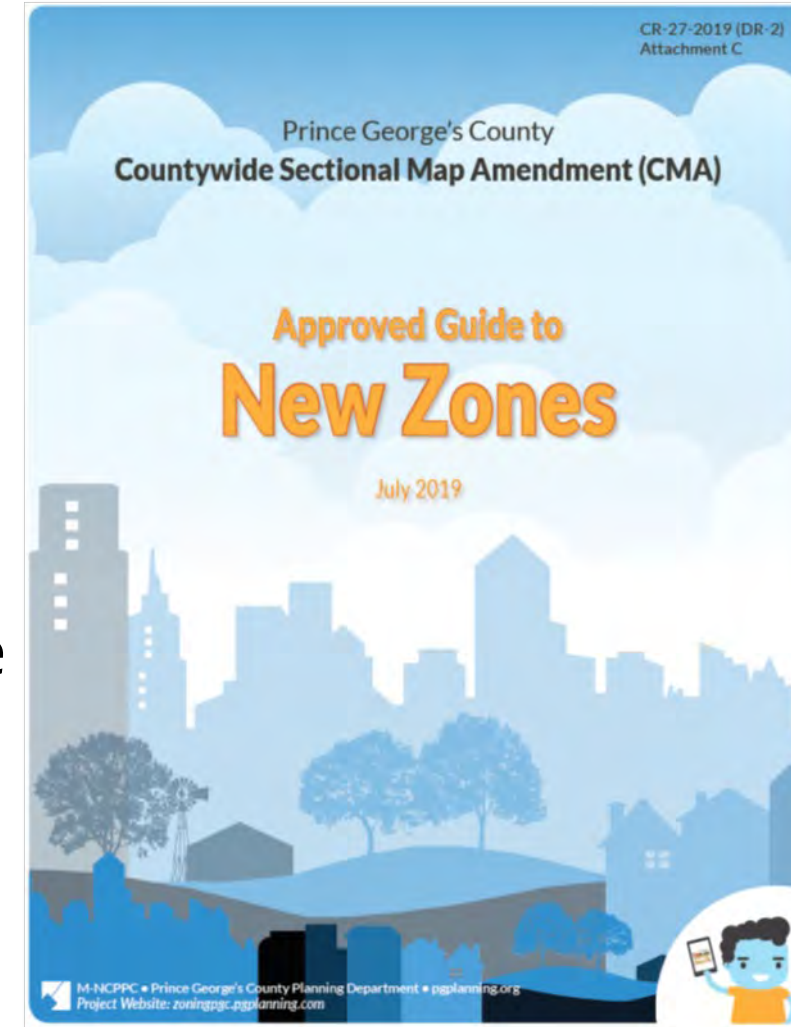
* Requires separate District Council votes on each zoning recommendation



3. Staff's Analysis Approach

Staff's Analysis Approach

1. Review all written and verbal testimony
2. Analyze to determine if the rules in the District Council's 2019 *Approved Guide to New Zones* were properly applied to the subject property to assign the new zone
3. Confirm if the testimony demonstrates an error in the application of the rules
 - *Staff-recommended changes are the result of an error of application of the Council's Approved Guide to New Zones **ONLY***
 - *Staff does not support **ANY** zoning request that is not a confirmed error*



Staff's Analysis Approach

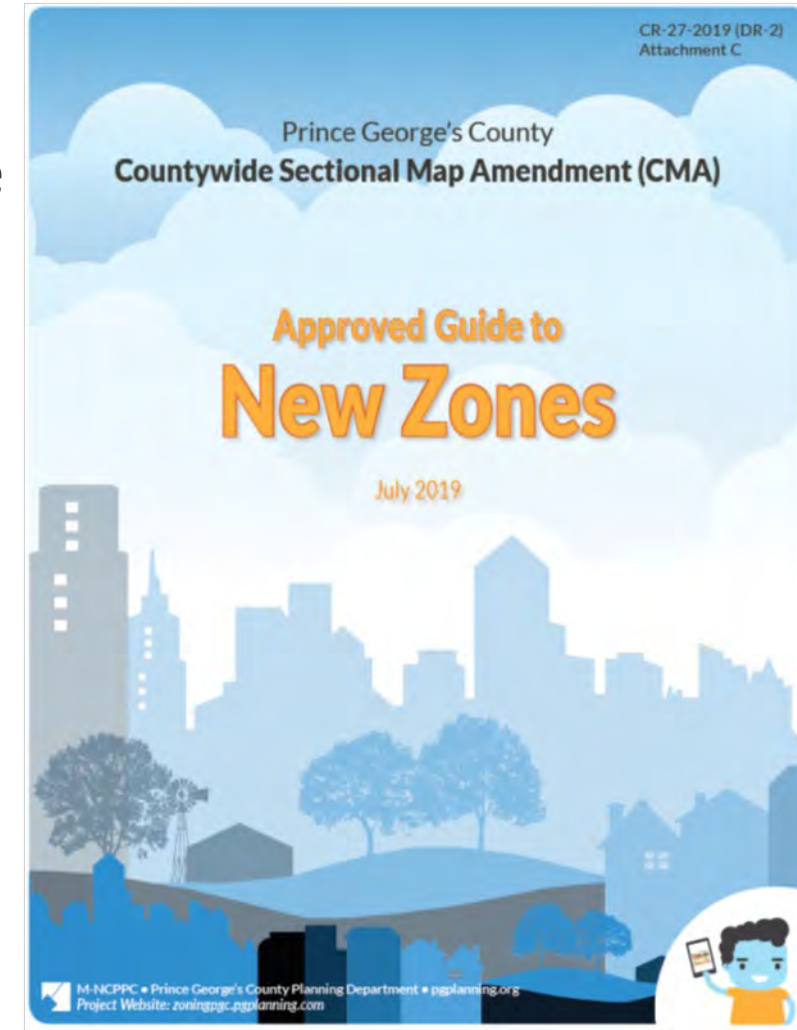
- **What is an “error”**

- Staff made a mistake applying the rules to assign a new zone
- Recently approved ZMA not reflected on the proposed zoning map
- Recently approved entitlement (CDP, CSP, DSP, SDP, or PPS) for a mixed-use group

- **What is not an “error”**

- Split-zoned properties
- Prior “errors” made before initiation of the CMA
- Zoning perceived to be inconsistent with the area master plan, sector plan, or TDDP; or with Plan 2035
- Existing uses are not permitted in the new zone
- The belief that the Guide to New Zones is flawed

- **Staff identified seven errors**





4. Staff-Confirmed Errors in the Application of the Council's Approved Guide to New Zones (2019)



Staff-Confirmed Errors

1. **Errata** – Nine errors identified prior to the Joint Public Hearing in staff exhibit 159
2. **Town of Cheverly** – Town park land
3. **MXT-5-11** – South side of Annapolis Road east and south of Bladensburg
4. **MXT-5.03.1** - Northwest side of Bladensburg Road at Eastern Avenue
5. **MXT-6-20** - Melwood Road in Westphalia
6. **R-R/C-M Zoned Property:** Missouri Avenue/US 301 in Brandywine
7. ***MXT-8-29.1** – National View, Oxon Hill
8. ***R-80 Zoned Property:** Clay Property, Prince George’s Plaza Metro

Staff-Confirmed Errors

Errata (Exhibit 159)

1. **A mapping technical error:** 60 properties originally identified as CN have been reclassified to the correct CGO Zone proposal. Four properties originally identified as CGO have been reclassified to the correct CN Zone proposal.
2. **Daniel's Park Subdivision in College Park:** An administrative correction was made that results in a recommendation for RSF-65 instead of AG.
3. **MUI-5-05 in Bladensburg:** A Detailed Site plan was approved in 2017 that impacts the property and changes the proposed zone from RMF-48 to CS.
4. **Hamilton St. and 40th Ave in Hyattsville:** A Conceptual Site Plan was approved in 2018 to rezone the property. The correct existing zone is R-55, not O-S. This results in a change in the proposed zone to RSF-65.
5. **MXT-6-18 in Upper Marlboro:** A Conceptual Site Plan was approved in 2020 that impacts the property and changes the proposed zone from IE to RMF-48.



Staff-Confirmed Errors

Errata (Exhibit 159)

6. **Greater Cheverly Sector Plan:** Multiple revisions to place municipal parks in the ROS Zone, and one revision to change mixed-use grouping MUI-5-07 to the proposed CGO Zone.
7. **4935 Prince George's Ave in Beltsville:** A Zoning Map Amendment was approved that changed the existing zone from R-10 to C-S-C. This changes the proposed zone to the CGO Zone.
8. **MXT-9-30.1 in Clinton:** A Detailed Site Plan was approved in 2020 that changes the recommended zone from the CGO Zone to the RMF-48 Zone.
9. **Konterra Town Center boundary:** An administrative correction was made to clarify the boundaries of the Plan 2035 Konterra Town Center that results in the correct alignment of the proposed TAC Zone. This correction also pertains to mixed-use group MXT-1.01.1, which is now proposed to be rezoned to the RMF-48 Zone.

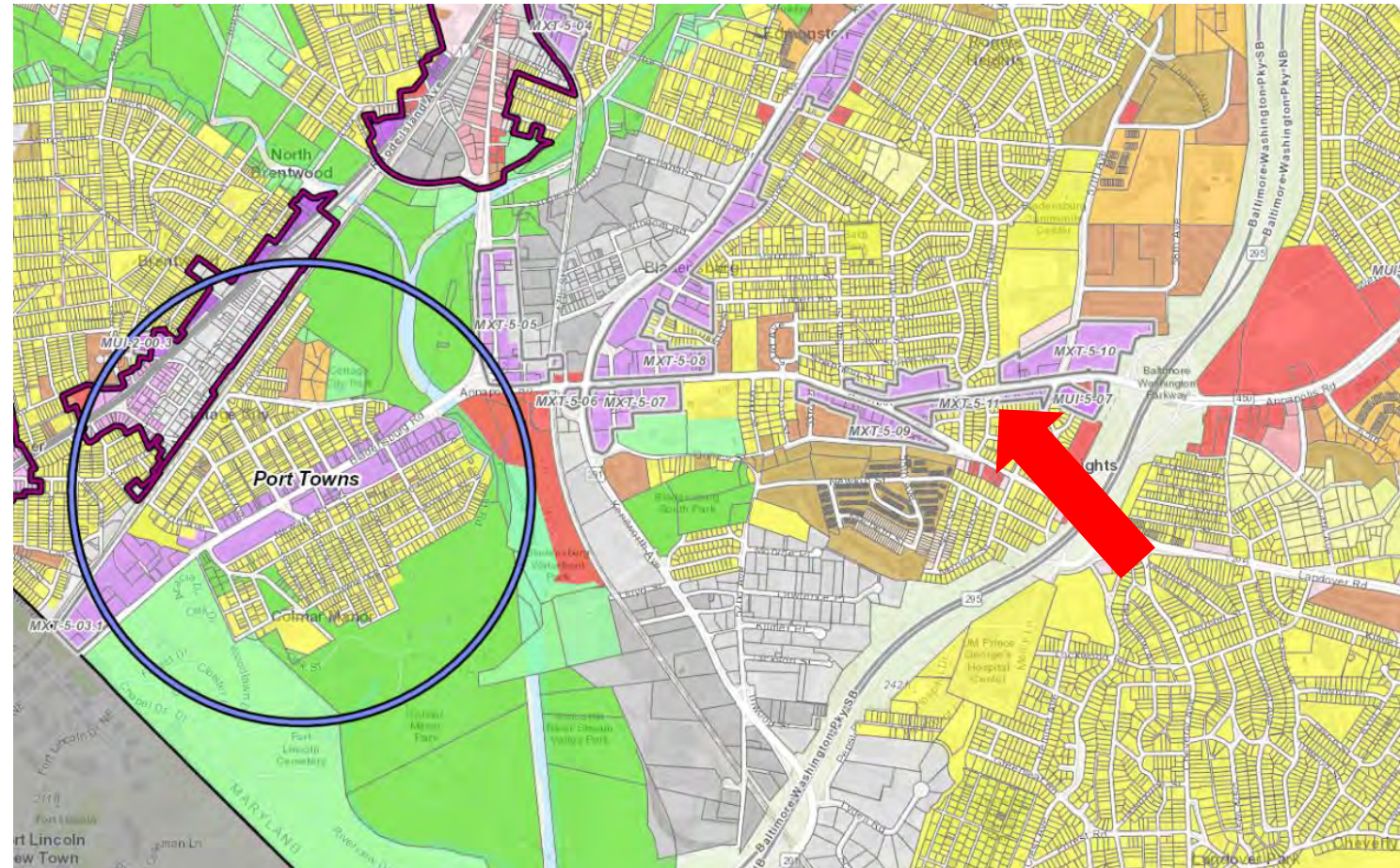
Staff-Confirmed Errors



MXT-5-11 on the southside of Annapolis Road, Hyattsville

Exhibits:

- #9 - Abdullas Hijazi Bladensburg Services LLC
- #10 - Zahid Feroze Bladensburg Services LLC



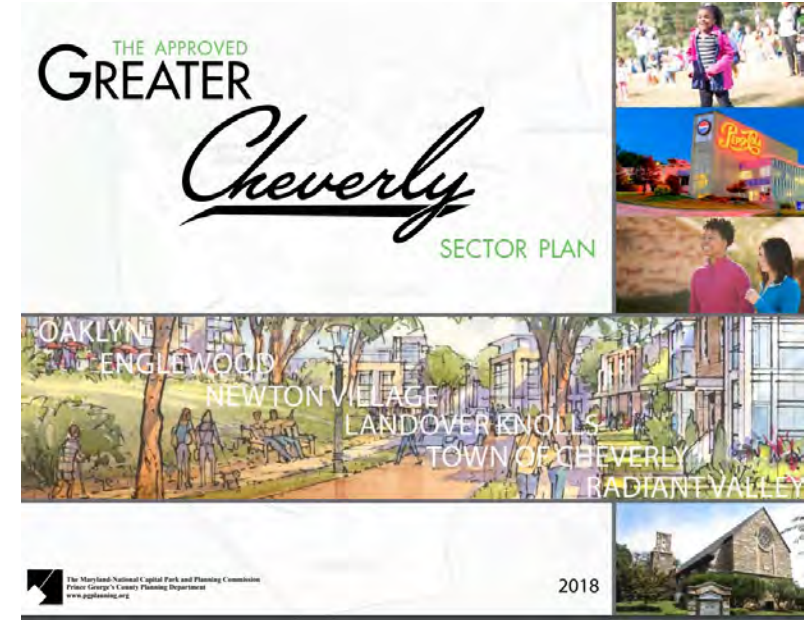
Staff-Confirmed Errors

- **Location:** MXT-5-11
 - Annapolis Road, Hyattsville
- **Exhibits:** 9, 10
- **Speaker:** 11
- **Current Zone:** M-X-T
- **Proposed Zone:** Commercial, Neighborhood (CN)
- **Requested Zone:** Commercial, Service (CS)
- **Correct Zone:** Residential, Multifamily -48 (RMF-48)
- **Staff Analysis:** Policy 3 (p. 42) of the Port Towns Sector Plan encourages medium-density residential development for the subject area. This policy changes the groups to predominately residential.



Staff-Confirmed Errors

- **Exhibits:** 90 and 189
- **Location:** Town of Cheverly Park Land
- **Current Zone:** R-55
- **Proposed Zone:** Residential, Single-Family- 65 (RSF-65)
- **Requested Zone:** Reserved Open Space (ROS)
- **Correct Zone:** Reserved Open Space (ROS)
- **Staff analysis:** Administrative Correction 20-05, placing parks within the Greater Cheverly Sector Plan boundary in the ROS Zone, inadvertently excluded Pinkey's Park and Kilmer Steet Park.



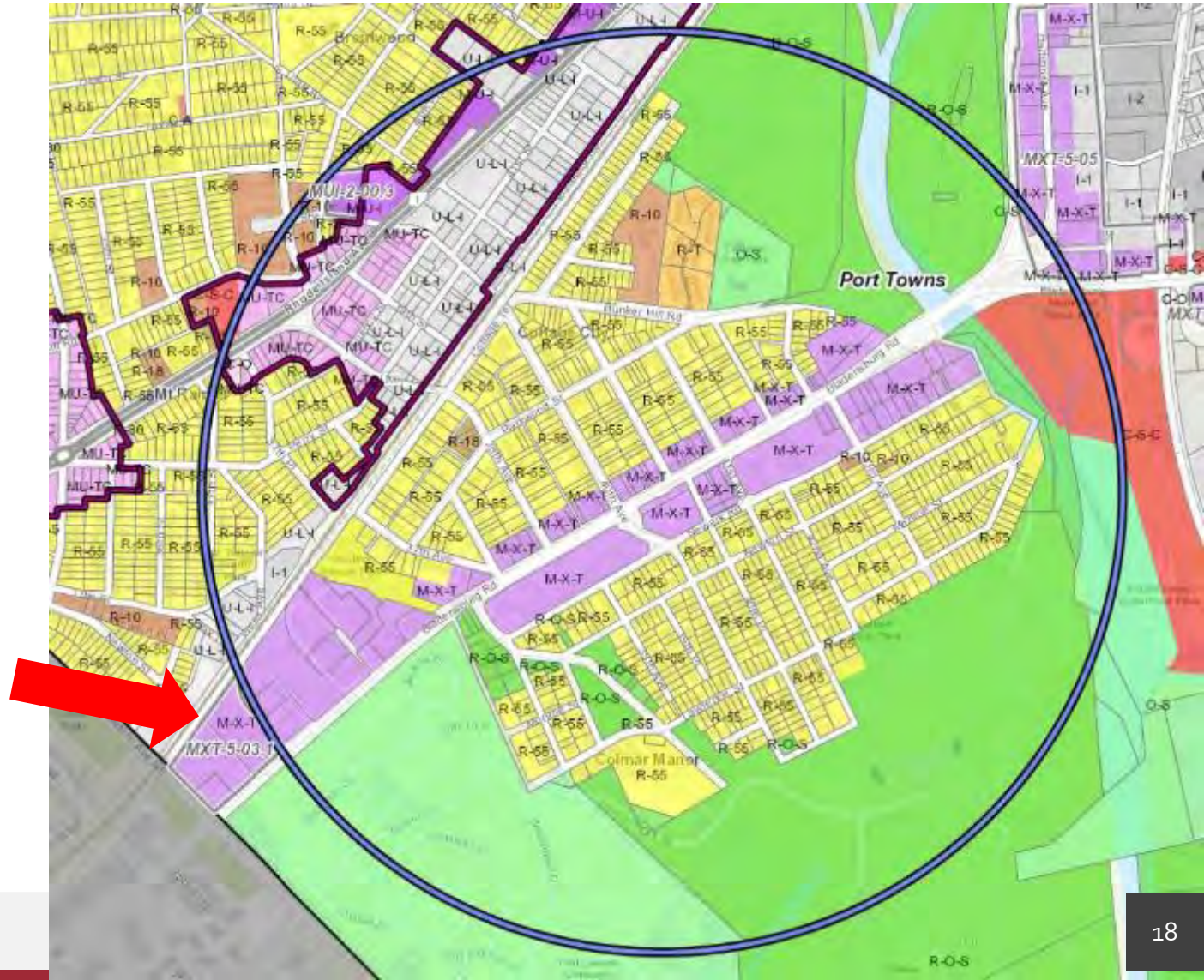
Staff-Confirmed Errors



Exhibits:

- #170 and #177 - J.G Decker
- #223 and Speaker #13 - Thomas Haller

MXT-5-03.1 North side of Bladensburg Road



Staff-Confirmed Errors

- **Exhibits:** 170, 177, 223
- **Location:** MXT-5-03.1, Bladensburg Road
- **Current Zone:** M-X-T
- **Proposed Zone:** Commercial, Neighborhood (CN)
- **Requested Zone:** Industrial, Employment (IE)
- **Correct Zone:** Commercial, Service (CS)
- **Staff Analysis:** Staff identified AG as the highest-intensity abutting zone in error. The correct highest-intensity abutting zone is the NAC Zone. This changes the answer to question #9 of the Mixed-Use Decision Matrix.

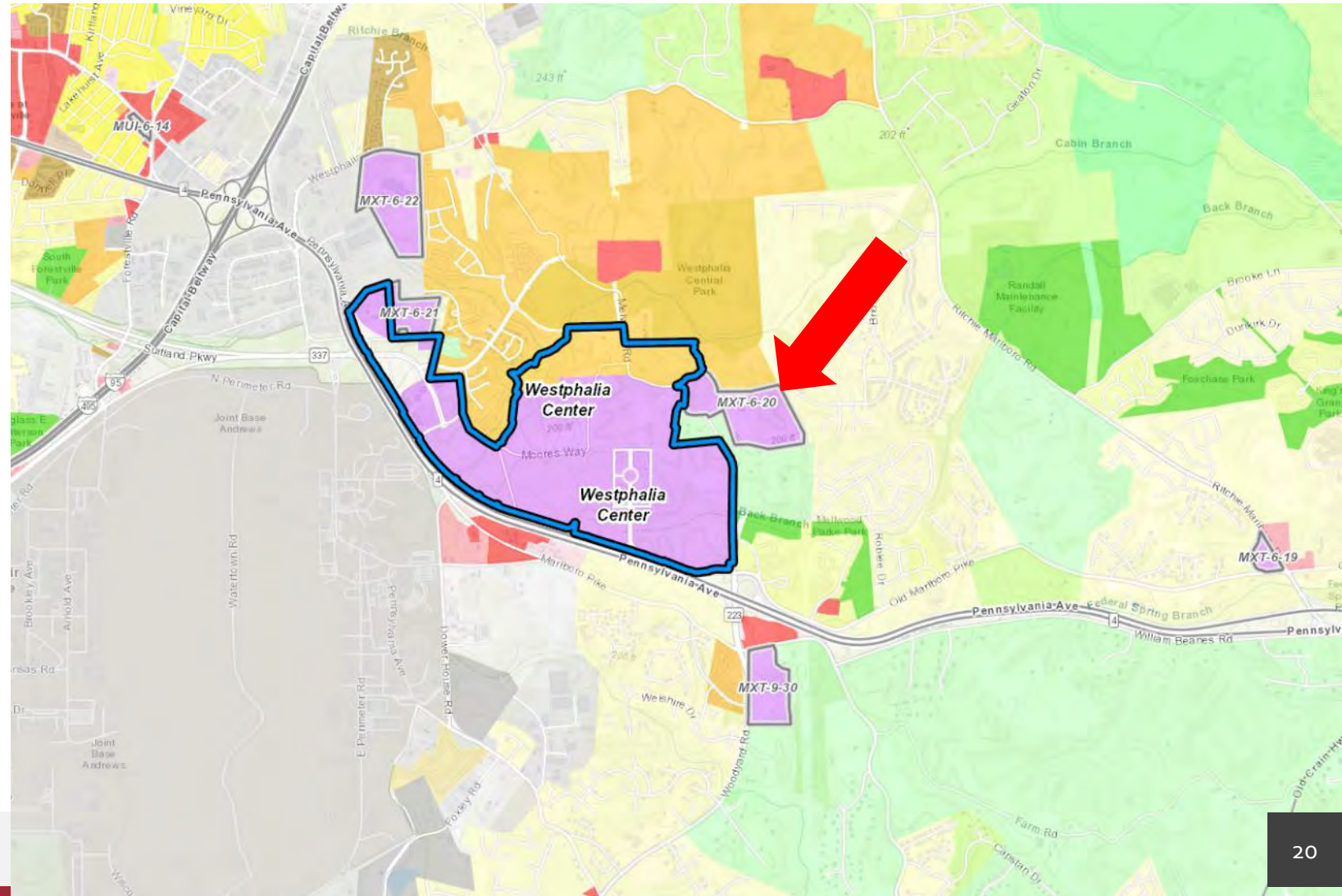


Staff-Confirmed Errors



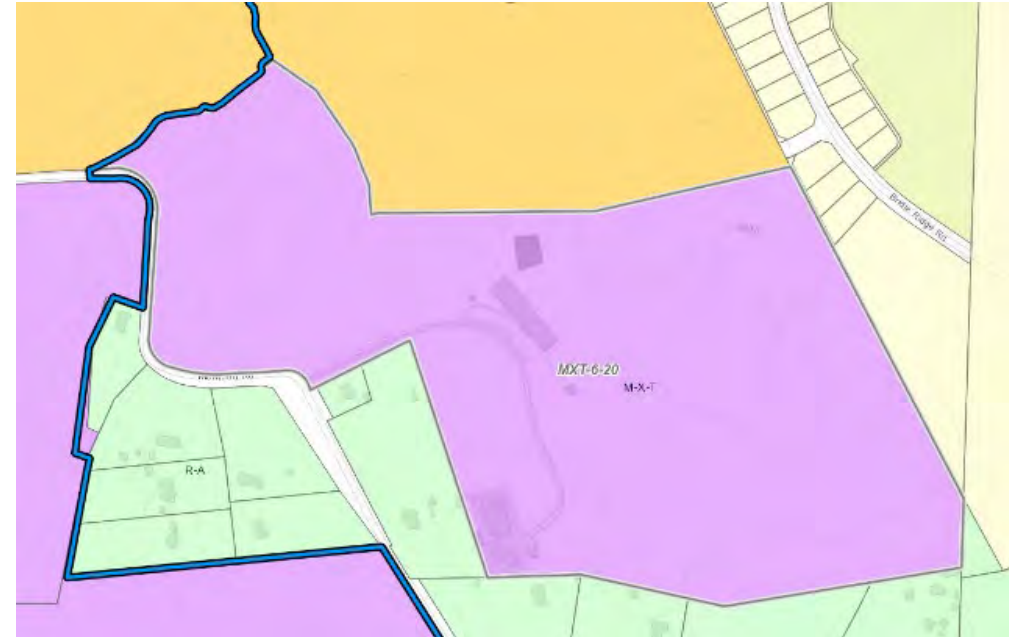
Location: MXT-6-20 on Melwood Road in Upper Marlboro

- **Exhibit:** 222 - Thomas Haller on behalf of Braveheart Land, LLC
- **Speaker:** 13 on Sept 14th



Staff-Confirmed Errors

- **Location:** MXT-6-20 (Melwood Road in Upper Marlboro)
- **Exhibit:** 222
- **Speaker:** 13 on Sept 14th
- **Current Zone:** M-X-T
- **Proposed Zone:** Commercial, Neighborhood (CN)
- **Requested Zone:** Residential, Multifamily-20 (RMF-20)
- **Correct Zone:** Residential, Multifamily-20 (RMF-20)
- **Staff analysis:** Staff did not include CSP-19004 for 475 townhouses in the calculation. This entitlement changes the group to predominantly residential. This changes the answer to question #3 of the Mixed-Use Decision Matrix.



Staff-Confirmed Errors



East side on Missouri Avenue between the north and southbound lanes of US 301

Exhibits: 335 – Edward Gibbs

- On Behalf of Khan Properties LLC



Staff-Confirmed Errors

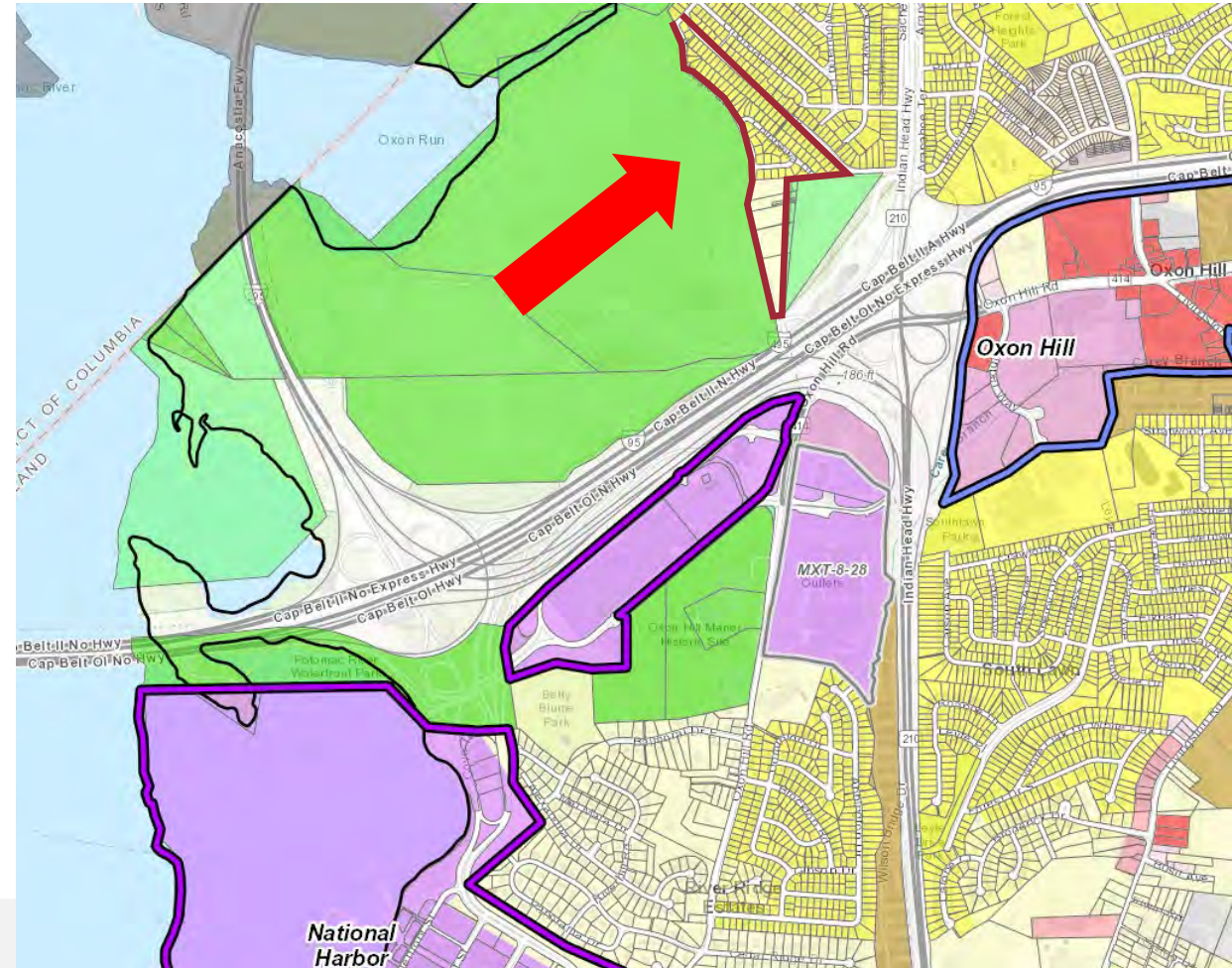
- **Exhibits:** 335
- **Location:** East side on Missouri Avenue between the north and southbound lanes of US 301
- **Current Zone:** Commercial Miscellaneous (C-M)
- **Proposed Zone:** Residential, Rural (RR)
- **Requested Zone:** Commercial, Service (CS)
- **Correct Zone:** Commercial, Service (CS)
- **Staff Analysis:** The approval of A-10049-C on October 15, 2019 rezoned the southern portion of the subject property (south of the PEPCO R-O-W) to the C-M Zone.



Staff-Confirmed Errors

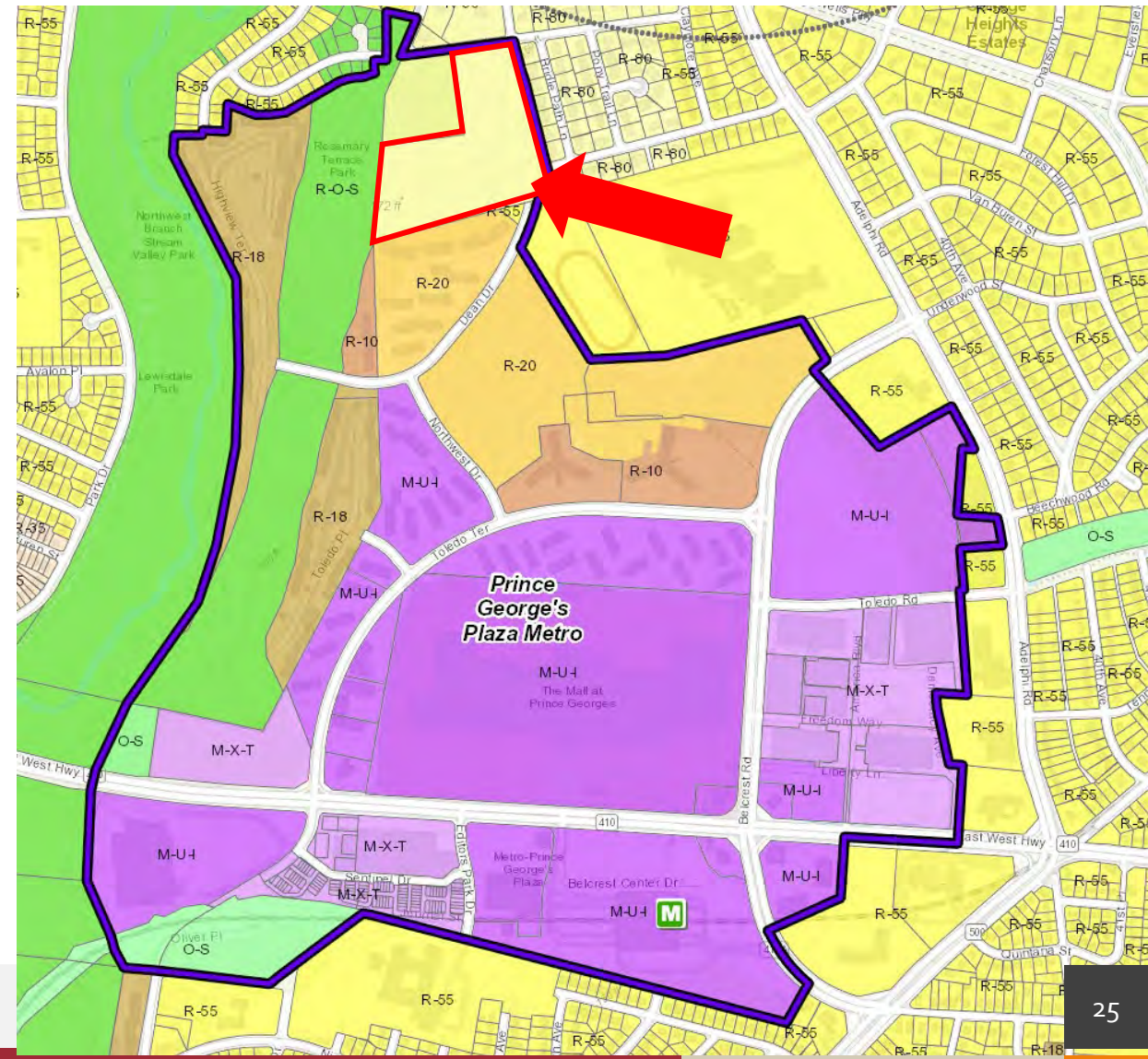
- **Location:** MXT-8-29.1 National View, Oxon Hill
- **Incorrect Current Zone:** R-R and R-55
- **Incorrect Proposed Zone:** RR and RSF-65
- **Correct Current Zone:** M-X-T
- **Correct Proposed Zone:** Residential, Multifamily-48 (RMF-48)
- **Staff Analysis:** The approval of A-10055 on October 26, 2021 rezoned the subject property from the R-R and R-55 zones to the M-X-T Zone.

MXT-8-29.1 National View, Oxon Hill



Staff-Confirmed Errors

- **Location:** Prince George's Plaza Metro
- **Incorrect Current Zone:** R-80
- **Incorrect Proposed Zone:** RSF-95
- **Correct Current Zone:** R-20
- **Incorrect Proposed Zone:** RSF-A
- **Staff Analysis:** The approval of CSP-20007 on October 25, 2021 rezoned the subject property from R-80 to R-20.





5. Common Testimony Themes



Common Themes

Staff have prepared a memorandum to the Planning Board identifying common themes and providing additional discussion. Several of the most recurring themes include:

- **Requests for Greater Transparency and Additional Public Hearings**

- Staff believe the focused approach and conformance to Part 19, CB-27-2019, and HB 980 demonstrate the process worked as intended
- Staff do not believe an additional public hearing to review identified errors is warranted. The errors are limited in number and are clear, understandable, and in full conformance with the direction on how to conduct the CMA

- **Requests for zoning intensification**

- 203 requests for intensification
- Staff does not support **any** intensification requests unless staff confirmed an error of application of the Council's Approved Guide
- A Zoning Map Amendment or Sectional Map Amendment are appropriate; not the CMA



Common Themes

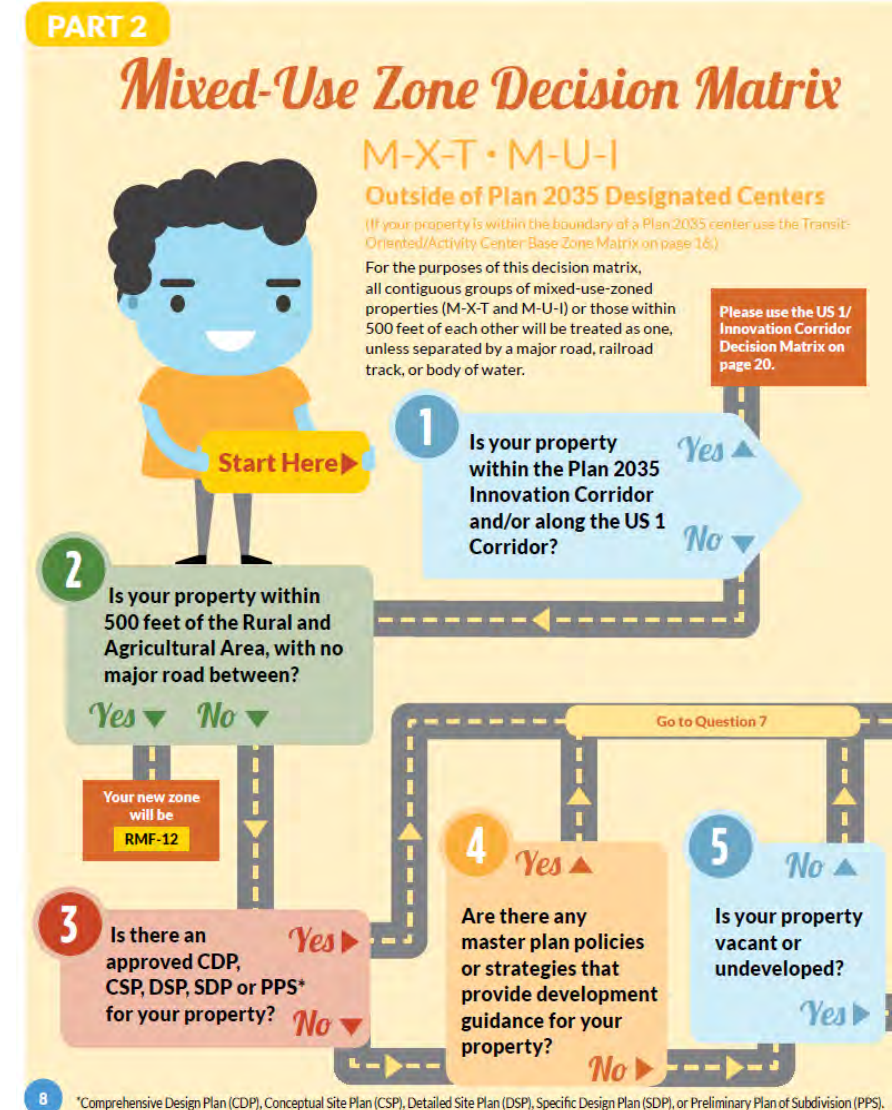
- **Concerns about (XYZ) becoming nonconforming**
 - Grandfathering and transition provisions; 2-year overlap of prior Zoning and Subdivision codes
 - Revised language is incorporated in the pending technical correction bills (CB-88-2021 DR-2 and CB-98-2021 DR-2)
- **Concerns regarding properties transitioning from the I-1 zone to the IE zone**
 - References to use tables and bulk regulations
 - Regulations were developed for Module 1 with public input in 2015
- **Assertions of Prior Error**
 - Not role of CMA to correct prior errors; pursue administrative correction with Planning Director or other approaches
- **Assertions of error in Council’s Approved Guide to New Zones**
- **New zone is not “most similar”**
- **Support for the approval of the CMA**



6. Mixed-Use Zone Decision Matrix

Mixed-Use Zone Decision Matrix

- M-X-T and M-U-I Zones (not located in centers or the Innovation Corridor)
- 69 total groups
 - 2,306-acres
 - 0.007% of the County
- Common concerns
 - Plan 2035 policy areas are ambiguous and undefined
 - Identification of abutting zones
 - Proposed zone does not permit all existing uses
 - Proposed zone does not align with the aspirations of the area
 - Proposed zone is not the “most similar” new zone



Mixed-Use Zone Decision Matrix

M-X-T • M-U-I

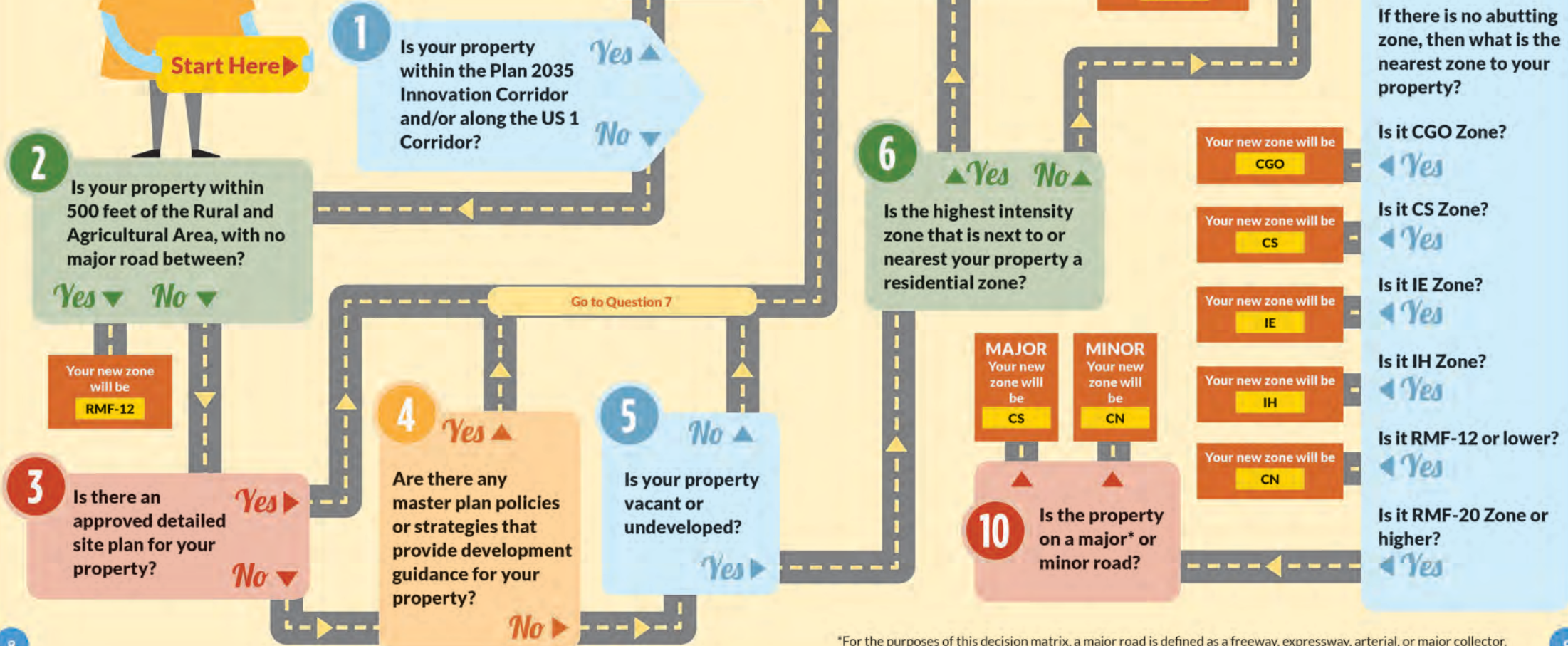
Outside of Plan 2035 Designated Centers

(If your property is within the boundary of a Plan 2035 center use the Transit-Oriented/Activity Center Base Zone Matrix on page 16.)

For the purposes of this decision matrix, all contiguous groups of mixed-use-zoned properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one, unless separated by a major road, railroad track, or body of water.



Please use the US 1/ Innovation Corridor Decision Matrix on page 18.



1 Is your property within the Plan 2035 Innovation Corridor and/or along the US 1 Corridor?
 Yes ▲
 No ▼

2 Is your property within 500 feet of the Rural and Agricultural Area, with no major road between?
 Yes ▼ No ▼

Your new zone will be
RMF-12

3 Is there an approved detailed site plan for your property?
 Yes ▶
 No ▼

4 Yes ▲
 Are there any master plan policies or strategies that provide development guidance for your property?
 No ▶

5 No ▲
 Is your property vacant or undeveloped?
 Yes ▶

7 Are the approved **3**, proposed **4**, or existing **5** uses for the property predominately residential?
 Yes ▼
 No ▶

8 Is the property on a major* or minor road?
 ▶ MAJOR Your new zone will be **RMF-48**
 ▶ MINOR Your new zone will be **RMF-20**

6 ▲ Yes No ▲
 Is the highest intensity zone that is next to or nearest your property a residential zone?

MAJOR Your new zone will be **CS**
 MINOR Your new zone will be **CN**

10 Is the property on a major* or minor road?
 ▶ MAJOR Your new zone will be **CS**
 ▶ MINOR Your new zone will be **CN**

9 What is the highest intensity abutting zone?
 If there is no abutting zone, then what is the nearest zone to your property?
 Is it CGO Zone? ◀ Yes
 Is it CS Zone? ◀ Yes
 Is it IE Zone? ◀ Yes
 Is it IH Zone? ◀ Yes
 Is it RMF-12 or lower? ◀ Yes
 Is it RMF-20 Zone or higher? ◀ Yes

*For the purposes of this decision matrix, a major road is defined as a freeway, expressway, arterial, or major collector.



7. Municipal Testimony

Municipal Testimony



1. **City of New Carrollton** – No objection to the CMA
2. **Town of Capitol Heights** – Concerned with minimum lot size of older residential lots
3. **Town of Riverdale Park (Town Manager)** – General concerns regarding the application of changed zones and impact to the M-U-TC designation; details not offered
4. **City of Hyattsville (City Planner)** – Objects to the proposed intensification of Werrlein Properties (Exhibit 11); no specific zoning recommendation provided
5. **Town of Cheverly (Town Planning Board)** – Seeks rezoning of two Town parks

Municipal Testimony



6. **Town of University Park** – Requests the O-S Zone instead of the “AG-RES” Zone for the Town Park.
7. **Town of Forest Heights** – Supports pending A- rezoning to M-X-T; transposes to a CMA recommendation as it is now in the record
8. **Town of Bladensburg** – Seeks the CN Zone for mixed-use group MXT-5-08
9. **City of Greenbelt** – Recommends 7 zoning changes

Municipalities

Town of Bladensburg (MXT-5-8) Kenilworth Ave and Annapolis Rd - Testimony states that the requested CN Zone better matches the zones of adjacent properties, is pedestrian-friendly, and promotes a neighborhood scale main street character.

Exhibit: 259

Existing Zone: M-X-T

Proposed Zone: CS

Requested Zone: CN

Staff Analysis: Testimony does not demonstrate an error.



Municipalities Testimony



City of Greenbelt – Testimony does not demonstrate an error, but makes several zoning recommendations

- **Exhibit: 87**
- **Supports Greenbelt’s NCO Zone**
- **Roosevelt Center:**
 - Current zone C-S-C
 - Proposed zone CGO
 - Requested zone CN
- **North side of Branchville Road:**
 - Current zone M-X-T
 - Proposed zone RMF-48
 - Requests more appropriate zone
- **Developed Board of Education properties:**
 - Current M-U-I, R-55, R-R
 - Proposed RTO-L-e, RSF-65, RR
 - Requested AG
- **“Forest Preserve” properties:**
 - Current O-S and R-R
 - Requested ROS
- **Schrom Hills Park:**
 - Current R-R
 - Proposed RR
 - Requested AG

Municipalities Testimony



City of Greenbelt (continued) – Testimony does not demonstrate an error, but makes several zoning change requests

Greenbelt Station South Core (MXT-4-01.1)					
Townhouse Section		Apartment Section		Park Land	
Proposed	Requested	Proposed	Requested	Proposed	Requested
RMF-48	RSF-A	RMF-48	RMF-20	RMF-48	AG



QUESTIONS?

Staff Recommendation



Endorse the preliminary zoning map including limited/identified amendments to the zoning map to correct staff-identified errors in application of the Council's Approved Guide to New Zones

Transmit the endorsed zoning map to the District Council



Thank You

- Zoning Rewrite Project Team
- 301-952-4944
- zoningpgc@ppd.pgplanning.com
- @ZoningPGC
- ZoningPGC.pgplanning.com



PGCPB No. 2021-133

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, pursuant to Section 27-1903 of the Zoning Ordinance of Prince George's County, held duly advertised public hearings on the Proposed Countywide Sectional Map Amendment, on September 13 and September 14, 2021; and

WHEREAS, the Countywide Sectional Map Amendment (hereafter "CMA") is proposed to amend the Zoning Map to apply the appropriate zoning classification within the new Zoning Ordinance adopted by the District Council in CB-13-2018 on October 23, 2018 to all property within the Maryland-Washington Regional District in Prince George's County, Maryland; and

WHEREAS, the purposes of the CMA as established in Section 27-1900(a) of the Zoning Ordinance are:

- (1) To apply zoning categories contained in Prince George's County's new Zoning Ordinance to all real property in Prince George's County;
- (2) To provide for a comprehensive and systematic rezoning procedure that bridges the gap between the abrogation date of this Zoning Ordinance and the effective date of the new Zoning Ordinance;
- (3) To limit piecemeal rezoning;
- (4) To notify landowners, municipalities, special governed taxing districts, developers, civic associations, agencies, and other County stakeholders of the zoning changes impacting real property;
- (5) To provide the necessary foundation the new Zoning Ordinance requires before it can become effective;
- (6) To efficiently and effectively rezone all property in the County in all Planning Areas comprehensively and systematically, in a timely manner, and in accordance with all applicable State and local laws; and

WHEREAS, on July 23, 2019, the District Council approved the Council's Approved Guide to New Zones, which directed the Planning Board staff how to prepare the preliminary zoning map pursuant to clear mandates designed to facilitate the technical reclassification of land from the current zone to the closest new zone contained in the replacement Zoning Ordinance adopted by the County Council of Prince George's County, Maryland, sitting as the District Council, on October 23, 2018; and

WHEREAS, on May 30, 2021, Maryland State House Bill 980 was enacted under Article II, § 17(c) of the Maryland Constitution, making certain revisions to state law including prohibiting the Prince George's County Planning Board from recommending, and the District Council from approving, any requests made by or on behalf of any person for zone intensification that differs substantially from the applicable zoning category or classification recommended in the Proposed Guide to New Zones adopted by the District Council on July 16, 2019; and

WHEREAS, on October 28, 2021, the Planning Board held a public meeting on the proposed CMA to examine the analysis of testimony presented at the September 13 and September 14, 2021, joint public hearings and exhibits received before the close of the record on September 29, 2021; and

WHEREAS, the Prince George's County Planning Board determined to amend said preliminary CMA in response to said public testimony, only to address staff-confirmed demonstrations of error in the application of the Council's Approved Guide to New Zones made in the public record and to incorporate nine errata previously identified by staff in Exhibit 159; to endorse the CMA; and transmit the CMA with further amendments in response to the public hearing record, as follows:

I. ZONING CHANGES IDENTIFIED AS ERRATA (STAFF EXHIBIT 159)

1. Ensure the mapping technical error pertaining to the application of the new CN Zone is fully incorporated in the County's zoning map (this change was already incorporated to the "swipe tool" and resulted in 60 properties originally assigned the CN Zone receiving the CGO Zone instead and 4 properties originally assigned the CGO Zone receiving the CN Zone instead).
2. Correct the proposed zone for the Daniel's Park Subdivision in College Park, identified as Block 7, Lots 21 through 29, Lots 38 through 43, Lots 47 through 54; and Block 8, Lots 52 and 53) to the RSF-65 Zone.
3. Correct the proposed zone for mixed-use group MUI-5-05, totaling 8.81 acres generally located at the southwest intersection of Leslie Avenue and Martin Luther King Jr. Highway (MD 704) to the CS Zone. The associated tax account numbers for properties in MUI-5-05 are: 1411727; 1414655; 1414663; 1414671; 1414689; 1421742; 1427277; 1427517; 1427848; 1427855; 1427863; 1427921; 1427954; 1428093; 1428093; 1428242; 1428440; 1428457; 1428481; 1428499; 1428507; 1428614; 1429083; 1429083; 1429117; 1429133; 1429141; 1429158; 1429166; 1429174; 1429539; 1430339; 1430370; 1430388; 1430404; 1430503; 1430511; 1430529; 1430537; 1430578; 1430586; 1430982; 1431022; 1431048; 1431048; 1431048; 1431048; 1432723; 1432723; 1432723; 1432723; 1433549; 1433549; 1433564; 1433572; 1433572; 1433580; 1433580; 1491828; 1491836; 1550532; 1550532; 1550532; and 1562396.
4. Correct the proposed zone for properties generally located at the southeast quadrant of Hamilton Street and 40th Avenue in Hyattsville consisting of 4.66 acres and known as tax account number 1830132 to the RSF-65 Zone.
5. Correct the proposed zone for mixed-use group MXT-6-18, totaling 142.31 acres generally located at the northwest intersection of Robert Crain Highway (US 301) and Marlboro Pike (MD 725) to the RMF-48 Zone. The associated tax account numbers for properties in MXT-6-18 are: 0192054; 0196592; 0197269; 0202986; 0203315; 0203349; 0215053; 0227223; 0231159; 0237776; 0237792; 0237800; 0237818; 0237826; 0237842; 0237859; 0237867; 0237875; 0237883; 0237891; 0237933; 0237941; 0237982; 0247478; 0248641; 0248898; 03620341; 0196923; 0197699; 0198143; 0198150; 0198168; 0200832; 0202994; 0203000; 0204065; 0204735; 0205104; 0205146; 0205153; 0215061; 0228106; 0228916; 0229526; 0235036; 0237834; 0237909; 0237917; 0237966; 0238337; 0244038; 0244046; 0246199; 0247031; 0248740; 0249383; 2999654; and 2999670.

6. Incorporate the corrections to the proposed zoning map for that portion located within the boundary of the 2018 *Approved Greater Cheverly Sector Plan* identified in a staff memorandum (Rowe and Ruiz Rivera to Williams, McCune, and Patnode, October 28, 2020) attached to Exhibit 159 as change numbers GC9 through GC21. GC 9 changes mixed-use group MUI-5-07 to the CGO Zone; GC10 through GC 21 changes municipal park properties to the ROS Zone.
7. Correct the proposed zone for the property located at 4935 and 4937 Prince George's Avenue in Beltsville, also known as Lots 21, 22, and 23 with tax account number 0005991, to the CGO Zone.
8. Correct the proposed zone for mixed-use group MXT-9.30.1, totaling 42.12 acres generally located on the eastern side of Old Branch Avenue in the southeast quadrant of its intersection with Woodyard Road to the RMF-48 Zone. The associated tax account numbers for properties in MXT-9.30.1 are: 0872044; 0872051; 3245958; 0872077; 0975268; 0980540; 0980557; and 0983858.
9. Correct the Plan 2035 center boundary layer to reflect the corrected boundary of the Konterra Town Center and pursuant to Administrative Correction 21-02 remove mixed-use group MXT-1-01.1 from the center boundary and correct its proposed zone to the RMF-48 Zone. This mixed-use group is generally located at the southwest intersection of I-95 and the Inter-County Connector (MD 200) and consists of tax account 0014365.

II. ZONING CHANGES PURSUANT TO STAFF-CONFIRMED DEMONSTRATIONS OF ERROR IN THE APPLICATION OF THE COUNCIL'S APPROVED GUIDE TO NEW ZONES

1. Revise the zoning map to change the zoning for mixed-use property group MXT-5-11, totaling 5.084 acres and generally located on the south side of Annapolis Road (MD 450) east of its intersection with Landover Road (MD 202) from the CN Zone to the RMF-48 Zone. The associated tax account numbers for properties in MXT-5-11 are: 0086710; 0086777; 0089250; 0089268; 0089383; 0089391; 0090845; 0115899; 0115907; 0133140; 0134247; 0134254; 0150102; 0156893; 0179499; 0181875; 0181883; 0181891; 0182147; 0121608; 0182139; 0182188; 0182170; 3763679; and 3763687.
2. Revise the zoning map to change the zoning for two park properties owned by the Town of Cheverly and known as Pinkey's Park at 5900-5902 Beecher Street with tax account numbers 0176404 and 0185014, and Kilmer Street Park located at 6301 Kilmer Street with tax account numbers 0167460 and 3507514, from the RSF-65 Zone to the ROS Zone.
3. Revise the zoning map to change the zoning for mixed-use property group MXT-5-03.1, totaling 5.298 acres and generally located on the northwest side of Bladensburg Road east of its intersection with Eastern Avenue from the CN Zone to the CS Zone. The associated tax account numbers for properties in MXT-5-03.1 are: 0091421; 0139311; and 0139360.
4. Revise the zoning map to change the zoning for mixed-use property group MXT-6-20, totaling 68.7 acres, generally located on the east side of Melwood Road, approximately 1 mile north of its intersection with Pennsylvania Avenue (MD 4) with tax account number 1732809, from the CN

Zone to the RMF-20 Zone.

5. Revise the zoning map to change the zoning for the portion of the property known as tax account 1147271 listed as 0 Robert Crain Hwy, Brandywine, MD 20613, which is located south of the PEPCO right-of-way in the median of US 301 north of Missouri Avenue from the RR Zone to the CS Zone.
6. Revise the zoning map to change the zoning for all property located within the boundary of Zoning Map Amendment A-10055, located north of the Capital Beltway (I-495/I-95) and west of Indian Head Highway (MD 210), from the RSF-65 and RR zones to the RMF-48 Zone.
7. Revise the zoning map to change the zoning for the property known as the Clay Property, with tax account 1844109 and located on Rosemary Lane in Hyattsville, from the RSF-95 Zone to the RSF-A Zone.

III. OTHER CHANGES

1. Change the Zoning Map to incorporate technical mapping, typographical, grammatical, and rewording corrections, as necessary.
2. Change the Zoning Map where appropriate to correspond to the aforementioned amendments.

WHEREAS, the proposed CMA is an amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the CMA includes zoning changes enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-1905(c)(1) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment applications within that portion of the Maryland-Washington Regional District in Prince George's County shall be postponed; and

WHEREAS, pursuant to Section 27-157(b)(4) of the Zoning Ordinance of Prince George's County, the conditions and findings attached to previously approved zoning applications are considered part of the endorsed CMA and noted on the Zoning Map; and

WHEREAS, the Planning Board supports the designation of the first two proposed Neighborhood Conservation Overlay (NCO) zones for portions of the City of Greenbelt and the City of Mount Rainier and endorses the proposed NCO zone boundaries for these locations.

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that the Countywide Sectional Map Amendment has been prepared in accordance with the requirements of Part 19 of the Zoning Ordinance, CR-27-2019, and the Council's Approved Guide to New Zones, and is fully compliant with the prescriptions of Maryland State House Bill 980; and

BE IT FURTHER RESOLVED THAT THE Prince George's County Planning Board of the

Underline indicates new language
[indicates deleted text]

Maryland-National Capital Park and Planning Commission, pursuant to Section 27-1905(a) of the Zoning Ordinance, approves the aforementioned findings and determinations and endorses the proposed Countywide Map Amendment for that portion of the Maryland-Washington Regional District in Prince George's County by this resolution, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County.

This is to certify that the foregoing is a true and correct copy of a resolution, as revised, adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Washington, with Commissioners Hewlett, Bailey, Washington, Geraldo and Doerner voting in favor of the motion, at its regular meeting held virtually on Thursday, October 28, 2021.

Adopted by the Prince George's County Planning Board this 28th day of October 2021.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: October 26, 2021



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org


Prince George's County Planning Department
Countywide Planning Division

(301) 952-3680

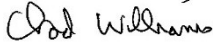

October 28, 2021

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Andree Green Checkley, Planning Director
Derick Berlage, Acting Deputy Director 

Digitally signed by
Andree Green
Checkley
Date: 2021.10.28
15:49:45 -0400

FROM: Chad Williams, LEED AP BD+C, Project Facilitator, Zoning Rewrite 
Kierre McCune, Project Manager, Countywide Map Amendment 

SUBJECT: Planning Department Recommendation to Endorse the Proposed Countywide Map Amendment Zoning Map with Amendments and Provide an Overview of Countywide Sectional Map Amendment Testimony and Identification of Common Themes

The purpose of this memorandum is to request the Planning Board to endorse the proposed zoning map amendments to correct the errors identified and confirmed by staff and transmit the endorsed zoning map to the District Council. This memorandum also is intended to provide an overview of the Countywide Sectional Map Amendment (CMA) record of testimony and to identify and discuss common themes raised within the record.

There is one attachment offering a list of staff-confirmed errors to the proposed zoning map, a second attachment that discusses three exhibits in more detail, and enclosures consist of the Planning Department's analysis of testimony, staff identification of errors in the application of the Council's Approved Guide to New Zones, and a draft Planning Board resolution of endorsement.

The Record of Testimony

The CMA Record of Testimony consists of 383 written exhibits constituting 8,197 pages. An additional 4,006 pages of ethics affidavits were provided but are the responsibility of the County Council and will not be reviewed by Planning Department staff. According to the official transcripts of the Joint Public Hearings held on Monday, September 13 and Tuesday, September 14, 2021, there were 92 speakers. The transcripts total 333 pages.

The Planning Department staff team have analyzed all 383 exhibits and the testimony of the 92 speakers. The staff analysis consists of this memorandum, a PowerPoint presentation, and the output of an Access database of testimony, which is attached.

Staff wish to take a moment to sincerely thank everyone who submitted testimony in this process, which is essential to being able to use the new Zoning Ordinance, Subdivision Regulations, and Landscape Manual adopted on October 23, 2018. Staff also thank everyone who has been a part of the Zoning Rewrite and CMA over the last seven years. It is only with the time, commitment, and engagement of our community, municipal, and professional partners that have brought Prince George's County to the verge of a modern zoning and subdivision code. All testimony is important and staff assure all our stakeholders that every exhibit received equal treatment in our analysis.

As will be demonstrated, overall, the preliminary CMA/proposed zoning map overwhelmingly achieved its goals. Of more than 300,000 properties in the County, only 5 errors in the application of the Council's Approved Guide to New Zones (the Decision Matrix) have been identified and confirmed as errors of application, and nine errata were identified by staff in Exhibit 159 in the record of testimony.

Methodology of Analysis

All exhibits and speaker testimony were reviewed in full by the staff team and summarized in an Access database. The database includes a brief staff analysis of each exhibit, a staff determination whether an error is present, and a staff recommendation as to whether the proposed zoning map should be revised.

Staff analysis was guided in full by Part 19 of the current Zoning Ordinance (the CMA process), CR-27-2019 (the Council's initiation of the CMA), longstanding Council commitments and direction to pursue a technical, non-substantive process that cannot and does not serve as a substitute for comprehensive planning and zoning, and HB 980 (codified in Chapter 429). Namely, the following principles constitute staff direction in the analysis of CMA testimony:

1. The Council's Approved Guide to New Zones determines how each property was to be rezoned. It was clearly intended since initiation that the Council's Approved Guide was to drive preparation of the proposed zoning map and by extension all recommendations of staff, the Planning Board, and the Council.
2. **Only** a successful demonstration of error in the application of the Council's Approved Guide will result in a recommendation by staff for a revision to the proposed zoning map. This is due to the following factors:
 - a. HB 980 prohibits the Planning Board from recommending "any request made on or behalf of any person for zone intensification that differs substantially from the applicable zoning category or classification recommended in the Proposed Guide to New Zones adopted by the District Council on July 16, 2019, under Council Resolution 27-2." Not only have staff followed this direction by not recommending the Board consider any "intensification" or "substantially" different zoning, but the guidance also provided by CR-27-2019 and Part 19 prevent staff from recommending **any** zoning change regardless of HB 980 unless an error of application of the Council's Approved Guide was made and confirmed by staff as an error.
 - b. The purposes of the CMA specified in Section 27-1900(a) reinforce staff's approach, in particular purposes (a)(2), (3), and (6):

- (2) To provide for a comprehensive and systematic rezoning procedure that bridges the gap between the abrogation date of this Zoning Ordinance and the effective date of the new Zoning Ordinance.
- (3) To limit piecemeal rezoning
- (6) To efficiently and effectively rezone all property in the County in all Planning Areas comprehensively and systematically, in a timely manner, and in accordance with all applicable State and local laws.

Any deviation from the Council's Approved Guide, whether resulting in intensification ("upzoning") or de-intensification ("downzoning), constitutes a departure from Part 19 and the purpose and intent of the CMA by providing such properties with a de facto piecemeal rezoning, and would force a substantive evaluation not anticipated or permitted by the CMA. Such substantive evaluation is appropriate for a future Zoning Map Amendment (piecemeal rezoning application) or a Sectional Map Amendment (comprehensive rezoning based on recommendations of an area master plan or sector plan), not the CMA.

- c. CR-27-2019 guides the preparation of the CMA pursuant to Part 19. It restates the purposes of the CMA and approves the Goals, Concepts, Guidelines and Public Participation Program of the CMA along with the approval of the Council's Guide to New Zones. Attachments A and B clearly emphasize the non-substantive, technical nature of the CMA and state "it will not change land use designations, will not substitute for the comprehensive planning and zoning process, or amend Plan 2035." Attachment A specifies the goal of the CMA "to effectively and efficiently rezone all property in that portion of the Regional District within Prince George's County comprehensively and systematically, in a timely manner, and in accordance with all applicable State and local laws."
 - d. Public presentations and commitments dating back to at least the annual Council retreat in January 2019 have included language that the CMA will be technical and non-substantive, is not an opportunity to make drastic changes, not a "free for all," not a substitute for comprehensive planning and zoning, and not an amendment to Plan 2035. Additionally, it has been clear since at least this time that the CMA is designed to quickly implement zoning changes, to ensure everyone plays by the same rules, and ensure zoning conversions are objective, transparent, fair, and equitable.
 - e. It is the unanimous professional belief based on many decades of cumulative staff experience that the only way to meet the goals and directives associated with the CMA is to follow the Council's Approved Guide to the letter and that no other zoning change is appropriate in the CMA process other than to correct an identified error in the application of the Council's Approved Guide.
3. Since the only staff-recommended changes to the proposed zoning map are the result of an error of application of the Council's Approved Guide to New Zones, the analysis of each exhibit focuses on whether an error was successfully identified by the applicant/speaker and whether staff confirmed such error.

Common Themes of the Record of Testimony

Although the focus on identification of error in the analysis of the record of testimony precludes extensive discussion in the form of substantial responses to each individual exhibit (as most testimony does not identify an error of application of the Council's Approved Guide to New Zones), it is important to discuss the common themes that emerge from the full record of testimony. The balance of this memorandum focuses on these themes, including a brief staff analysis of each.

Two exhibits in particular provide extensive discussion of the methodology of the Council's Approved Guide to New Zones. Staff respond to these exhibits in Attachment A since these responses are important to the overall determination of error in application. Those responses are somewhat more technical in nature than the discussion of common themes due to their level of specificity, which is why they will appear as an attachment.

1. Overall Quality of Testimony

The level of justification offered with numerous exhibits is substantial and of high quality. Staff recognize numerous exhibits may have valid points that would be appropriate for a Zoning Map Amendment rezoning application or Sectional Map Amendment rezoning request.

However, despite the name "Countywide Sectional Map Amendment," the CMA is not a Zoning Map Amendment or Sectional Map Amendment and is processed under a different Part of the Zoning Ordinance under different procedures. The issues offered in these exhibits, the extensive discussion of property background and entitlement history, and various justification statements – are simply not pertinent to the CMA.

Staff again appreciate the diligence and clear time commitments put into these thoughtful arguments and encourages applicants who feel they have strong arguments for rezoning to follow the proper procedures to seek rezoning of their properties once the new Zoning Ordinance takes effect.

2. Requests for Greater Transparency and Additional Public Hearings

A significant number of County civic and community organizations and individuals submitted testimony seeking greater transparency, an additional Joint Public Hearing with at least 60 to 75 days of notice, another notification to every property in the County, public access to the full record of testimony, a searchable database, and commitments that there will be no intensification of zoning pursuant to the requirements of HB 980.

Most of this testimony is outside the purview of staff's work on analyzing testimony since it pertains to Council decision-making. With this said, staff points to Part 19 of the Zoning Ordinance as the process that controls the CMA, including criteria on any additional Joint Public Hearing and notification timing pertaining thereto. Of note is Part 19 includes a maximum timeframe of Council action following the Planning Board's transmittal of an endorsed CMA.

Staff note the record of testimony is online on the County Council's website.

With only five errors of application of the Council's Approved Guide to New Zones identified (and nine errata), and no additional rezoning recommendation of any type being made to the Planning Board, staff is confident the analysis of testimony fulfills the requests of these important stakeholder organizations and individuals, and that an additional Joint Public Hearing is not necessary as a result of the analysis of testimony or Planning Board endorsement.

3. Assertion of Prior Error

Numerous exhibits and spoken testimonies attempt to identify prior error in the initial zoning or changed zoning over decades of time as a CMA error. Such assertions of prior error include:

- Prior split-zoned properties the applicant wishes to reconcile
- Zoning perceived as inconsistent with the approved land use map of the applicable area master plan, sector plan, or transit district development plan
- Zoning subject to prior rezoning applications and/or approvals that were (or were not) approved
- Zoning/land uses that predate the inclusion of the property in the Regional District and discussion of changes since incorporation
- Assertions the CMA will split property ownership between zones (in every example of this, the owner's holdings are already split-zoned by distinct lot and parcel lines that happen to be under the same ownership).

It is not the role of the CMA to correct prior error. There is a process to identify and correct any true errors that may have been made in the past – applicants can submit materials to the Planning Director for investigation as part of the Administrative Corrections process. Upon successful demonstration of prior error, the Planning Director is authorized to administratively correct the zoning map to reflect the correct zoning. Applicants asserting prior error need to pursue that path or another suitable path to correct any such prior error.

Staff note it is also not the role of the CMA to reconcile property *ownership* of multiple parcels with different zoning. The ownership of property is not a factor in any aspect of the CMA or the Council's Approved Guide to New Zones.

4. Assertion of Error of Application of the Council's Approved Guide to New Zones

Numerous exhibits and spoken testimonies attempt to demonstrate an error of the application of the Council's Approved Guide to New Zones by staff. As mentioned, more detailed discussion on parts of the Council's Approved Guide appears at the end of this memorandum in response to particular exhibits. In general, assertion of error of application is made on the following:

- Existing or potential uses of the current zone are not permitted in the new zone or become subject to special exception approval
- Pending rezoning applications should be considered
- The development or approvals on the property are not compatible with the purposes of the new zone
- The grandfathering/transition provisions will not adequately protect
- Rezoning will create nonconformities (more on this below)
- The new zone is not compatible with the purposes of the old zone
- Current development or approvals on the property already meet the goals of some other new zone
- The regulations of the new zone are very different than the old zone

development or approvals (more on this below)

- Abutting development should be considered
- Abutting zoning should be considered; abutting zoning should be determined by the zoning lines meeting at street and railroad centerlines and not by the fact roads and streets are often used to delineate zoning boundaries in Prince George's County and many other places
- Not all entitlement application types are considered
- Water/Sewer category changes have been filed
- The new zone is not the "most similar" to the old zone
- Rezoning from M-X-T or M-U-I is incorrect, and property is not being put into the "most similar" new zone to M-X-T or M-U-I (neither zone carried forward; there is no one "most similar" zone to these zones, as even the exhibits recognize since different exhibits by the same parties often cite different "most similar" zones to M-X-T or M-U-I)
- Rezoning will promote economic goals of the County and contribute to the tax base
- The property is more conducive for other uses/higher intensity
- The new zone does not match the community's aspirations for their neighborhood
- Abutting development should not be considered
- Abutting zoning should not be considered
- The new zone will constitute a downzoning
- The Council's Approved Guide is arbitrary and leaves room for interpretation
- The new zone is the "most similar" to the old zone, but another zone should be correct
- The new zone impacts the development potential of the property/does not allow the "highest and best use" of property/negatively impacts the redevelopment potential of the property
- Rezoning will expand housing opportunities
- There is no comprehensive environmental analysis of the property (noise/traffic/slope/stormwater concerns)

None of these reasons or similar reasons – not one – are an error of the application of the Council’s Approved Guide to New Zones by staff in the creation of the proposed zoning map or in the review of the record of testimony.

In the case of uses and regulations, the time for applicants to make those arguments was between 2015 with the release of the first new Zoning Ordinance recommendations and October 23, 2018, when the new Zoning Ordinance and Subdivision Regulations were adopted. Most of the testimony on use table changes and “bulk regulation” changes pertain to the current I-1 Zone uses, lot coverage, and green area requirements. These were well-advertised and much discussed in the development of the new Zoning Ordinance. Raising them as concerns starting at the Joint Public Hearing on the CMA on September 13 and 14, 2021 is not the ideal timing for such discussions.

Regarding the creation of nonconformities and grandfathering/transition language, the adopted provisions speak to “deemed conforming,” with the intent being no nonconformities would be created in the transition to the new Ordinance. In direct response to the testimony and other comments offered through various means by the building industry, Planning Department staff have assisted the Council and Council staff in addressing these concerns, and new language is incorporated in the pending technical correction bills to the adopted Subdivision Regulations (see CB-88-2021 DR-2) and Zoning Ordinance (see CB-98-2021 DR-2). Staff is confident these revisions will address these concerns and have heard from the building industry that these revisions are a significant step forward.

The only time existing entitlements impact the Council’s Approved Guide to New Zones is in Part 2, the decision path for property currently zoned M-X-T or M-U-I. While entitlements are clearly important legally and for grandfathering/transition provisions, they simply have no bearing on most of the CMA process and are not pertinent outside Part 2. Nearly 98 percent of the properties affected by the CMA are handled by the rest of the Council’s Approved Guide.

Each of these points could be addressed similarly as above; it is sufficient for this memorandum to identify a few key examples and provide brief rebuttal.

5. What is an Error of Application of the Council’s Approved Guide to New Zones?

Having analyzed what is not an error of application, staff turn to what **is** an error of application of the Council’s Approved Guide.

For Part 1 of the Guide, what staff refer to informally as the “One to one” conversion which encompasses nearly 98 percent of the County’s properties, the only possible error is the successful demonstration that a Zoning Map Amendment changing the prior zone was approved for a property after the proposed zoning map was created. There is one such error based on the record of testimony.

For Part 2 of the Council’s Approved Guide, error is primarily due to an approval of a qualifying entitlement application (CDP, CSP, DSP, SDP, or PPS) after the staff memo on each mixed-use rezoning group was prepared and the proposed zoning map was created. This was long assumed to be the most likely and common source of potential error of application by staff and the record of testimony justifies this expectation. Most of the errors identified by staff pertain to mixed-use groupings in Part 2 of the Council’s Approved Guide to New Zones. Additional sources of

identified error pertain to the intensity of the most intense abutting zone; staff recommend correction of the affected mixed-use group reports. It is essential to note that while some proposed zones will change based on corrected mixed-use group reports, not all these errors and corrections result in the zone sought by the applicant testifying as to that group. In fact, in at least one such correction the proposed zone would make the concerns expressed in the related exhibit more significant. This is a natural outgrowth of the CMA's transparent and fair process of application to real property.

For Part 3 of the Council's Approved Guide, there is no error in application. The criteria approved by the Council on July 23, 2019, is based on objective and measurable factors predicated on the Plan 2035 (as may have been amended by another comprehensive plan such as an area master plan or sector plan since 2014) center boundaries. Some exhibits dispute the Plan 2035 boundaries but this memorandum will discuss how this is an incorrect assertion below.

For Part 4 of the Council's Approved Guide, there is no error in application. Part 4 is predicated on objective and measurable mapping of property within one of six possible guiding plans and the character areas defined and mapped for two of those plans.

For Part 5 of the Council's Approved Guide, error in application only exists where a sector plan land use recommendation of the Greater Cheverly Sector Plan and East Riverdale-Beacon Heights Sector Plan was contradicted by the proposed zone. There were no identified errors in East Riverdale-Beacon Heights. Errors were identified and are recommended to be corrected by staff in the Greater Cheverly Sector Plan area.

6. Grandfathering and Transition Provisions are Insufficient to Protect Clients

Numerous exhibits and testimonies indicate considerable concern with the grandfathering and transition provisions adopted on October 23, 2018 with both the Zoning Ordinance and Subdivision Regulations. As discussed in item 4 above, CB-88-2021 DR-2 and CB-98-2021 DR-2 contains numerous revisions intended to address these concerns. This is not a CMA issue.

7. The CMA Will Create Numerous Nonconformities

A significant number of exhibits and testimonies express concern with the creation of nonconforming uses, buildings, and other development features. As discussed in item 4, above, the creation or lack thereof of nonconformities is almost entirely handled by the language of the grandfathering and transitional provisions of the new Zoning Ordinance and Subdivision Regulations as may be modified in CB-88-2021 DR-2 and CB-98-2021 DR-2.

Many exhibits point, erroneously, to current Section 27-223(g)(2) and new Section 27-3503(a)(5)(B). The new Zoning Ordinance is not yet in effect, so the new section can be discounted entirely. Section 27-223(g)(2) prevents rezoning in a Sectional Map Amendment to a less intense category if, "Based on existing physical development at the time of adoption of the Sectional Map Amendment, the zoning would create a nonconforming use." The section goes on to specify how such rezonings may be approvable upon demonstration of a significant public benefit.

Unfortunately for the exhibits making this argument, and despite the name "Countywide Sectional Map Amendment," the CMA is **not** a Sectional Map Amendment and is not subject to the procedures and requirements of Part 3, Division 4 of the Zoning Ordinance. Instead, the CMA

is subject to the procedures and requirements of Part 19 of the Zoning Ordinance. There is no prohibition on rezoning to less intense zones if a nonconforming use will be created in the CMA process.

8. The New Zone is Not the “Most Similar” Zone to the Current Zone

Although mentioned in item 4 above, this argument is made in a substantial number of exhibits and testimonies and deserves to be discussed separately. Most of these arguments focus on the IE Zone as not being the same as the I-1, I-3, and I-4 Zones. The others primarily pertain to the zone recommended by Part 3 of the Council’s Approved Guide to New Zones as not being similar to the M-X-T or M-U-I zones. This is not an error of application of the Council’s Approved Guide to New Zones and is not a valid argument.

Changing Zones Does Not Mean a New Zone is Not “Most Similar”

Zones change all the time in different ways throughout the country including the comprehensive change to a jurisdiction’s zoning map. Prince George’s County is not the first jurisdiction to remap the zoning map to a set of new zones; Prince George’s County is not even the first jurisdiction remapping to a set of new zones within the region over the last decade. The fact that zone names may change, zone purposes may evolve, zone regulations may differ, or zone uses may change **does not mean that the new zone is not the most similar zone to an old zone.** Most similar **does not mean** identical.

Industrial Zones

It is curious that this argument only rose to the fore at the Joint Public Hearings on the CMA held on September 13 and 14, 2021. The first recommendations showing the conversion of I-1, I-3, and I-4 to the new IE Zone was contained in Clarion Associates Evaluation and Recommendations Report dated December 2014. The IE Zone made its first appearance, including its regulations for lot coverage, green space, and uses in Module 1 in October 2015. The new zones were adopted on October 23, 2018. No assertions were made during that timeframe that the industrial zones were not translating “correctly” to the new IE Zone, nor was it asserted that the regulations and uses of the IE Zone were incorrect.

As indicated by the above, it has long been understood that IE was to be the “most similar” by very definition as the direct replacement zone to I-1, I-3, and I-4.

Staff note the record of testimony shows exhibits by the same members of the land use bar that simultaneously argue in one exhibit that instead of the I-1, the I-3 Zone is the most similar to the IE Zone while also stating verbatim in another exhibit “Moreover, given that the IE Zone is recognized as the successor to the I-1 Zone, it is clear that the IE Zone is in fact the zone that is ‘most similar’ to the I-1 Zone in this instance.” Staff concur with this latter statement excepting the clause “in this instance.” The only difference is who these attorneys represent and what they hope to achieve in the CMA for their clients. Staff find it interesting that both sides of the coin are presented in writing by the same authors more than once in the record of testimony.

Since most of the testimony pertaining to the industrial zones focuses on the uses, lot coverage, and green space requirements of IE, the appropriate path forward should those offering testimony wish to continue the conversation is to revisit it after the approval of the CMA in the identification of future revisions that may be appropriate to the new Zoning Ordinance.

M-X-T/M-U-I Outcomes

The heart of this concern expressed in the record of testimony can be boiled down to one simple fact: the M-X-T and M-U-I zones are not carried forward in the new Zoning Ordinance and there is no single replacement zone in the new Zoning Ordinance that is “most similar” to either of these current zones. It was in recognition of this fact that the Council approved Part 2 of the Approved Guide to New Zones to provide an objective review of property currently in these two obsolete zones and placing emphasis on entitlements, planning, and property context. For M-X-T and M-U-I land located outside designated Plan 2035 centers, there are seven possible outcomes that are either multifamily residential, commercial, or industrial zones – all of which allow a natural mixing of uses including residential and nonresidential.

Staff also note part of why the M-X-T and M-U-I zones were deemed obsolete is they largely do not achieve their original purposes. Most development in these zones over the last decade and more is now predominantly residential in nature with substantial numbers of approved townhouses and little overall nonresidential development by comparison. These are no longer acting like mixed-use, transit-oriented zones and are much closer to the residential Comprehensive Design Zones as typically used today. Exceptions to this general trend do exist, of course. But such exceptions are rare and many of them include small amounts of retail or other commercial uses.

Part 2 of the Council’s Approved Guide to New Zones was the result of substantial staff time and testing and involved extensive discussion and collaboration with the Council to explain how each question of this path works, including a detailed set of examples using this path in the Council’s Approved Guide to New Zones itself. Since approved development plays a major role in Part 2, the resulting zone is in most cases (barring staff-confirmed error) the most similar zone to what has been approved.

9. Comments Unrelated to the CMA

Comments that are unrelated to the CMA are not analyzed in detail. Staff thank all persons for their testimony but numerous issues in the record of testimony have nothing to do with the CMA.

10. Requests for Upzoning

There are numerous requests for straight upzoning/intensification of property zoning without assertion of error in the application of the Council’s Approved Guide to New Zones. It has been clear since before the initiation of the CMA – since even before the approval of Part 19 of the current Zoning Ordinance on October 23, 2018 – that the CMA is not a venue for upzoning or requested intensification of property zoning.

None of these exhibits or testimonies are appropriate for the CMA process. None of them are supported by staff. HB 980 prevents the Planning Board from recommending, and the District Council from approving, any of these applications.

11. Requests for Properties in Ongoing Area Master Plan or Sector Plan Areas

Several exhibits and testimonies which attempt to assert error or seek rezoning (intensification or downzoning) pertain to property located within the boundaries of the ongoing Bowie-

Mitchellville and Vicinity Master Plan and the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan. At least one abuts the ongoing West Hyattsville-Queens Chapel Sector Plan boundary.

These ongoing efforts provide a more suitable means for seeking consideration of rezoning of property. Both Bowie-Mitchellville and Vicinity and Adelphi Road will be followed by Sectional Map Amendments to implement zoning recommendations. The applications within these plan areas should be directed to those projects instead of the CMA.

Staff note, however, that most of the properties affected by this theme in the Bowie area are located in the median of MD 3 north of US 301; these properties are also in the County's Rural and Agricultural Area, which is identical to the County's growth boundary as identified pursuant to State law. Zone intensification in the Rural and Agricultural Area is not warranted and would not be supported by the CMA team even if any rezonings were supported in this process.

12. Concerns About Specific Development Proposals

A substantial number of County residents take issue in the record of testimony with at least three specific development proposals. Staff thank these residents for their time and civic participation; however, these exhibits and testimonies have no bearing on the CMA and are not discussed in detail in the staff analysis. The proposed zoning for the location of these development proposals are correct per the application of the Council's Approved Guide to New Zones. At least one of these projects is subject to an intensification request. Staff do not support that requested intensification and error was not demonstrated by the applicant.

13. Comments Supporting the Approval of the CMA

Several comments were submitted supporting the approval of the CMA so the new Zoning Ordinance and Subdivision Regulations may finally take effect.

14. Comments Pertaining to Downzoning to Ensure Affordable Housing

Numerous comments were received pertaining to affordable housing concerns in the Takoma/Langley Crossroads and Landover Metro Local Centers. These comments request rezoning from the proposed LTO-e Zone to either RMF-20 or NAC (in the case of Takoma/Langley Crossroads). As discussed in this memorandum, staff do not recommend or support any rezoning other than on the basis of error of application of the Council's Approved Guide to New Zoning.

Staff have been cognizant for some time of the importance of affordable housing at these locations and throughout the County, and the County as a whole is focused on affordability as seen by the County's approved area master plans, sector plans, and transit district development plans and the Housing Opportunities for All comprehensive housing policy. Staff CMA team members were involved in the preparation of both sector plans for the two station areas of concern and are very familiar with the affordable housing recommendations therein.

However, the CMA is not an appropriate mechanism to attempt to implement affordability initiatives by zoning fiat. Affordable housing strategies for the County must evolve from the ongoing work such as the Housing Opportunities for All implementation workgroup. For the purposes of the CMA, the proposed LTO-e Zone is correct for both Takoma/Langley Crossroads

and Landover Metro Local Centers; these boundaries were established long ago and brought forward in Plan 2035 and are proposed to be rezoned pursuant to Part 3 of the Council's Approved Guide to New Zones.

15. Flex Space is Not Listed as a Use in the New Zoning Ordinance

Numerous comments mention the current "use" called "flex space" and state the belief that since this "use" is not listed in the new Zoning Ordinance it will be prohibited. Flex space is not a use, it is a type of building, and not including it in the new use tables was an intentional act. The new Zoning Ordinance does away with well over a dozen "uses" of the current Ordinance that are not uses at all. Flex space is one of these. Others are "uses" that are really zones in disguise. The new Zoning Ordinance sticks to use of land rather than building typology or zones acting as uses.

The interior usage of these flex space buildings is what is important. The whole point of a flex space building is to be flexible in its interior construction to accommodate numerous uses. Nothing in the new Zoning Ordinance precludes this; in fact, there is a new clause in the new ordinance that explicitly states multiple principal uses of land are permitted on the same property.

16. Distribution Warehouse Becomes a Special Exception in the New Zoning Ordinance

Numerous exhibits express concern at distribution warehouses becoming special exception uses in the new IE Zone whereas they are permitted in the current I-1 and I-4 zones. This is not a CMA issue; the use table used for this argument was adopted on October 23, 2018, and the use table was available for extensive review prior to its adoption. That is where this argument should have occurred. Applicants making this argument are welcome to bring it up after the approval of the CMA in the identification of future revisions that may be appropriate to the new Zoning Ordinance. Staff also note that most warehouse uses (including consolidated storage, storage warehouse, and warehouse showroom) are permitted by right in the IE Zone. Distribution warehouses are large, intense operations that typically operate 7 days a week and 24 hours per day, creating potential problems for neighboring properties, and therefore the Council deemed them appropriate for special exception review.

17. Pending Zoning Map Amendments

Several exhibits pertain to pending Zoning Map Amendments and/or revisions to approved Comprehensive Design Zone Basic Plans and seek rezoning in the CMA to reflect these pending Zoning Map Amendments or make the argument that placing property in the new LCD (Legacy Comprehensive Design) Zone will be a disservice to property that will wish to develop under the regulations of the new Zoning Ordinance.

It is not the role of the CMA to "decide" any of these applications; in fact, rezoning of property by application is frozen between Planning Board endorsement of the proposed zoning map and Council's final action on the CMA.

As pending applications, there is existing zoning on the zoning map for these properties. Carrying forward that existing zoning is the only correct course of action for the CMA.

Any applicant who receives the LCD Zone who wishes to develop under the new Zoning Ordinance instead will need to apply for rezoning after the approval of the CMA under the procedures of the new Zoning Ordinance.

18. The Rural and Agricultural Area is Not Clearly Identified

This statement appears in several exhibits as part of justification of error in the Council's Approved Guide and is demonstrably false. The Rural and Agricultural Area of the County is not only clearly mapped by parcel-specific boundaries but this has been the case dating back to the former Rural Tier in the 2002 General Plan. Plan 2035 changed the name to the Rural and Agricultural Area and incorporated revisions made by prior functional master plans, area master plans, and sector plans. Subsequent to the approval of Plan 2035, the Rural and Agricultural Area was also designated as the County's growth boundary pursuant to State law requiring each local jurisdiction to identify growth boundaries. It has been mapped for almost two decades and is readily accessible to the public on PGAtlas.

19. Active Litigation

At least two exhibits in the record of testimony pertain to properties in active litigation. The applicants in both exhibits argue that the zones should be changed to reflect the results of court action. However, in both cases the District Council has active appeals pending to both of the most recent court decisions.

Staff is unable to do anything with these exhibits other than to confirm no error in the proposed zoning map for these properties; the zoning map is not being changed while active litigation is ongoing. The results of this litigation may well change the zoning map in the future, but any such changes to the zoning map can and would be done administratively.

Staff Recommendation

Staff recommend the Planning Board endorse the proposed zoning map with amendments to correct the errors identified and confirmed by staff and transmit the endorsed zoning map to the District Council.

Attachment A: List of Staff-Confirmed Errors to the Proposed Zoning Map

Attachment B: Responses to Exhibits 163/323 and 326

Enclosures

cc: David Warner, Principal Counsel
Peter Goldsmith, Senior Counsel
Delisa Coleman, Associate General Counsel
Katina Shoulars, Acting Division Chief, Countywide Planning Division
Brittney Drakeford, Special Assistant to the Director

Countywide Sectional Map Amendment Testimony Themes
Attachment A: List of Staff-Confirmed Errors to the Proposed Zoning Map

As stated in the memorandum, staff have identified nine errata (see Exhibit 159) and five errors in the application of the Council's Approved Guide to New Zones. These items are summarized below.

Errata

1. A mapping technical error resulted in mis-identification of the proposed CN Zone. 60 properties originally identified as CN have been reclassified to the correct CGO Zone proposal. Four properties originally identified as CGO have been reclassified to the correct CN Zone proposal.
2. An administrative correction was made that results in a recommendation for RSF-65 instead of AG for the Daniel's Park Subdivision in College Park.
3. An error in application of the Council's Approved Guide to New Zones in mixed-use group MUI-5-05 has been identified and will result in the proposed CS Zone instead of the RMF-48 Zone.
4. A Conceptual Site Plan was approved in 2018 to rezone property in Hyattsville. The correct existing zone is R-55, not O-S. This results in a change in the proposed zone to RSF-65.
5. A Conceptual Site Plan was approved in 2020 that impacts property in Upper Marlboro in mixed-use group MXT-6-18 that changes the proposed zone from IE to RMF-48.
6. A number of revisions were identified for Part 5 of the Council's Approved Guide to New Zones to implement the land use recommendations of the Greater Cheverly Sector Plan. Most of these revisions place municipal parks in the ROS Zone and one results in a change to mixed-use grouping MUI-5-07 to the proposed CGO Zone.
7. A Zoning Map Amendment was approved in Beltsville that changed the existing zone from R-10 to C-S-C. This changes the proposed zone to the CGO Zone.
8. A Detailed Site Plan was approved in 2020 in mixed-use group MXT-9-30.1 that changes the recommended zone from the CGO Zone to the RMF-48 Zone.
9. An administrative correction was made to clarify the boundaries of the Plan 2035 Konterra Town Center that results in the correct alignment of the proposed TAC Zone. This correction also pertains to mixed-use group MXT-1.01.1, which is now proposed to be rezoned to the RMF-48 Zone.

Errors

1. The staff report for mixed-use group MXT-5-11 incorrectly cited three applicable master plan policies. There is only one applicable plan policy. This results in a change from the proposed CN Zone to the RMF-48 Zone.
2. Stakeholders in the Town of Cheverly provided analysis that confirm two additional town-owned park properties should be rezoned to the ROS Zone.
3. The staff report for mixed-use group MXT-5-03.1 identified an incorrect zone as the highest-intensity abutting zone. The correct proposed zone of highest intensity is the NAC Zone. This changes the proposed zone for MXT-5-03.1 from the CN Zone to the CS Zone.
4. A Conceptual Site Plan approved after the staff report for mixed-use group MXT-6-20 was prepared results in a change of the proposed zone from the CS Zone to the RMF-20 Zone.
5. A Zoning Map Amendment was approved after the preparation of the proposed zoning map in Brandywine that changed the current zoning for a portion of the subject property from the R-R Zone to the C-M Zone. This changes the proposed zone to the CS Zone for the affected portion of the subject property.

Countywide Sectional Map Amendment Testimony Themes
Attachment B: Responses to Exhibits 163/323 and 326

Responses to Exhibits 163/323 and 326

Staff would like to respond to Exhibits 163/323 and 326 separately in this attachment. Staff thank Mr. Edward Gibbs and Mr. Thomas Haller, respectively, for their very thoughtful comments in these exhibits. Both exhibits present detailed breakdowns of some of the themes outlined above in a comprehensive way that makes their logic applicable to numerous exhibits and testimonies from many participants in the process. As such and given the importance of these arguments on the integrity of the Council's Approved Guide to New Zones, we choose to respond here in more detail than the analysis of testimony permits.

Exhibits 163/323

Exhibits 163 and 323 (hereafter just "Exhibit 323") are provided by Edward C. Gibbs, Jr., and consist of a detailed break-down of perceived issues and concerns with Part 2 of the Council's Approved Guide to New Zones, the "decision matrix" path for property currently zoned M-X-T or M-U-I and which is located outside Plan 2035 centers. Mr. Gibbs enters this exhibit on behalf of various clients he testified for at the September 14, 2021 Joint Public Hearing, and there is significant overlap not just with the written exhibits submitted by Mr. Gibbs but also those of Mr. Haller and numerous other members of the land use bar who have submitted testimony.

Exhibit 323 starts with a reference to the commitment of the CMA to "apply the new zoning regulations to land in the County and transition the existing zones to the most similar zones contained in the new Zoning Ordinance." The exhibit goes on to state Mr. Gibbs' belief this did not occur for M-X-T and M-U-I property outside centers, resulting in staff-recommended zones that are "not the most similar zone contained in the new Zoning Ordinance." The exhibit proceeds to state "The M-X-T Zone and M-U-I Zone are not assigned a successor zone. Rather, the new zone recommendations for property zoned M-X-T and M-U-I are guided by the Mixed-Use Zone Decision matrix ("Decision Matrix") found on pages 8 and 9 of the Approved Guide." This is correct.

Mr. Gibbs also states "The Decision Matrix is set up much like a maze. It contains a flowchart with a series of questions that are intended to guide the rezoning of property that is presently zoned M-X-T or M-U-I. Many of these questions are vague and lead to disparate recommendations depending on the answers provided." Mr. Gibbs then restates the questions before providing comment on several.

Staff would call the mixed-use zone decision matrix more of a decision tree than a maze, and do not agree the questions are vague. We now turn to each of Mr. Gibbs' concerns about specific questions and respond herein. A summary of Mr. Gibbs' comments are in bold with staff responses in regular text:

Question 2 is framed as a question with a two-fold concern. The first states "the boundary of the 'Rural and Agricultural Area' is unclear." The second is that if the answer to Question 2 is "yes," the matrix stops here and the new zone recommendation is RMF-12, which "pale(s) in comparison to the M-X-T."

As staff have stated in item 18 of the associated memorandum, the assertion the Rural and Agricultural Area is unclear is unequivocally false. We restate much of our item 18 discussion here: the Rural and Agricultural Area of the County is not only clearly mapped by parcel-specific boundaries but this has been the case dating back to the former Rural Tier in the 2002 General Plan. Plan 2035 changed the name to the Rural and Agricultural Area and incorporated revisions made by prior functional master plans, area master plans, and sector plans. Subsequent to the approval of Plan 2035, the Rural and Agricultural Area was also designated as the County's growth boundary pursuant to State law requiring each local jurisdiction to identify growth boundaries. It has been mapped for almost two decades and is readily accessible to the public on PGAtlas.

Since the Rural and Agricultural Area of the County constitutes the County's growth boundary, it simply is not appropriate to locate high-density zones and permit high intensity development in the Rural and Agricultural Area. The output of RMF-12 for any M-X-T or M-U-I which may be within or in very close proximity to the Rural and Agricultural Area (e.g. within 500 feet per Question 2) is an appropriate outcome for such property given the circumstances of location. Staff remind all parties that the entitlements such properties may have received will be grandfathered so long as they remain valid pursuant to the transition and grandfathering provisions of the new

Zoning Ordinance and Subdivision Regulations and those entitlements shall control in the event of any conflict with the density, uses, or other regulations of the RMF-12 Zone.

Question 3 is similarly listed as having two issues of concern. The first states this question “does not appear to account for all types of development approvals which could have an impact on approved development uses and densities.” The second is a concern that more than two years have passed since CMA initiation on July 23, 2019 and the release of the proposed zoning map Summer 2019, and that development applications approved after initiation appear not to have been considered. Mr. Gibbs notes also that many of the Mixed-Use Property Group reports generated by staff are dated 2017 and appear not to have been updated.

The types of applications subject to Question 3 were discussed by the Council in January 2019, six months prior to finalization and approval in Part 2 of the Council’s Approved Guide to New Zones. The public and land use professionals had sufficient time to review the proposals and express concerns prior to the approval of the Guide. Staff would note the only entitlement type that appears prominently mentioned in the record of testimony that is not included in Question 3 is Mandatory Referral, which is not a zoning or subdivision entitlement but instead a Maryland review procedure for projects that are exempt from the County’s Zoning Ordinance.

The application types included in Question 3 consist of Comprehensive Design Plans, Conceptual Site Plans, Preliminary Plans of Subdivision, Specific Design Plans, and Detailed Site Plans. Collectively, these application types cover the majority of development which may be found in the M-X-T and M-U-I zones, and in fact exceed the M-X-T and M-U-I in the sense that any CDP or SDP will be exceedingly rare and the result of a rezoning from a Comprehensive Design Zone to M-X-T or M-U-I. It should be noted the District Council’s direct input on the types of entitlements included in this question was essential in the addition of the Preliminary Plan of Subdivision during the July 2019 worksession on the proposed Guide to New Zones.

Staff grant Mr. Gibbs’ observation of the time since the mixed-use group analyses were run. The project team reviewed the groups again in the summer of 2021 but we concede staff error in missing key development approvals for several mixed-use groups. In some cases, but by no means all, these approvals result in a new zone for the affected mixed-use groups than the one shown in the proposed zoning map (many approvals since 2019 simply validate the original recommendation).

These situations constitute clear examples of staff-confirmed error and are included in staff’s recommendations to the Planning Board for revisions to the proposed zoning map. Staff have always anticipated this point to be the most likely source of error in the application of the Council’s Approved Guide to New Zones and indeed this has proven true.

Mr. Gibbs’ concern with Question 6 is “that it looks to abutting zones to produce a new zone recommendation rather than a qualitative analysis of a particular property. In effect, Question 6 does not lead to a new zone which is most similar to a property’s current zone. Rather, it leads to a new zone which is most similar to recommended zones for abutting properties.”

The entire point of the CMA is expressed most clearly in purpose statement 27-1900(a)(6): “To efficiently and effectively rezone all property in the County in all Planning Areas comprehensively and systematically, in a timely manner, and in accordance with all applicable State and local laws.” The qualitative review of over 300,000 properties in the County, or even that portion represented by M-X-T or M-U-I lands outside centers, invalidates this purpose statement and would likely require years of dedicated effort. The Planning Department, Planning Board, and District Council were well aware of this fact, and the Council’s Approved Guide to New Zones and Part 19 itself are the response to ensure timely and comprehensive application of the zones of the new Zoning Ordinance.

Specific testimony throughout the record points to varied examples of how Question 6 is perceived to be flawed, much of which focuses on how “abutting” is determined and why certain mixed-use groups across the street from others result in different outcomes. It helps to remind parties of how the mixed-use groups were identified, described to Council, and then endorsed by Council in their approval of the Guide to New Zones and Part 2.

M-X-T and M-U-I properties located outside Plan 2035 centers are grouped by contiguousness; refer to Page 8 of the Council's Approved Guide to New Zones, which states: "For the purposes of this decision matrix, all contiguous groups of mixed-use-zoned properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one, unless separated by a major road, railroad track, or body of water." For purposes of Part 2, a "major road" is defined on Page 9 as "a freeway, expressway, arterial, or major collector."

This rule is in place because there are sound factors for not combining confronting properties in the same zone and it factors in how people actual experience spaces. Roads and streets are very often used to delineate zoning (and, through zoning, uses) boundaries, both in Prince George's County and elsewhere across the country. There are many, many places in the County where industrial or commercial zoning exists on one side of a street and single-family detached or attached residential zoning exists on the other.

Natural and man-made edges are often used as transitions and as important organizing features in holding together generalized areas. For the purposes of Part 2 and the CMA, "abutting" is considered touching or sharing property lines and does not extend across streets or to the zoning lines found in street centerlines or railroad rights of way. This interpretation of abutting was also designed for the average resident or property owner in the County to better understand – the average person would not consider their neighbor's house across the street as "abutting" their property but they would see their neighbors sharing their fence line on the sides and rear of their home as abutting. This interpretation was specifically discussed during meetings of the County Council on the proposed methodology of the Guide to New Zones prior to its approval.

Question 7 receives the most discussion in Exhibit 323, with concerns about how "predominantly residential" (and conversely, "predominately nonresidential") were determined and not published, with specific issue taken with using square footage to determine predominance rather than qualitative impacts of nonresidential components of development. Examples are provided that result in Mr. Gibbs' correct conclusion staff used 1,000 square feet as the guiding size of each residential unit in situations where the residential square footage was not provided in approved entitlements. Question 7 closes with a reference to the date of the property group analyses addressed above.

The 1,000 sq. ft. figure used for this calculation was used where the approvals for a mixed-use grouping did not break down residential development by square footage. This figure is a conservative estimate for approved dwelling units in these mixed-use groupings: they are based on multifamily dwelling units only. Staff believe the true average dwelling unit size is substantially higher given the proportion of townhouses and single-family detached homes that have been approved in the County's M-X-T developments located outside centers over the last decade or more.

In determining the 1,000 sq. ft. figure, staff utilized the United State Census Bureau data that is calculated each year on the median home size of new construction. Data is compiled by single-family homes and multifamily homes. The latest data for the year 2020 shows that there were 375,000 multifamily units completed across America. The median size multifamily units for rent was 1,075 sq. ft. The median size for dwelling units that were built for sale was 1,306 sq. ft. Just by way of quick comparison, staff looked at currently available units for sale on October 28, 2021, in two prominent M-X-T developments:

Westphalia Town Center – new single-family detached homes in the M-X-T Zone are being listed as between 1,784 and 3,472 square feet in size.

Woodmore Overlook – new townhouse/single-family attached homes in the M-X-T Zone are being listed as between 1,786 and 2,486 square feet in size.

One of the examples provided by Mr. Gibbs pertains to M-X-T Property Group 9-33, inclusive of Stephen's Crossing. Preliminary Plan 4-11004 establishes Stephen's Crossing's development approval for 100,000 square feet of office, 200,000 square feet of commercial/retail, and 1,295 dwelling units (550 townhouse and 745 multifamily). Arguendo, to be determined as predominantly nonresidential instead of predominantly residential, 1,295 approved dwelling units would have to add to not more than 299,999 square feet of space, or approximately 231 square feet for each approved dwelling unit. This is obviously not a feasible or realistic figure.

Question 8 takes issue with the definition of “major road” for purposes of Part 2 of the Council’s Approved Guide to New Zones and asks perhaps rhetorically if the defined freeway, expressway, arterial, or major collection must be operating as such today or be “merely proposed for those designations.” Mr. Gibbs asks if funding for a particular designation affects the inquiry. Mr. Gibbs’ other issue pertains to what it means to be “on” a “major road.” He cites many properties may have frontage “on” a major road but are access from what may be a minor road. Finally, Mr. Gibbs states the “uncertainty regarding what constitutes a ‘major road’ is significant because the answer is outcome determinative” and leads to overlap with Question 10.

Staff contend there is no uncertainty whatsoever involved with Question 8. The designation of a major road in one of the four functional classifications identified in Part 2 is based on the Master Plan of Transportation (as may be amended from time to time) roadway classification. Current operation has no bearing to this question, nor does funding in the County Capital Improvement Program or State Consolidated Transportation Program.

The nature of “on” is similarly quite clear. If staff had meant “accessed by” with this question, staff would have stated that in the proposed Guide and covered this nuance in discussion with Council. It is clear that a property “on” a major road means the property adjoins a major road on any of its property boundaries, an intentionally lay-audience-friendly wording of the question when the Part 2 decision tree was designed. This language was also deliberate in that it was intended to be understood by lay audiences – our residents and property owners. They understand what it means for a property to be “on” a street. They know the Ledos Pizza in Upper Marlboro is “on” Main Street even if the parking lot is accessible only on Church Street.

The principal concern expressed by Mr. Gibbs on Question 9 is that it “places the new zone recommendation at the mercy of abutting properties. It gives no weight to specific development approvals or other unique facts which may affect a given property. Two of the pre-determined zones in Question 9 stand out: the IE Zone and the IH Zone. If property zoned M-X-T today happens to abut property which is recommended for the IE or IH Zones, then the property zoned M-X-T may likewise be zoned IE or IH.” Mr. Gibbs offers the example of the Hampton Park development, subject to M-X-T Property Group 6-16. The primary concern seems to be over “many existing and approved uses may be at risk of becoming nonconforming, especially given the increased green area requirement (25%) and reduced maximum lot coverage (45%) in the IE Zone.”

M-X-T Property Group 6-16 does not result in a recommendation for the IE Zone “solely because it abuts land in the IE Zone.” (Emphasis added). To even get to Question 9 in Part 2 of the Council’s Approved Guide to New Zones, land in the M-X-T or M-U-I property groups must first pass Question 7 – are the approved, proposed, or existing uses for the property predominantly residential. One only passes to Question 9 if the answer is “no.” This is the case with M-X-T 6-16. Even with the most recent approval of DSP-16052-03 for 254 multifamily units, this property grouping is predominantly nonresidential in its approvals, with approximately 310,000 square feet of nonresidential space including a 115,000 square foot building envisioned to house the Prince George’s County Health and Human Services, Veteran Affairs, and Family Services departments.

As discussed in the memorandum, existing and approved/entitled uses are addressed by the transition and grandfathering provisions of the new Zoning Ordinance and Subdivision Regulations and are not CMA issues. And while the CMA is not a venue for qualitative analysis of property, the IE Zone is appropriate to support the Hampton Park development in that it is intended to provide for a mix of employment, research, and development opportunities. The entitlement for 254 multifamily units in DSP-16052-03 will be grandfathered and will control in the event of any conflict with the regulations of the IE Zone.

The concerns with Question 10 pertain to property “on” a “major road” or a minor road and builds on the comments offered with Question 8, with a statement that again “the pre-determined zones in Question 10 are quite dissimilar from the current M-X-T Zone.”

Question 10 is reached through Question 9, when the answer to the highest intensity abutting zone is not one of the following zones: CGO, CS, IE, IH, or RMF-12 or lower intensity (Residential or Rural and Agricultural) zones. Other zones starting at RMF-20 and of higher-intensity lead to Question 10. The resulting zone will either be CS or CN depending on whether the property is on a major or minor road.

Countywide Sectional Map Amendment Testimony Themes
Attachment B: Responses to Exhibits 323 and 326
October 28, 2021

It is not correct to state multifamily residential is the “only residential use permitted in the CS Zone” – other residential uses permitted in this zone include artists’ residential studios, live-work dwellings, assisted living facilities, and planned retirement communities (with the approval of a special exception). The maximum density of 20 dwelling units per acre in the CS Zone is correct, as is the general sentiment that the densities permitted in the CN Zone are lower than those permitted in the M-X-T Zone. However, the concerns with Question 10 are not errors of application of the Council’s Approved Guide to New Zones but instead pertain more to the nature of the new zones or perhaps to the development of the Guide itself. As noted previously, the questions of the Guide were the result of more than six months of in-depth discussion with the Council and concerns pertaining to the potential outcomes of the M-X-T and M-U-I path would have been timely raised prior to the Council’s Approval of the Guide on July 23, 2019.

Exhibit 323 concludes with this statement: “Simply put, the Mixed-Use Zone Decision Matrix can, and frequently does, lead to results which are devastating to M-X-T Zone properties, many of which contain approved entitlements for different uses and at much higher densities. For many M-X-T Zone properties, the commitment to be placed in the “most similar zone” is not occurring.”

Staff have covered the unique character of the M-X-T Zone and the fact there simply is no “most similar” zone to the M-X-T (or M-U-I) Zone in the new Zoning Ordinance. We close discussion of Exhibit 323 by reminding all parties the transition and grandfathering procedures of the new Zoning Ordinance and Subdivision Regulations, as proposed to be amended in CB-88-2021 DR-2 and CB-98-2021 DR-2, will clarify and better ensure their intent – to protect all approved entitlements, existing, and proposed uses. Approved entitlements will control over the new zoning in the event of any conflicts pursuant to those revised transition and grandfathering provisions. Staff again thank Mr. Gibbs for his many thoughtful comments and observations, and hope this analysis is of use both to Mr. Gibbs and to other stakeholders who held similar concerns about Part 2 of the Council’s Approved Guide to New Zones.

Exhibit 326

Exhibit 326 is provided by Thomas H. Haller and consists of a detailed break-down of perceived issues and concerns with Part 3 of the Council’s Approved Guide to New Zones, the path for property located within Plan 2035 centers. Mr. Haller enters this exhibit on behalf of various clients he testified for at the September 14, 2021 Joint Public Hearing, and there is significant overlap not just with the written exhibits submitted by Mr. Haller but also those of Mr. Gibbs and numerous other members of the land use bar who have submitted testimony.

Mr. Haller recognizes the stated purpose for Part 3 “to help implement the County’s vision for long-term growth and development” “was understandable.” He notes many such centers contain M-X-T and M-U-I zoned properties and many are covered with either a Transit District Overlay Zone (TDOZ) or a Development District Overlay Zone (DDOZ) that were typically calibrated to facilitate mixed-use, transit-oriented development. Exhibit 326 takes no issue with rezoning former M-X-T and M-U-I properties in centers to the appropriate Transit-Oriented/Activity Center base zone of the new Zoning Ordinance, and states “the new zones were the most similar zone in the new zoning ordinance to the zone being replaced, [sic] and the assignment of the new zoning category was largely non-substantive.

As with the discussion of Exhibit 323, this discussion will summarize Mr. Haller’s key points in bold text and offer staff response in regular text.

Exhibit 326 begins by taking issue with the application of Part 3 “for centers where the existing zoning or properties has never been changed to a transit oriented or activity center type of zone in the current Zoning Ordinance.” The exhibit goes on to state “One of the reasons for this is that many of these centers have not either experienced substantial development centered on a transit stop or include development which pre-existing any existing or planned transit stop.”

It is true that many centers in the County – notably even more than half of those that do contain M-X-T/M-U-I zoning and/or the TDOZ and DDOZ – have not experienced substantial transit-oriented or vertically mixed-use

development, and that existing development predates existing or planned transit stop. Staff add emphasis on existing development because every built and planned rail transit station in the County, with just two exceptions, has now been the subject of an area master plan or sector plan that recommends transit-oriented/mixed-use land uses even where mixed-use zoning has not been applied or a Transit District Development Plan (TDDP) created.

The exceptions? The Adelphi Road-UMGC-UMD Purple Line Station, which is subject to a pending sector plan, and the Campus Drive-UMD Purple Line Station, which is at the heart of the University of Maryland and is not subject to the Zoning Ordinance due to University/State ownership of all proximate lands. Staff note the 2006 West Hyattsville TDDP is also subject to an ongoing sector plan update.

The fact that existing development at planned centers, particularly those served by rail/transit stops, has not yet achieved the envisioned development pattern does not invalidate the purpose of Part 3 of the Council's Approved Guide to New Zones to help implement the County's long-term vision for these locations.

The next significant point Exhibit 326 attempts to make is an argument that, contrary to the statement that Part 3 of the Council's Approved Guide to New Zones uses the center boundaries as designated by Plan 2035, the Plan 2035 General Plan "did not establish center boundaries. Plan 2035 includes a map titled "2002 General Plan Centers and Corridors Map/Amended" designated as Map 4 and found on page 37." Mr. Haller also takes issue with the scale of the Plan 2035 maps, stating "it is impossible to determine any parcel specific boundaries in reliance on that map. Thus, for purposes of attempting to identify the boundaries of these centers, the adopted Master Plan for that particular planning area must be consulted."

There are several false statements in this argument. Map 4 of Plan 2035 is exactly what it says it is: it shows the 2002 General Plan centers as amended between 2002 and 2014. Plan 2035's designated centers, which add to the prior 2002 centers as amended (by, among other changes, designating the Muirkirk MARC station and several Purple Line station locations as centers) is found on Map 11, Growth Policy Map immediately following page 106. Boundaries of the Regional Transit Districts are also depicted on Map 13, Potential Transitway Corridors on page 143 and the boundaries of all Plan 2035 centers are depicted on Map 14, Map of Transportation Service Areas on page 151.

To Mr. Haller's point that the boundaries are not discernable at the scale of the Plan 2035 maps, staff note this is the 21st Century; maps of all varieties including the Plan 2035 policy areas (which include the centers) are, and have been for quite some time, maintained electronically and are available to the public through applications including PG Atlas. The list of map layers available in PG Atlas include Plan 2035 centers, mapped at the property-specific level. This layer has existed and has been publicly available since shortly after the final approval of Plan 2035.

Plan 2035 brought forward all previously-mapped center boundaries from the County's area master plans, sector plans, and TDDPs that have been approved since the approval of the 2002 General Plan and uses those as the basis of the Plan 2035 center designations, the heart of the boundaries recognized by Plan 2035. Of particular note to this argument and pertinent to many exhibits submitted by Mr. Haller and Mr. Gibbs is that the Morgan Boulevard Local Center was originally mapped at the property-specific level by the 2010 Subregion 4 Master Plan (see, for reference, Map 6-1, Overview Plan of Centers, on Page 126), and those boundaries were carried forward by Plan 2035 and are included in the Plan 2035 centers layer. There was no need to consult the adopted master plan for particular planning areas because the Plan 2035 centers layer is property-specific and readily available.

Mr. Haller's next two concerns pertain to the individual master and sector plans, recognizing some centers are not defined at all and "In this case, the Decision Matrix simply uses an arbitrary one half-mile radius from a center point that is not clearly located" and that in some approved plans the final boundary of the affected center was not established, pointing to the lack of specific delineation of the "core" of the Bowie Town Center by the 2006 Bowie and Vicinity Master Plan. Mr. Haller goes so far as to state "Thus, to place all properties in a town center zone when the boundaries of the center are still in flux is arbitrary, capricious and illegal, particularly due to the impact it has on uses in zoning categories that contrast with the state purpose of the town center zones." Mr. Haller discusses the Morgan Boulevard Local Transit Center boundary here as well (addressed above by staff).

To the first concern here, the one-half mile radius is not “arbitrary” – it was duly endorsed as the prevailing determination for proximity to the center of these undefined boundaries by the District Council in the approval of the Guide to New Zones on July 23, 2019. Staff note a one-half mile radius from a central point typically located on existing or planned transit stops is a commonly accepted rule of thumb for best transit-planning practice in the United States and is referenced in Plan 2035 and numerous approved plans throughout the County. Nearly all of the undefined centers feature center points placed on proposed transit stops as of the approval date of Plan 2035 – most of these centers include Purple Line light rail or MARC heavy rail stations; two focus on Metro stations.

The exception is the Port Towns Neighborhood Center, which is also subject to numerous exhibits. The centroid point of this undefined center appears to have been relocated by the 2009 Port Town Center Plan to the vicinity of the Port Towns Shopping Center on Edmonston Road. Plan 2035 carried forward this relocated center. It is not the place of the CMA to determine if this was perhaps an error of the 2009 Port Towns Sector Plan or of Plan 2035; since the Plan 2035-designated Port Towns Neighborhood Center is located here, that is where CMA decisions for rezoning in this center are made. Should those who submitted testimony asserting error pertaining to the Port Towns Neighborhood Center feel there is error in its location, this should be pursued after the CMA is approved through a petition for administrative correction to the zoning map.

As to the designation of the Bowie Town Center, Plan 2035 essentially designates the entirety of this center as an amendment to the 2006 Bowie and Vicinity Master Plan. The designation of a core based on a future transit station as recommended by the 2006 master plan is now moot per Plan 2035’s incorporation of the boundary. Further, the boundary of the Bowie Town Center is currently recommended for revision in the ongoing Bowie-Mitchellville and Vicinity Master Plan. Should the Council concur with the recommended boundaries of the Bowie Town Center upon the approval of that master plan, it will supersede and amend the boundaries of Plan 2035. As noted in the analysis of testimony, any exhibits pertaining to property located within the Bowie-Mitchellville and Vicinity Master Plan area are better directed to that process and its future Sectional Map Amendment.

Since Plan 2035 establishes the Bowie Town Center boundary, it is not accurate to state the boundaries are in flux. There is certainly no element in the discussion of Bowie Town Center that rises to the level of “arbitrary and capricious.”

The next concern expressed by Exhibit 326 focuses on the creation of nonconforming uses through the comprehensive rezoning process and references Section 27-223(g)(2) of the current Zoning Ordinance and Section 27-3503(a)(5)(B) of the new Zoning Ordinance.

Staff respond to this concern in the memorandum proper. Section 27-223(g)(2) is not applicable to the CMA. Section 27-3503(a)(5)(B) is not in effect.

Exhibit 326 then turns to a discussion of CMA-related commitments to place property in the most similar new zone and that the CMA will be a non-substantive, technical process, arguing “The reality is that the imposition of the center zones violates commitments made as it creates hundreds of nonconforming uses without any notification to the owners.” The perceived deficiencies of the adopted transition and grandfathering provisions are discussed again, with specific emphasis in this exhibit on the challenges of re-tenanting buildings if existing tenants leave more than two years after the new Zoning Ordinance takes effect, whereupon certain transitional provisions and the ability to use the old Zoning Ordinance expire.

Transition and grandfathering language revisions are proposed in CB-88-2021 DR-2 and CB-98-2021 DR-2 and these revisions address many of these concerns. Additionally, the CMA was initiated on July 23, 2019 following more than six months of work to develop and review the Council’s Adopted Guide to New Zones with Council. At least three mailings were sent in this time to every property address and rental address in Prince George’s County. There has been more than sufficient time and notification to allow property and business owners to determine their proposed zone and identify any potential impacts.

Staff again thank the building industry association and County land use bar for their diligence and active collaboration and proactive suggestions in identifying and moving to correct potential issues in the transition and grandfathering language that may lead to the outcomes feared by many including Mr. Haller. It is only through this

Countywide Sectional Map Amendment Testimony Themes
Attachment B: Responses to Exhibits 323 and 326
October 28, 2021

ongoing collaboration that improvements and clarity will be added to the new Zoning Ordinance and Subdivision Regulations prior to their effective date.

One point that rises in the Record of Testimony that is proximate to Mr. Haller's argument here but represents a different perspective is a desire from several parties to seek upzoning of residential properties located within designated centers to an appropriate Transit-Oriented/Activity Center base zone. To these parties and in response to these exhibits/requests, staff want to be very clear – staff was extremely cognizant of the impact of potential rezoning on residential property located in designated centers on the Countywide level and quite deliberately recommended the design of Part 3 of the Council's Approved Guide to New Zones that it **not** place properties with a Residential or Rural and Agricultural zone between the intensities of the R-O-S Zone and the R-T Zone in a Transit-Oriented/Activity Center Zone.

The first TDOZ was approved in the 1990s. The first DDOZ was approved in 2000. Since then, hundreds, perhaps thousands of residential properties have been incorporated in the TDOZ or DDOZ with often good intentions to encourage transit-oriented, mixed-use development while allowing existing uses to remain in place until market conditions evolve. In reality, placing single-family residential lands and zones in a zone designed for transit-oriented, mixed-use development has catastrophic impacts on the residents of those lands. All too often these residents find they cannot even add a deck or a porch without filing a prohibitively costly Detailed Site Plan as just the most common consequence. It is because of 30 years of unintended consequence that staff recommended such residential zones not be placed in a zone not designed for single-family residential uses – meaning no conversion of R-T or lower-intensity zones to any Transit-Oriented/Activity Center base zone by the CMA. The Council endorsed this methodology and rationale in the approval of the Guide to New Zones.

Staff again thank Mr. Haller for his many thoughtful comments and observations, and hope this analysis is of use both to Mr. Haller and to other stakeholders who held similar concerns about Part 3 of the Council's Approved Guide to New Zones.

ANALYSIS OF TESTIMONY

The Proposed Countywide Map Amendment

Joint Public Hearing September 13, 2021, and September 14, 2021

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This analysis of testimony summarizes the 383 exhibits totaling 8,197 pages as well as 333 pages of transcribed oral testimony, representing 92 speakers from the Joint Public Hearing held September 13, 2021, and September 14, 2021. Following a review of the exhibits and oral testimony, staff confirmed five demonstrated errors in the application of the Council's Approved Guide to New Zones; these errors and the nine errata previously identified by staff (see Exhibit 159) constitute the only staff-recommended revisions to the proposed zoning map. Copies of the exhibits are included for reference. The major topics/concerns/requests identified from the analysis of testimony include:

1. Requests for zone intensification
2. Requests for greater transparency and additional public hearings
3. Concerns about specific development proposals
4. Concerns about existing or proposed uses becoming nonconforming
5. Concerns that properties are not being assigned the "most similar" new zone
6. Concerns that grandfathering and transition provisions are insufficient
7. Requests to consider impacts the CMA will have on the environment
8. Specific concerns regarding properties transitioning from the I-1 Zone to the new IE Zone
9. Assertions of error of application of the Council's Approved Guide to New Zones, specifically Part 2, which addresses current M-X-T and M-U-I property groupings located outside designated Plan 2035 centers:
 - a. Assertions that staff made a mistake applying the rules of the 2019 *Approved Guide to New Zones* in assigning a new zone to the subject property.
 - b. Assertions that the existing zone as mapped on the "Swipe Tool" or PGAtlas is the wrong zone, and another zone is more appropriate.

These themes and others are discussed in more detail in the staff memorandum to the Planning Board dated October 28, 2021 (Williams and McCune to Prince George's County Planning Board).

The analysis of testimony is organized in ascending order by exhibit number, then speaker number, followed by staff-confirmed errors. Within each exhibit/speaker record, the following is provided:

1. Exhibit and/or speaker number and name
2. Subject property information (if provided or relevant to the testimony)
3. Existing zone(s), proposed zone(s), and requested zone(s) for the subject property
4. Staff's analysis of testimony
5. Staff's recommended action

It is recommended that the reader first read through the testimony and then read the staff analysis of testimony to view staff's discussion and recommendation for each item. Within the analysis of testimony, the following symbols are used for the "MatrixError" column:

1. MatrixError: "N" indicates that the testimony DID NOT demonstrate an error in the application of the rules contained in the Council's 2019 *Approved Guide to New Zones* for the subject property
2. MatrixError: "Y" indicates that the testimony demonstrated an error in the application of the rules contained in the Council's 2019 *Approved Guide to New Zones* for the subject property. Staff recommends the zoning map be revised to correct the demonstrated error.

1. Analysis of Written Exhibits

General Comments Exhibit Report

Thursday, October 21, 2021

9:50:45 AM

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	1	Bradley Heard		415 Zelma Avenue Capitol Heights MD			<p>Existing:</p> <p>Proposed:</p> <p>Requested:</p>	Mr. Heard indicates that Exhibit 32 replaces Exhibit 1 in full; therefore, there is no staff analysis of Exhibit 1.	N	No change to the map
Speaker #	2	Robert Clagett	07	6125 Old Central Avenue Capitol Heights MD	2066082		<p>Existing:</p> <p>Proposed:</p> <p>Requested:</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks the C-S Zone citing an existing certified nonconforming auto repair business on the R-T property which has existed since 1958.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	3	Jackie Dickerson	06	2917 Ritchie Road Forestville MD	2953446		Existing: R-55: One-Family Detached Residential I-1: Light Industrial Proposed: RSF-65: Residential, Single-Family – 65 IE: Industrial/Employment Requested: IE: Industrial/Employment	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is split zoned R-55 and I-1 and the applicant seeks to have the IE Zone placed on the entire property to support expansion of an existing towing lot operation.</p>	N	No change to the map
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Speaker #	4	M-NCPPC Planning Department		N/A			Existing: Proposed: Requested:	Countywide Map Amendment – Preliminary Zoning Map - February 2020 (17 sheets)	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	5	M-NCPPC Planning Department		N/A				Existing: Countywide Map Amendment – Aviation Policy Area Maps	N	No change to the map
							Proposed:			
							Requested:			

Speaker #	6	M-NCPPC Planning Department		N/A				Existing: Countywide Map Amendment – Military Installation Overlay Zone maps	N	No change to the map
							Proposed:			
							Requested:			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	7	M-NCPPC Planning Department		N/A				Existing: Countywide Map Amendment – Proposed Greenbelt Neighborhood Conservation Overlay Zone and Mount Rainier Neighborhood Conservation Overlay Zone boundary maps	N	No change to the map
								Proposed:		
								Requested:		

Speaker #	8	M-NCPPC Planning Department						Existing: Countywide Map Amendment – Chesapeake Bay Critical Area Overlay (2015) maps.	N	No change to the map
								Proposed:		
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Abdullah Hijazi - Sept 13 Speaker #11	9	Abdullah Hijazi	02	5439 Annapolis Road Hyattsville MD	3763679, 3763687		<p>Existing: M-X-T: Mixed Use Transit Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: CGO: Commercial General and Office CS: Commercial Service</p>	<p>MXT-5-11</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests the CS or CGO zones. In reviewing this exhibit, staff determined there was an error made in the staff report for MXT-5-11. The report suggests there are 3 applicable master plan policies providing guidance to this group but there is only 1: Policy 3 on page 42 of the Port Towns Sector Plan is the only applicable policy to this grouping, and it encourages medium-density residential development. This policy changes the grouping from predominantly nonresidential to predominantly residential, and also changes the recommended zone from CN to RMF-48.</p> <p>This is an error of the application of the Council's Approved Guide to New Zones.</p>	Y	Change the properties included in Mixed-Use Group MXT-5-11 from the CN Zone to the RMF-48 Zone.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	10	Zahid Feroze	05	5439 Annapolis Road Bladensburg MD	3763679, 3763687, 0134247, 0134254		Existing: M-X-T: Mixed Use – Transportation Oriented Proposed: CN: Commercial Neighborhood Requested: CS: Commercial Service CGO: Commercial General and Office	MXT-5-11 The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. The applicant requests the CS or CGO zones. In reviewing this exhibit, staff determined there was an error made in the staff report for MXT-5-11. The report suggests there are 3 applicable master plan policies providing guidance to this group but there is only 1: Policy 3 on page 42 of the Port Towns Sector Plan is the only applicable policy to this grouping, and it encourages medium-density residential development. This policy changes the grouping from predominantly nonresidential to predominantly residential, and also changes the recommended zone from CN to RMF-48. This is an error of the application of the Council's Approved Guide to New Zones.	Y	Change the properties included in Mixed-Use Group MXT-5-11 from the CN Zone to the RMF-48 Zone.
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Norman Rivera - Sept 14 Speaker #7	11	Norman Rivera	02	4017 Hamilton Street Hyattsville MD	1830124		<p>Existing: R-55: One-Family Detached Residential</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification to the RSF-A Zone from the recommended RSF-65 Zone citing recent entitlement approvals.</p> <p>Staff note the approved entitlements will be grandfathered when the new Zoning Ordinance takes effect and will control in the event of any conflict with the zoning. There is no error in the application of the Council's Approved Guide to New Zones for this property.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Norman Rivera - Sept 14 Speaker #7	12	Norman Rivera	06	15100 Buck Lane Upper Marlboro MD	2841682, 0248864, 0248872		<p>Existing: I-1: Light Industrial</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: IH: Industrial, Heavy</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit asserts some properties currently zoned I-1 and proposed to transition to the new IE Zone contain uses that are not allowed in the proposed zone; concern is also expressed regarding new green space and lot coverage requirements. The exhibit states the IE Zone is too restrictive and will create nonconforming uses. The IH Zone is requested instead.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	13	Amira Chalabi	04	No premise address Bowie MD	1638907, 1638915		<p>Existing: O-S: Open Space</p> <p>Proposed: AG: Agriculture and Preservation</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification to the CGO Zone, asserting the location of the property "is not suited for the location, use and future of the area." The exhibit cites nearby commercial properties to attempt to justify the request.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	14	Tuka Chalabi	03	6212 Seabrook Road Lanham MD	2208890		Existing: R-80: One-Family Detached Residential Proposed: RSF-95: Residential, Single-Family – 95 Requested: NAC: Neighborhood Activity Center	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification to the NAC Zone but is not located within the Seabrook MARC Neighborhood Center.</p>	N	No change to the map
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Midgett Parker - Sept 13 Speaker #70	15	Midgett Parker	07	4016 Danville Drive Temple Hills MD	0596874		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit alleges error in the application of the Council's Approved Guide to New Zones in that it did not consider the elevation difference of this property to the neighboring property and streets.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Midgett Parker - Sept 13 Speaker #70	16	Midgett Parker	06	1901 Fernwood Drive Capitol Heights MD	1728708		Existing:	R-R: Rural Residential	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed:	RR: Residential Rural			
							Requested:	RMH: Residential Mobile Home			

Midgett Parker - Sept 13 Speaker #70	17	Midgett Parker	06	1907 Fernwood Drive Capitol Heights MD	1728708		Existing:	R-R: Rural Residential	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed:	RR: Residential Rural			
							Requested:	RMH: Residential Mobile Home			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Midgett Parker - Sept 13 Speaker #70	18	Midgett Parker	04	2021 Sansbury Road Upper Marlboro MD	1728716		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: RMH: Residential Mobile Home	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks different zoning in the hope of consolidating ownership and holdings subject to the same special exception approval in the same zone.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Midgett Parker - Sept 13 Speaker #70	19	Midgett Parker	02	2130 Chillum Road Hyattsville MD	1976596		<p>Existing: O-S: Open Space T-D-O: Transit District Overlay</p> <p>Proposed: AG: Agriculture and Preservation</p> <p>Requested: IH: Industrial, Heavy</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit asserts prior, longstanding error in the zoning of the subject property and takes issue with the recommendations and zoning of the West Hyattsville Transit District Development Plan for O-S zoning and open space and recreation land uses. Error is also alleged in that the CMA does not consider the current use of the property, "the highest and best use/designation for this site," and the goals of the CMA and the Zoning Rewrite. Since the exhibit seeks IE or IH Zoning, the purposes of these zones were included to point to the goals of the Zoning Rewrite.</p> <p>The subject property is located within the boundaries of the ongoing West Hyattsville-Queens Chapel Sector Plan. This testimony is not a CMA issue. Requests for consideration of zoning changes in the West Hyattsville-Queens Chapel Sector Plan area are more appropriately directed to that ongoing planning effort.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Traci Scudder - Sept 14 Speaker #67	20	Traci Scudder	08	101 Chippewa Drive Oxon Hill MD	1251099, 1251081, 1251073, 1250992, 1251065, 1251057		<p>Existing: R-R: Rural Residential R-55: One-Family Detached Residential</p> <p>Proposed: RR: Residential Rural RSF-65: Residential, Single-Family – 65</p> <p>Requested: RTO-L-e: Regional Transit-Oriented-Low-Intensity-edge</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Locations: 101-121 Chippewa Drive, 100-110 Crow Way, 5808-6008 Bald Eagle Drive, 6403 Oxon Hill Road, and 6407 Oxon Hill Road.</p> <p>There is a pending Zoning Map Amendment for this property, A-10055. This pending ZMA has no bearing on the CMA.</p> <p>Ms. Scudder spoke on September 14 as Speaker 67 that evening but did not seem to address this exhibit.</p> <p>As part of Exhibit 20 (specifically, Exhibit 20 B), Ms. Scudder provides a letter from the Town of Forest Heights that supports the rezoning of the subject properties. The inclusion of this official municipal request requires a separate vote by the District Council on Exhibit 20.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Traci Scudder - Sept 14 Speaker #67	21	Traci Scudder	09	12711 Parker Lane Clinton MD	2842938		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification to the RR Zone. No valid error of the CMA decision matrix is asserted.</p>	N	No change to the map
Traci Scudder - Sept 14 Speaker #67	22	Traci Scudder	09	12403 Piscataway Road Clinton MD	0363671		Existing: R-A: Residential-Agricultural Proposed: AG: Agriculture and Preservation Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification. No valid error of the CMA decision matrix is asserted.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Traci Scudder - Sept 14 Speaker #67	23	Traci Scudder	09	12720 Parker Lane Clinton MD	5513976		Existing:	R-A: Residential-Agricultural	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed:	AR: Agricultural-Residential			
							Requested:	RR: Residential Rural			

Traci Scudder - Sept 14 Speaker #67	24	Traci Scudder	09	12700 Piscataway Road Clinton MD	0363598		Existing:	R-A: Residential-Agricultural	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed:	AR - Agricultural-Residential			
							Requested:	RR: Residential Rural			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Traci Scudder - Sept 14 Speaker #67	25	Traci Scudder	08	7310 Livingston Road Oxon Hill MD	1287804		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: IE: Industrial/Employment	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The application form does not identify a proposed zone and states "Information forthcoming", however the attachments contained in the basis for disagreement states that they are requesting the IE Zone. The exhibit seeks intensification. No error of the CMA decision matrix is asserted.</p>	N	No change to the map

Abdullah Hijazi - Sept 13 Speaker #11	26	Abdullah Hijazi	05	4506 Buchanan Street Hyattsville MD	1817592		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks intensification based on the proximity of nearby commercially-zoned properties.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	27	Gladis Denham	01	10700 Montgomery Road Beltsville MD	0042044		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CN: Commercial Neighborhood	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p>	N	No change to the map
Abdullah Hijazi - Sept 13 Speaker #11	28	Abdullah Hijazi	01	4932 Prince George's Avenue Beltsville MD	0029835		Existing: R-R: Rural Residential C-M: Commercial Miscellaneous Proposed: RR: Residential Rural CS: Commercial Service Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks to correct a split-zoned property so that it becomes easier to make site improvements.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	29	Lewis Collins		5025 Roseld Court Oxon Hill MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>This exhibit asks if this rezoning would either increase or decrease the property value of the home, since the property is located close to the MGM National Harbor.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	30	Jose Roman	05	11015 Livingston Road Fort Washington MD	0412700		<p>Existing: R-R: Rural Residential</p> <p>Proposed: RR: Residential Rural</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks significant intensification to the CGO Zone on the assertion it would increasing the marketability of a property proclaimed to contain two single-familly detached homes on a single R-R property. In lieu of the CGO Zone, the exhibit seeks a separation (e.g. the subdivision) of the property into two lots. Staff note it is not possible to subdivide property simply upon request or via the CMA process.</p> <p>The property addresses are 11015 and 11019 Livingston Road, Fort Washington Maryland 20744; the request is filed jointly by Jose & Lynda (Briscoe) Roman. The tax assessor file does not provide a legal information description: it does not identify 11019 and only lists 11015, but separate electric and water bills are required. Hazard Insurance also requires a separate address.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	31	Jose Roman	05	11015 Livingston Road Fort Washington MD	0403568		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks significant intensification to the CGO Zone on the assertion it would provide the "best use" of the property and that nearby commercial zoning exists.</p> <p>The property addresses are 11015 and 11019 Livingston Road, Fort Washington Maryland 20744; the request is filed jointly by Jose & Lynda (Briscoe) Roman. The tax assessor file does not provide a legal information description: it does not identify 11019 and only lists 11015, but separate electric and water bills are required. Hazard Insurance also requires a separate address.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	32	Bradley Heard	05	415 Zelma Avenue Capitol Heights MD	2093060, 2085629		<p>Existing: R-55: One-Family Detached Residential</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: LTO-e: Local Transit-Oriented-edgeRMF-12: Residential, Multifamily-12</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests that their principal residence and all other property in King’s Seat Pleasant Subdivision (along Zelma Avenue), and westward to Rollins Ave, north of Hanlon Street and south of MD-332 (Old Central Ave) be rezoned to the Local Transit-Oriented–Edge (LTO–E) Zone.</p> <p>Second, the applicant requests that the commercially zoned properties fronting along MD-214 and Addison Road South, within the Addison Road Metro Center, be rezoned into the Local Transit-Oriented–Core (LTO–C) Zone.</p> <p>Third, the applicant requests that his property at 4702 - 4704 Mann Street and all similarly zoned R-55 property within the area bounded by Addison Road, Sheriff Road, and Eastern Avenue (to include the Deanwood Park and Beaver Heights subdivisions, and a portion of Chapel Oaks subdivision). be rezoned to the Residential, Multifamily–12 (RMF-12) Zone.</p> <p>Mr. Heard’s testimony requests the zoning intensification of his principal residence, a property he owns on Mann Street, and all similarly zoned properties that he does not own within the Deanwood Park, Kenilworth, and Beaver Heights subdivisions. His testimony also requests changes to the 2019 Approved Guide to New Zones. This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Traci Scudder - Sept 14 Speaker #67	33	Traci Scudder	09	14251 Livingston Road Clinton MD	0388108		<p>Existing: R-A: Residential-Agricultural</p> <p>Proposed: AR: Agricultural-Residential</p> <p>Requested: RR: Residential Rural</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The statement of justification filed with this exhibit is incorrect. This application is on behalf of Parker Farms II, LLC. The statement lists 4 entities associated with the Parker family, but not Parker Farms II, LLC.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	34	Stephen Berry	07	921 Palmer Road Fort Washington MD	1367580		Existing: R-18: Multifamily Medium Density Residential Proposed: RMF-20: Residential, Multifamily-20 Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit opposes the rezoning of the current R-18 zoned property to the RMF-20 Zone and requests the RR Zone instead, feeling that "it is not good zoning or planning to mix older well established single family homes next to potential high density dwelling [sic]." This is a joint application filing by Stephen Berry and Catherine Berry.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Joseph Addison - Sept 13 Speaker #58	35		06	MXT-6-19 MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MXT-6-19</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Addison testified for Forks of the Road, LLC and is represented by Robert Antonetti. Mr. Addison believes the proposed CN Zone is not the most similar new zone to the current M-X-T Zone and that the existing Royal Farms use would not be permitted in the new zone. He requests the CGO Zone.</p> <p>This testimony is closely related to Exhibits 35 and 235. Refer to those exhibits for additional discussion.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Robert Antonetti - Sept 14 Speaker #10	35	Robert Antonetti	06	No street address provided Upper Marlboro MD	5648893, 5648882		<p>Existing: M-X-T Mixed Use - Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: CS: Commercial Service</p>	<p>MXT-6-19</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is located within mixed-use group MXT-6-19. Mr. Antonetti is requesting the CS Zone for the subject property, stating that that staff made an error in identifying the "abutting" zone. He states that the C-M zoned property across the street (Ritchie Marlboro Road) is abutting the subject property. The M-X-T and M-U-I zoned properties as defined in the Guide to New Zones are groupings contiguous properties that are not separated by a major road or railroad track. This rule is in place because it factors in how people experience spaces. It is common planning practice to utilize natural and man-made edges as transitions and as important organizing features in holding together generalized areas. In this sense, abutting is considered touching or sharing property lines. Ritchie Marlboro Road is classified as an Arterial, which is considered a major road for the purposes of the Guide to New Zones. Any property on the opposite side of a major road is not abutting for purposes of Part 2 of the Council's Approved Guide to New Zones. This concept of abutting was discussed during County Council's meetings and work session prior to approval of the Council's Guide to New Zones.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Robert Antonetti - Sept 14 Speaker #10	36	Robert Antonetti	06	1700 Sansbury Road Upper Marlboro MD	5593124,5 593135, 5593146		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: CS: Commercial Service</p>	<p>MXT-6-17</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is located at the intersection of Ritchie Road and Sansbury Road, within mixed-use group MXT-6-17. Mr. Antonetti is requesting the CS Zone for the subject property, but does not state that staff made an error in assigning the proposed zoned to the subject property.</p> <p>The detailed Decision Matrix Report for Property Group MXT-6-17 list all 18 Conceptual Site Plans, Detailed Site Plans, and Preliminary Plans of Subdivision for the mixed-use group. The mixed-use group is subject to the rules of Part 2 Mixed-Use Zone Decision Matrix. The rules state, “For the purposes of this decision matrix, all contiguous groups of mixed-use-zoned properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one...”. The matrix did include the approved 15,000+ sq. ft. of commercial use and more than 200,000 sq. ft. of residential use.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	37	Russell Shipley	03	9336 Annapolis Road Lanham MD	2185304		<p>Existing: R-80: One-Family Detached Residential</p> <p>Proposed: RSF-95: Residential, Single-Family – 95</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification to the CS Zone based on nearby properties, location on Annapolis Road, and the current commercial use of the property.</p>	N	No change to the map

Russell Shipley - Sept 14 Speaker #9	38	Russell Shipley	07	202 Maryland Park Drive Capitol Heights MD	2083525		<p>Existing: R-55: One-Family Detached Residential T-D-O: Transit District Overlay</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: CN: Commercial Neighborhood</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant cites an existing mixed-use building on the property with a commercial/retail ground floor as justification of rezoning but recognizes the 2008 Capitol Heights Transit District Overlay Zoning Map Amendment rezoned the property to the R-55 Zone. The applicant seeks rezoning to commercial due to the existing use.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	39	Russell Shipley	07	5601 Highmount Lane Capitol Heights MD	3111796		<p>Existing: R-55: One-Family Detached Residential</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks rezoning because of adjacency to property that is recommended for the new RSF-A Zone.</p>	N	No change to the map

Russell Shipley - Sept 14 Speaker #9	40	Russell Shipley	07	5603 Highmount Lane Capitol Heights MD	3111804		<p>Existing: R-55: One-Family Detached Residential</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks intensification because abutting property is recommended for the RSF-A Zone.</p> <p>The mailing town is recorded incorrectly as Beltsville in the final list of exhibits provided by the Clerk of the Council.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	41	Russell Shipley	01	4400 Powder Mill Road Beltsville MD	0061812		<p>Existing: R-R: Rural Residential</p> <p>Proposed: RR: Residential Rural</p> <p>Requested: RR: Residential Rural</p>	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The applicant is in agreement with the proposed zone.</p> <p>The exhibit was filed on behalf of both Donald and Katherine Borgwardt.</p>	N	No change to the map
Russell Shipley - Sept 14 Speaker #9	42	Russell Shipley	06	5019 Brown Station Road Upper Marlboro MD	1766401		<p>Existing: R-R: Rural Residential</p> <p>Proposed: RR: Residential Rural</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests intensification of the proposed zoning "to permit commercial sales and service and commercial office-related uses" and asserts "the property is no longer desirable or appropriate for residential use due it's [sic] location directly abutting two busy collector roadways and its' close proximity to a busy integrated shopping center."</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	43	Russell Shipley	06	13904 Old Marlboro Pike Upper Marlboro MD	1766419		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks intensification to allow the property to be zoned consistent with the shopping center across the street.</p>	N	No change to the map

Russell Shipley - Sept 14 Speaker #9	44	Russell Shipley	09	12800 Missouri Avenue Brandywine MD	1180785		Existing: C-M: Commercial Miscellaneous Proposed: CS: Commercial Service Requested: CS: Commercial Service	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The applicant is in agreement with the proposed zone.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	45	Russell Shipley	09	12801 Robert Crain Highway Brandywine MD	1174242		Existing: C-M: Commercial Miscellaneous Proposed: CS: Commercial Service Requested: CS: Commercial Service	This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones. The applicant is in agreement with the proposed zone.	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Russell Shipley Speaker #9	46	Russell Shipley	04	7 South East Robert Crain Highway Upper Marlboro MD	0731372		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks intensification of the property "to permit automotive storage and/or other automobile-related uses on the property" and asks the Council "recognize the limited use of this property, which is entirely located within a master-planned right-of-way and clearly not appropriate for residential use."</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	47	Russell Shipley	04	11 South East Robert Crain Highway Upper Marlboro MD	0731380		Existing: R-A: Residential-Agricultural C-M: Commercial Miscellaneous	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks zoning intensification based on assertions the property is not suitable for residential development as it is located in the median of MD 3, and traffic and noise are prohibitive for residential. Staff note the property is in the Rural and Agricultural Area and is outside the County's growth boundary.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map
							Proposed: AR: Agricultural-Residential CS: Commercial Service			
							Requested: CS: Commercial Service			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Russell Shipley - Sept 14 Speaker #9	48	Russell Shipley	04	1 South East Robert Crain Highway Upper Marlboro MD	0728675		Existing:	R-E: Residential Estate	The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment. The applicant seeks intensification of the property "to permit automotive storage and/or other automobile-related uses on the property" and asks the Council to recognize the limited use of the property.	N	No change to the map
							Proposed:	RE: Residential Estate			
							Requested:	CS: Commercial Service			

Russell Shipley - Sept 14 Speaker #9	49	Russell Shipley	04	15800 Leeland Road Upper Marlboro MD	0713990, 3466240		Existing:	E-I-A: Employment & Institutional Area R-R: Rural Residential	The official exhibit list provided by the Clerk of the Council has a slightly different owner name. The exhibit seeks rezoning to remove several properties on Leeland Road from the current E-I-A Zone and requests the IE Zone instead. None of the justification provided in the exhibit is pertinent to the CMA. The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.	N	No change to the map
							Proposed:	LCD: Legacy Comprehensive Design Zone RR: Residential Rural			
							Requested:	IE: Industrial/Employment			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Russell Shipley - Sept 14 Speaker #9	50	Russell Shipley	09	No street address provided Brandywine MD	1146075		Existing:	C-M: Commercial Miscellaneous	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. The applicant is in agreement with the proposed zone. No street address was provided. The property appears to be Parcel 113, (0.2750 acres or 12,000 sq. ft.).	N	No change to the map
							Proposed:	CS: Commercial Service			
							Requested:	CS: Commercial Service			

Russell Shipley - Sept 14 Speaker #9	51	Russell Shipley	09	8901 Dyson Road Brandywine MD	1153907		Existing:	C-M: Commercial Miscellaneous	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. The applicant supports the proposed zone.	N	No change to the map
							Proposed:	CS: Commercial Service			
							Requested:	CS: Commercial Service			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	52	Russell Shipley	09	8935 Dyson Road Brandywine MD	1133172		Existing: C-M: Commercial Miscellaneous Proposed: CS: Commercial Service Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant supports the proposed zone.</p>	N	No change to the map
Traci Scudder - Sept 14 Speaker #67	53	Traci Scudder	09	9310 Old Marlboro Pike Upper Marlboro MD	1781574		Existing: C-S-C: Commercial Shopping Center Proposed: CGO: Commercial General and Office Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification. No valid error of the CMA decision matrix is asserted.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Traci Scudder - Sept 14 Speaker #67	54	Traci Scudder	09	2414 Robert Crain Highway Upper Marlboro MD	0238154		<p>Existing: O-S: Open Space</p> <p>Proposed: AG: Agriculture and Preservation</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks a significant intensification based largely on the client's intent when purchasing land in the O-S Zone to develop multifamily residential on the property, and attempts to cite nearby properties that may receive RMF-12 to justify the request.</p> <p>The subject site is located in the Rural and Agricultural Area of the County outside the County's growth boundary.</p> <p>The subject site is not located in the R-R Zone as stated in the exhibit but instead is zoned O-S. Additional errors in the exhibit include a requested zone of RSF-A on the rezoning request form when the statement of justification seeks the RMF-12 or RMF-20 zones.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	55	Marva Jo Camp	06	9307 Darcy Road Upper Marlboro MD	0635136		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: IE: Industrial/Employment	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks significant intensification to the IE Zone to support the current use of R-R property as a shop and yard for a construction company.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Arthur Horne - Sept 14 Speaker #8	56	Arthur Horne	02	Cool Spring Road Hyattsville MD	1846906, 1846898		Existing: R-R: Rural Residential O-S: Open Space Proposed: RR: Residential Rural AG: Agriculture and Preservation Requested: LTO-e: Local Transit-Oriented-edge	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on primarily on an assertion that the subject property is located in the vicinity of the Plan 2035 UMD West Local Center. The boundary for the UMD West Local Center has not been determined; Part 3 of the Council's Approved Guide to New Zone provides the guidance used to determine the proposed new zone for property within these undefined centers (and defined centers with property-specific boundaries). Part 3 specifically prevents rezoning of residential land zoned R-T or of lesser intensity from being placed in a Transit-Oriented/Activity Center base zone. Since this property is zoned R-R and O-S, it is correctly recommended for RR and AG per the Council's Approved Guide to New Zones.</p> <p>When Mr. Horne testified on this property on September 14, 2021, he identified the party as Metropolitan Development rather than Cool Springs Road, LLC.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Arthur Horne - Sept 14 Speaker #8	57	Arthur Horne	09	9702 Marlboro Pike Upper Marlboro MD	1716273, 1716265, 1769033		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: TAC-e: Town Activity Center-edge	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Exhibit 57 focuses on property which has a pending Zoning Map Amendment A-10051 (Carozza Property) and includes following address: 10200 Marlboro Pike, Upper Marlboro, MD 20222. The pendency of this application has no bearing on the CMA's proposed zones.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Arthur Horne - Sept 14 Speaker #8	58	Arthur Horne	06	1700 Ritchie Marlboro Road Upper Marlboro MD	3165255		Existing: I-3: Planned Industrial/ Employment R-55: One-Family Detached Residential R-T	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The tax account number for the address listed is 3165255. The rezoning request form has the following tax account numbers 55941152, 5594163, 5594174, 5594185 and 5594196 listed for the property. Those tax account numbers are for another property and are not associated with the requested rezoning sought by Exhibit 58.</p> <p>This exhibit seeks consolidated rezoning of a property with three current zones. It is not the role of the CMA to correct split-zoned properties.</p>	N	No change to the map
							Proposed: IE: Industrial/ Employment RSF-65: Residential, Single-Family – 65 RSF-A:			
							Requested: RSF-A: Residential, Single-Family – Attached Zone			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Paul Jackson - Sept 14 Speaker #12	59	L. Paul Jackson, II	04	1800 Mitchellville Road Bowie MD	0679738, 0679746		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: TAC-e: Town Activity Center-edge	<p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p> <p>The exhibit seeks intensification based on the proximity of nearby commercial uses.</p> <p>Exhibit 59 also includes 1808 Robert Crain Highway, Bowie, Maryland 20716</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	60	Debra Sandlin	05	MXT-5-9 Bladensburg MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CS: Commercial Service</p> <p>Requested: NAC: Neighborhood Activity Center TAC-c: Town Activity Center-core LTO-c: Local</p>	<p>MXT-5-09</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is located in MXT-5-09, which is a mixed-use group proposed to transition to the CS Zone. The applicants states that the CS Zone does not encourage Policy 2 of the Port Towns Sector Plan to establish a new mixed-use district oriented around the Publick Playhouse or Policy 3 to encourage residential development along Annapolis Road. Property group MXT-5-09 is actually subject to three separate and conflicting plan policies, rendering staff unable to determine which, if any, of these conflicting policies prevail and should apply for the purposes of the CMA's proposed rezoning. As such, staff "zeroed out" these plan policies and the Port Towns Sector Plan recommendations played no role in determination of MXT-5-09.</p> <p>The requested zone is one of either the NAC, TAC, or LTO. These zones are only applied by the CMA to Plan 2035 designated Growth Policy Areas (e.g. Regional Transit District or Local Centers) or Strategic Investment Map areas (e.g. Innovation Corridor). MXT-5-09 is not located in either of these Plan 2035 designated areas. The Commercial Service (CS) Zone is a mixed-use zone that allows for a concentration of retail sales and services (including auto-oriented commercial uses), office, eating or drinking establishments, as well as multifamily dwelling units.</p> <p>Since this exhibit is submitted in opposition to the CMA-proposed zone and the Town of Bladensburg requests different zoning for the properties located in MXT-5-09,</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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that mixed-use grouping must be voted upon separately by the District Council.

Speaker #	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID	Existing:	Proposed:	Requested:	Analysis	MatrixError	Recomendation
	61	Jacob Yerkie	09	13521 Brandywine Road Brandywine MD	1155902, 3173267	R-R: Rural Residential	RR: Residential Rural	RSF-A: Residential, Single-Family – Attached Zone	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification to the RSF-A Zone based on the zoning of an abutting property.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Midgett Parker - Sept 13 Speaker #70	62	Midgett Parker	04	6301 Crain Highway Bowie MD	0699454, 0824854, 3199718		Existing: R-R: Rural Residential Estate R-E: Residential Estate Proposed: RR: Residential Rural Estate RE: Residential Estate Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired</p> <p>The subject property is located in the median of Crain Highway and the application is on behalf of both Vivian and Anthony Dennis. Mr. Parker states that the sound, noise and light are an impact on the individual property and is requesting the CS Zone because the uses around the subject property are commercial. The subject site is located in the Rural and Agricultural Area of the County outside the County's growth boundary.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Midgett Parker - Sept 13 Speaker #70	63	Midgett Parker	04	6501 Robert Crain Highway Bowie MD	0669572		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: CS: Commercial Service	<p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p> <p>The applicant represented by Mr. Parker is listed on the application form as a contract purchaser who may not yet own the subject property.</p> <p>The subject site is located in the Rural and Agricultural Area of the County outside the County's growth boundary.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Phillip Galiano - Sept 13 Speaker #35	64	Philip Galiano	05	5805 Beecher Street cheverly MD	4023354, 4023347, 4023339,		Existing: R-55: One-Family Detached Residential DDOZ: Development District Overlay Proposed: RSF-65: Residential, Single-Family – 65 Requested:	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit requests a new zone that will allow for townhouse development.</p> <p>This letter is to request a new zoning designation for 5805, 5807, 5809 and 5811 Beecher Street, Cheverly.</p>	N	No change to the map

Speaker #	65	Sherril Thomas		N/A			Existing: Proposed: Requested:	<p>This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Thomas is concerned about development in Dania Hills subdivision. She states affiliation with Caltor Manor Civic Association but it is not clear if she speaks for the association.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	66	Joseph Perez	02	5402 Sargent Road Hyattsville MD	1893189		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: RMF-20: Residential, Multifamily-20	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification to the RMF-20 Zone "for the purpose of selling the property to someone who can build new homes."</p> <p>The applicant listed the RMF-20 Zone as the proposed zone for the subject property. The correct proposed zone is RSF-65.</p>	N	No change to the map
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Speaker #	67	Paulette Griffin	02	1316 Chillum Road Hyattsville MD	1866698		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks intensification to the CGO Zone to support an existing beauty/barber salon in the R-55 Zone.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	68	Paulette Griffin	02	5600 Sargent Road Hyattsville MD	1958362		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This is the same property as Exhibit 67 and the request is for intensification to the CGO Zone in this exhibit to support an existing dry cleaner in the R-55 Zone.</p>	N	No change to the map
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Benjamin Almquist - Sept 14 Speaker #43	69	Marcus Daniels	08	2112 Brinkley Road Fort Washington MD	1346022		Existing: C-O: Commercial Office R-30C: Multifamily Low Density Residential – Condominium Proposed: CGO: Commercial General and Office RMF-12: Residential, Multifamily-12 Requested: CGO: Commercial General and Office RMF-48: Residential, Multifamily-20	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant argues the requested zoning would be more consistent with the master plan recommendations, that the site is suitable for high-intensity development, and argues against determination of the proposed zone based on the current zone.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	70	Benjamin Robertson	09	No street address provided Upper Marlboro MD	3761350, 3761368, 3761376, 3761384		Existing: O-S: Open Space Proposed: AG: Agriculture and Preservation Requested: AR: Agricultural-Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks the AR Zone instead of the AG Zone to provide rural senior housing.</p> <p>No house number is available; the property consists of Parcels 151, 152,153 and 154 Tax Map 147, 29.06 Ac. off Candy Hill Road. Staff note the applicant listed the incorrect existing zone (this property is O-S, not R-O-S).</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	71	French Wallop	05	9911 Brightseat Road Landover MD	1425552		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant states the current zoning only allows a limited mix of uses and seems to want to provide warehousing and wholesaling uses. Scott M. Goodwyn is also listed as the applicant.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Bradley Farrar - Sept 14 Speaker #11	72	Bradley Farrar	07	6500 Central Avenue Seat Pleasant MD	2109973, 2042927, 2064913, 2042919		<p>Existing: C-S-C: Commercial Shopping Center D-D-O: Development District Overlay</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: RTO-H-c: Regional Transit-Oriented-High-Intensity-core</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit requests the RTO-H Zone for no reason staff can discern other than a belief the subject property is a "prime location." The property is very close to the Addison Road Metro Station but that places the property in a Local Transit Center, not a Regional Transit District where RTO zoning is anticipated.</p> <p>Multiple addresses are listed (6500-6506 Central Avenue), and the applicant does not specify which RTO-H variant is requested: core or edge. The analysis database must list one so staff have selected RTO-H-c for database purposes only.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Traci Scudder - Sept 14 Speaker #67	73	Traci Scudder	04	7301 Livingston Road Oxon Hill-Glassmanor MD	1287804, 1207471, 1207489		Existing: R-R: Rural Residential	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed: RR: Residential Rural			
							Requested: RMF-20: Residential, Multifamily-20			

Traci Scudder -Sept 14 Speaker #67	74	Traci Scudder	09	17317 Pine Drive Accokeek MD	0375832		Existing: R-R: Rural Residential	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed: RR: Residential Rural			
							Requested: CS: Commercial Service			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Traci Scudder - Sept 14 Speaker #67	75	Traci Scudder	09	14203 Livingston Road Clinton MD	0388116		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant has listed the incorrect proposed zone; the proposed zone is AR, not RA. Intensification is requested but no justification or assertion of error accompanies Exhibit 75.</p>	N	No change to the map
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Ruby Thomas - Sept 13 Speaker #43	76	James Thomas	09	17010 Old Marshall Hall Road Accokeek MD	3126828		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: RE: Residential Estate	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant's request points to the 2009 approval of the Subregion 5 SMA as the basis for the rezoning request. That approval was overturned and the property was not placed in the R-E Zone by subsequent actions - it remains R-A today.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Arthur Horne - Sept 14 Speaker #8	77	Arthur Horne	06	MXT-6-22 MD	5594163, 5594174		<p>Existing: M-X-C: Mixed Use Community</p> <p>Proposed: RMF-20: Residential, Multifamily-20</p> <p>Requested: IE-PD: Industrial/Employment Planned Development</p>	<p>MXT-6-22</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant asserts that the "matrix" (Part 2 Mixed-Use Zone Decision Matrix; pages 8-9 of the 2019 Approved Guide to New Zones) improperly considers the subject property's proximity to the Parkside at Westphalia property as the dominating factor in determining the proposed zone. The subject property is improved with an existing 142,500 square-foot office and industrial building that was constructed in 1983. The District Council approved CB-10-2019, permitting any use allowed in the I-1 zone also to be allowed in the M-X-T zone under certain circumstances.</p> <p>The subject property is located within Mixed-Use Group MXT-6-22, composed of 68.94 acres of contiguous M-X-T zoned properties. Part 2 of the Council's Approved Guide to New Zones states, "For the purposes of this decision matrix, all contiguous groups of mixed-use-zoned properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one, unless separated by a major road, railroad track, or body of water". MXT-6-22 contains entitlements for Cambridge Place at Westphalia's proposed 300,000+ square-feet of multifamily units. Staff calculated the development approvals for MXT-6-22 per Question 7 of the Mixed-Use Zone Decision Matrix. As a result, the path MXT-6-22 followed through the decision matrix is correct and no error was found in staff's assignment of the proposed zone for the subject property.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	78	Timeka Mcrae	05	N/A MD	Hyattsville	NA	Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit offers concerns regarding identity theft and other alleged crimes.</p>	N	No change to the map
						Proposed:					
						Requested:					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	79	Beverly Hall-Keller	04	1810 Mitchellville Road Bowie MD	0732743, 0800102		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This application also includes 1814 Mitchellville Road, and seeks significant zoning intensification "to permit the use of commercial related uses," citing the proximity of nearby commercial uses and property. Staff note the zoning request form seeks the TAC-e Zone but the justification seeks the CGO Zone.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	80	Anthony Powell	05	N/A Glenarden Maryland				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Powell testifies that "there should be a 'special classification' for single family homes that are located near the Washington, DC. line that were built in the 1950s. This classification will help the long-term residents who live in these neighborhoods. These houses were built as single family homes in the 1950s. Currently, realtors are trying to turn these houses into 'multifamily' units which will increase the 'tax liability' of the long term residents."</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	81	Lenford Carey	03	No address provided University Park MD			<p>Existing: O-S: Open Space</p> <p>Proposed: AG: Agriculture and Preservation</p> <p>Requested: O-S: Open Space</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The Mayor of the Town of University Park is asking that the Town Park that is proposed to be rezoned to the AG Zone be placed back into the O-S Zone or "the more appropriate Open Space."</p> <p>Unfortunately, the Town is mistaken in its understanding of the new zones. There is no such zone as AG-RES (which the Town incorrectly indicates will be the new zone for the subject property). Further, the proposed AG Zone is the direct replacement zone for the current O-S Zone - they are identical zones with just a different name. There is no OS Zone in the new Zoning Ordinance - it becomes AG.</p> <p>As a municipality offering a zoning recommendation, this exhibit requires a separate District Council vote when taking action on the CMA.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	82	Angie Ko	06	3309 Springdale Avenue District Heights MD	0627018		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks commercial rezoning citing abutting commercial uses.</p>	N	No change to the map
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Speaker #	83	Constance Whalum	02	No address provided Brentwood MD			Existing: Proposed: Requested:	<p>This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>This is a request that the Prince George’s County noise ordinance be strictly and unequivocally enforced and that all amplified music and/or subwoofer enhanced music be banned from all resulting businesses</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	84	Frank Fannon	09	18011 Indian Head Highway Accokeek MD	0411652, 0318402		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CGO: Commercial General and Office IE: Industrial/Employment	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks speculative intensification from the R-R Zone for "commercial or industrial purposes."</p> <p>The application includes Ryan Fannon, Bennett Omodt, and Frank Slye as additional applicants.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	85	Dwight Williams	04	9011 Normal School Road Bowie MD	1650399		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: NAC: Neighborhood Activity Center	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks significant intensification based on proximity to Bowie State University and the MARC station; the statement of justification requests "M-X-T up to 48%," which staff does not understand. The subject site is located in the Rural and Agricultural Area of the County outside the County's growth boundary.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	86	Helen Abadzi	09	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>This exhibit consists of a comment that while the CMA is an excellent initiative and properties will get their current zones, local needs may differ. In such cases, there may need to be a special exception or rezoning, which are costly and require land use attorneys. Small owners cannot afford fees, so please permit rezoning through the CMA.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	87	Colin Byrd	04	Multiple addresses Greenbelt MD				<p>The City of Greenbelt</p> <p>The City of Greenbelt has requested a zone(s) for properties within the City Greenbelt that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zones were assigned to the subject properties utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The CMA process applies zones to each property in the County and does not revise or amend the standards of any zone. The City seeks the following:</p> <ol style="list-style-type: none"> 1. Approve the Greenbelt Neighborhood Conservation Overlay Zone for properties currently in the Residential Planned Community Zone. 2. Rezone the Roosevelt Center to the CN Zone rather than the CGO Zone, as the City asserts the proposed CGO is not appropriate and is not representative of the form, scale and uses within the development. 3. Change the proposed RMF-48 zoning for GreenbelStation to apply the RSF- Zone to the townhouse section in the Greenbelt Station South Core, apply the RMF-20 Zone to the apartment section, and apply the AG Zone to parkland. 4. Change property proposed for the RMF-48 Zone located on the north side of Branchville Road to a more appropriate zone to replace the M-X-T/DDO zoning. 5. Apply the AG Zone to all developed Board of Education-owned property within the City of Greenbelt. 6. Apply te ROS Zone to all properties designated as a Forest Preserve per the Greenbelt City Code. 	N	No change to the map
			03			Existing:				
						Proposed:				
							Requested:			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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								<p>7. Apply the AG Zone to the City park parcel located off Hanover Parkway that is currently zoned R-R and proposed for to receive the RR Zone.</p> <p>None of these requests demonstrate an error in the application of the Council's Approved Guide to New Zones. As a municipality submitting zoning recommendations, this exhibit requires separate District Council votes on each request contained herein when the Council takes action on the CMA.</p>		
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Anthony Trassati - Sept 14 Speaker #2	88	Matthew Gordon	03	7591 Annapolis Road Lanham MD	2201408		<p>Existing: C-2: Existing General Commercial</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: RTO-H-e: Regional Transit-Oriented-High-Intensity-edge</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The justification for this request pertains to proximity to the New Carrollton Metro, market conditions, and County housing goals among other reasons, but the property is located in the Annapolis Road-Glenridge Neighborhood Center and the proposed zone is correct per the Council's Approved Guide to New Zones.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	89	Peggie Davis	07	N/A MD			Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The applicant does not request rezoning. General concerns are expressed about crime, finances, and the impact of rezoning on tax rates</p>	N	No change to the map
						Proposed:					
						Requested:					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	90	Dyland Galloway	05	Cheverly MD			<p>Existing: R-55: One-Family Detached Residential</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: ROS: Reserved Open Space</p>	<p>Please see below staff’s analysis of Dylan Galloway’s CMA requests per Exhibit 90.</p> <p>Park clarification – the ROS (Reserved Open Space) Zone vs. residential zoning: This issue was brought to staff’s attention at a December 10, 2019 community meeting in Cheverly. Subsequently, on July 31, 2020, the Planning Director approved Administrative Correction 20-05, correcting the 2018 Approved Greater Cheverly Sector Plan to recommend Parks and Open Space future land uses for Bellamy Park and Legion Park, Gast Park, Magruder Spring Park, and Woodworth Park</p> <p>Pursuant to Administrative Correction 20-05, the online version of the Sector Plan was corrected, and, on October 28, 2020, the Long-Range Planning Section recommended the Countywide Map Amendment Team (memorandum, Rowe/Ruiz to Williams et al, October 28, 2020) Zoning Changes GC10 through GC21, which recommended rezoning then-identified Town of Cheverly parks and M-NCPPC parks within the Sector Plan area to the ROS Zone. Exhibit 159, the Preliminary Zoning Map Errata Sheet, reflects this zoning.</p> <p>Exhibit 90 identifies additional properties that were not originally captured in Administrative Correction 20-05. Exhibit 90 is correct that two of these properties are public parks, were erroneously identified as residential properties in the 2018 Sector Plan, and should be classified in the Reserved Open Space (ROS) Zone; Pinkey’s Park located (0.5-acres) at 5900-5902 Beecher Street and Kilmer Street Park (1.33-acres) located at 6301 Kilmer Street, Cheverly. The remaining parks identified in the testimony are already recommended for the ROS Zone by the CMA.</p> <p>Exhibit 90 identifies the “58th Place Properties” owned by the Federal government and Town of Cheverly as park properties. However, these properties are not within the right-of-way, environmental setting, or National Register Historic District of the Baltimore-Washington Parkway and are recommended for residential-medium and commercial future land uses by the Sector Plan. The CMA applied the correct zoning to these properties.</p>	Y	Change the zoning map and assign the ROS Zone to Pinkey’s Park (0.5-acres) located at 5900-5902 Beecher Street and Kilmer Street Park (1.33-acres) located at 6301 Kilmer Street in Cheverly.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Request CGO Zone for the "RDA" Property": The CMA recommends the CGO Zone for this property (5801, 5807, 5809 Annapolis Road). See Zoning Change GC 9.

Properties Currently in the D-D-O/M-U-I Zone between 57th Place, 58th Avenue, and Arbor Street; recommend LTO-c: The 2018 Sector Plan, Map 9, specifically recommends these properties for Residential-Medium future land use. LTO-c zoning in this area is reserved for properties that front on MD 459 (Arbor Street). Both parcels in question contain single-family detached houses, which are prohibited in the LTO-c zone. The CMA recommends the correct zone.

Extend LTO-c zoning to the World Recycling Site which is proposed as IE: The 2018 Sector Plan, Map 9, specifically recommends this property for Employment/Industrial future land use. The CMA recommends the correct zone.

The property just to the south and west of the Cheverly Metro Station split zoned R-55 and I-1; request ROS for the I-1 portion of the property: The 2018 Sector Plan makes the following recommendation specific to this property:

POLICY LU 10

Eliminate split-zoned properties.

Strategy LU 10.1 Ensure that each parcel is zoned to implement the future land use and development recommendations of this plan. Properties include the following:

60th Avenue (Tax ID 2062321): Currently zoned I-1 (light industrial) and R-55 (One-Family Detached Residential), this parcel should be zoned for single-family residential use. (p. 49)

Furthermore, the 2018 Sector Plan, Map 9, specifically recommends Residential-Medium future land uses on this property.

The CMA applied the correct zone.

[Prince George's] Hospital Property; recommend higher-

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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density, mixed-use zone than CGO: The subject property is not located in a Plan 2035-designated Center and is ineligible for a Transit-Oriented/Activity Center Zone. The highest density zone available for this property is CGO.

Speaker #	91	Carla Gilham	07	N/A	MD		Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The applicant does not request rezoning. Concerns are expressed about the impact of zoning changes on tax rates.</p>	N	No change to the map
						Proposed:					
						Requested:					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	92	Chang Sub Lee	07	4508 Wheeler Road Oxon Hill MD	1265156		<p>Existing: M-X-T: Mixed Use – Transportation Oriented District Overlay</p> <p>Proposed: RMF-20: Residential, Multifamily-20</p> <p>Requested: M-X-T: Mixed Use - Transportation Oriented</p>	<p>MXT-7-27</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks the M-X-T Zone, but this zone is not in the new Zoning Ordinance. The justification is based on the desire to operate a grocery store on the property.</p> <p>There are multiple owners listed in the exhibit: Lee & Seo Investment Co, Inc., Mi Ouk Lee and Chang Sub Lee, Co-Owners. Staff note the address is transposed. The applicant provided the wrong address (4805 Wheeler Road) and wrong Tax ID (1208347). The correct address is 4508 Wheeler Road, Oxon Hill and the correct Tax ID is 1265156 and 1286749.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14	93	Andre Gingles	01	Baltimore Avenue Laurel MD	1034925		<p>Existing: I-3: Planned Industrial/ Employment</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: E-I-A: Employment and Institutional Area</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks a different zone than the proposed IE Zone and the entire statement of justification is based on a request for a proposed zone (E-I-A) which was not carried forward into the new Zoning Ordinance.</p> <p>The street number for the subject property was not included in the request form.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	94	Andre Gingles	05	2300 Craftsman Circle Hyattsville MD	0104935		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks the IH Zone, claiming the proposed IE Zone will not permit warehousing and/or distribution warehousing uses by right.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	95	Andre Gingles	08	6710 Oxon Hill Road Oxon Hill MD	2753101		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: RTO-L-e: Regional Transit-Oriented-Low-Intensity-edge</p>	<p>MXT-8-28</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is located within the 50-acre MXT-8-28, a 2019 Approved Guide to New Zones mixed-use group. The applicant is requesting the RTO-L-e Zone for this mixed-use group.</p> <p>All properties currently zoned M-X-T and within the boundaries of a 2014 Plan Prince George’s 2035 Approved General Plan (Plan 2035) Regional Transit District will be assigned either the RTO-L-c, RTO-L-e, RTO-H-c, or RTO-H-e zones.</p> <p>MXT-8-28 is not located within the boundaries of the National Harbor Regional Transit District nor any other Plan 2035 Regional Transit District. The subject property is also not located with the boundaries of any Plan 2035 Priority Strategic Investment Program policy areas (i.e., Innovation Corridor) that are also designated to receive the RTO Zone per the Council's Approved Guide to New Zones.</p> <p>The Industrial Employment (IE) Zone is consistent with the existing uses located at the northeast quadrant of Oxon Hill Road and Tanger Boulevard; an underdeveloped 9-acres containing a 117,000+ sq. ft. medical office building. The proposed zone for MXT-8-28 would facilitate the further development of the office park development. CB-13-2018 defines "Office Park" as a development containing a number of separate office buildings that is designed, constructed, and operated on an integrated and coordinated basis and under a uniform</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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scheme of development. The office park use is not permitted in the NAC, TAC, LTO, or RTO zones and the site does not have existing entitlements for additional office development/

Note: The application failed to include additional tax accounts: 5670917, 5670906, 5664131, 5523760, 5524888, 5566518.

Andre Gingles - Sept 14 Speaker #14	96	Andre Gingles	06	6915 Central Ave Capitol Heights MD	1991140		<p>Existing: R-55: One-Family Detached Residential M-I-O: Military Installation Overlay</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks the RSF-A Zone which is alleged to "help provide more appropriate density...."</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	97	Andre Gingles	06	6917 Central Avenue Capitol Heights MD	2089043		<p>Existing: R-55: One-Family Detached Residential M-I-O: Military Installation Overlay</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks the RSF-A Zone, feeling it "will help provide more appropriate density...."</p>	N	No change to the map

Andre Gingles - Sept 14 Speaker #14	98	Andre Gingles	06	MXT-6-15 Capitol Heights MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: RSF-A: Residential, Single-Family – Attached ZoneIH: Industrial, Heavy</p>	<p>MXT-6-15</p> <p>The applicant has requested a zone(s) for the subject properties within MXT-6-15 that differ from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant seeks intensification stating that "would make the overall property more developable."</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	99	Andre Gingles	08	2423 Brinkley Road Fort Washington MD	1292119, 1292515, 1292507, 1292481, 1292499, 1226422		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification on the assertion the planning areas have little or no heavy industrial zones for such uses and that the property has not moved forward with development in the R-R Zone.</p> <p>No mailing city was identified; the property is located in Fort Washington. The exhibit requests rezoning for six properties located at 0 Brinkley Road (1292119), 2423 Brinkley Road (1292515), 2505 Brinkley Road (1292507), 6209 Rosecroft Drive (1292481 & 129249), 6225 Rosecroft Drive (1226422), 6330 Rosecroft Drive (1226430).</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	100	Andre Gingles	03	7242 Baltimore Avenue College Park MD	2741965		<p>Existing: M-U-I: Mixed-Use Infill</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: LTO-c: Local Transit-Oriented-core</p>	<p>The applicant has requested a zone(s) for the subject property located within the Plan 2035 Innovation Corridor that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks intensification on the basis that an existing ongoing development project would make this property more compatible with a higher-intensity zone.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	101	Andre Gingles	03	7300 Baltimore Avenue College Park MD	2387728, 2387751		<p>Existing: M-U-I: Mixed-Use Infill</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: LTO-c: Local Transit-Oriented-core</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks intensification on the basis an adjoining ongoing development project would make this property more compatible/suitable with higher-intensity zoning.</p> <p>This zone change request also for the property located at 7370 Baltimore Avenue, College Park, MD 20740.</p> <p>The Rezoning Request form is in error; the referenced property address is College Park Shopping Center while the request refers to the Applebee's property.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14	102	Andre Gingles	01	6401 Van Dusen Road Laurel MD	0014357		Existing:	R-R: Rural Residential	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed:	RR: Residential Rural			
							Requested:	IH: Industrial, Heavy			

Andre Gingles - Sept 14 Speaker #14	103	Andre Gingles	01	Muirkirk Road Beltsville MD	0014340		Existing:	R-R: Rural Residential	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed:	RR: Residential Rural			
							Requested:	IH: Industrial, Heavy			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	104	Andre Gingles	08	10907 Livingston Road Fort Washington MD	0396622, 0343350, 0396713, 0308148, 0308155, 0310091		Existing: I-3: Planned Industrial/ Employment Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>There are multiple properties listed for this exhibit. The exhibit seeks rezoning to IH on the assertion Planning Areas 76B and 80 have little heavy industrial zoning. This is not pertinent to the CMA.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	105	Andre Gingles	08	No street address provided Oxon Hill MD	3878220		<p>Existing: M-X-T: Mixed Use – Transportation Oriented O-S: Open Space</p> <p>Proposed: RTO-L-e: Regional Transit-Oriented-Lo w-Intensity-edge AG: Agriculture and Preservation</p> <p>Requested: RTO-L-c: Regional Transit-Oriented-Lo w-Intensity-coreRTO-H-c: Regional</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>No address was provided but this appears to be the National Harbor Beltway Parcel, PT PARCEL 94, Subdivision 3682, Plat 240/077.</p> <p>The RTO-L-c or RTO-H-c zones are requested due to an assertion existing and approved development would seem to make the "core" more appropriate. This is not a CMA issue.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	106	Andre Gingles	08	No street address provided MD			<p>Existing: R-R: Rural Residential R-80: One-Family Detached Residential</p> <p>Proposed: RR: Residential Rural RSF-95: Residential, Single-Family – 95</p> <p>Requested: IE: Industrial/Employment</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The address and tax account number were not provided. The property is located on the west side of Indian Head Highway, between Palmer Road and Kerby Hill Road. Parcels 98, 101 & 577.</p> <p>The exhibit seeks significant upzoning based on a zoning text amendment permitting a Business and Entertainment District and adjacency to MD 210. No assertion of error is attempted; this is not a CMA issue.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	107	Andre Gingles	08	6800 Oxon Hill Road Oxon Hill MD	5523760		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: IE-PD: Industrial/Employment Planned Development</p> <p>Requested: RTO-L-e: Regional Transit-Oriented-Low-Intensity-edge</p>	<p>MXT-8-28</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is located within the 50-acre MXT-8-28, mixed-use group identified pursuant to the Council's Approved Guide to New Zones. The applicant is requesting the RTO-L-e zone for this mixed-use group.</p> <p>All properties currently zoned M-X-T and within the boundaries of a 2014 Plan Prince George’s 2035 Approved General Plan (Plan 2035) Regional Transit District will be assigned either the RTO-L-c, RTO-L-e, RTO-H-c, or RTO-H-e zones. MXT-8-28 is not located within the boundaries of the National Harbor Regional Transit District nor any other Plan 2035 Regional Transit District. The subject property is also not located with the boundaries of any Plan 2035 Priority Strategic Investment Program policy areas (i.e., Innovation Corridor) that are also designated to receive the RTO Zone.</p> <p>The Industrial Employment (IE) Zone is consistent with the existing uses located at the northeast quadrant of Oxon Hill Road and Tanger Boulevard; an underdeveloped 9-acres containing a 117,000+ sq. ft. medical office building. The proposed zone for MXT-8-28 would facilitate the further development of the office park development. CB-13-2018 defines "Office Park" as a development containing a number of separate office buildings that is designed, constructed, and operated on an integrated and coordinated basis and under a uniform scheme of development. This use is not permitted in the NAC, TAC, LTO, or RTO zones and the site does not have existing entitlements for additional office development</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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allowing office park development to proceed in these zones.

Andre Gingles - Sept 14 Speaker #14	108	Andre Gingles	01	12011 Old Gunpowder Road Beltsville MD	0066092		Existing: R-R: Rural Residential O-S: Open Space	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
							Proposed: RR: Residential Rural AG: Agriculture and Preservation	The subject property is split zoned R-R (71%) and O-S (29%). The proposed zones for the property are RR (71%) and AG (29%). The applicant is requesting the RR for the entire property.		
							Requested: RR: Residential Rural			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	109	Belinda Queen	06	N/A MD			Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The community is split between Councilmanic District 6 and Councilmanic District7. The exhibit requests shifting the Councilmanic boundary to keep the houses in the community in one district. Not sure why the first couple of houses were put in Distict 7. "It is hard as a Civic Association when only less then 10 houses are in District 7 and the other houses are representative by District 6."</p>	N	No change to the map
			07			Proposed:					
						Requested:					

Speaker #	110	Sassan Gharai	09	7620 Moores Road Brandywine MD	1156314		Existing:	R-R: Rural Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit requests upzoning to RSF-A because the owner wishes to develop as a townhouse community. This is not pertinent to the CMA.</p>	N	No change to the map
						Proposed:	RR: Residential Rural				
						Requested:	RSF-A: Residential, Single-Family – Attached Zone				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	111	Paul McVinney	09	N/A Accokeek MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit requests greater transparency in the CMA process and more time to review zoning intensification requests. It also seeks a second public hearing to allow the public to voice their opinions on zoning intensification requests. Finally, the exhibit states development in District 9 is good if done the right way by protecting rural areas, focusing development to transit-served locations, and redeveloping vacated buildings/properties.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	112	Samantha Benjamin		N/A Fort Washington MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit opposes the CMA "if it has the potential to lower the property value of homes in [Prince George's County]."</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Jack Dickerson, Jr. - Sept 13 Speaker #16	113	Jack Dickerson, Jr.	06	2817 Ritchie Road Forestville MD	2953446		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family-65 Requested: IE: Industrial, Employment	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests upzoning to the IE Zone to support a towing company.</p>	N	No change to the map
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Speaker #	114	Richard Elliott		N/A			Existing: Proposed: Requested:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit offers testimony on zoning to request restaurants rather than fast food and gas station convenience stores, ensuring new development provide necessary infrastructure funding, capping rental costs, attracting small and minority-owned businesses to the central portion of the County, banning uses that create environmental hazards, and requiring grocery stores to locate to food deserts.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	115	Multiple		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a letter from numerous County civic and community organizations, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. These organizations requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 60 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>Suchitra Balachandran and Kelly Canavan, Accokeek, Mattawoman, Piscataway Creeks Communities Council, Chapman Forest Foundation, Clean Air Prince George's, Community Research, Concerned Citizens of Prince George's County District 4, Friends of Lower, Beaverdam Creek, Friends of Oxon Hill, Friends of Quincy Run Watershed, Greater Accokeek Progressive Activists, Greenbelt Climate Action Network, Heron There Farm, Laurel for the Patuxent, Moyaone Association, The NAACP – Prince George's Chapter, Our Revolution Prince George's, Patuxent Riverkeeper, PGChangemakers, Plane In Hand Farm, Prince George's County Young Democrats, Southern Maryland Audubon Society, Sustainable Hyattsville, West Laurel Civic Association</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	116	Multiple	02	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of form letters from numerous parties seeking a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. Among other requests, this form letter seeks greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>Include signatories: Peter Loan, Jason Swift, and Leah Wolf.</p>	N	No change to the map

Speaker #	117	Eunice Owens		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Owens opposes a proposed text amendment to change zoning near Six Flags and is opposed to "any zoning amendment that would supersede the policies outlined in the County Zoning Plan 2035." Staff notes Plan 2035 is not a zoning plan; instead, it is the County's current General Plan specifying broad Countywide policies for future growth and development.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	118	Multiple	06	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter submitted by multiple signatories that opposes any consideration to rezone property adjacent to Six Flags for a mixed-use entertainment development. The exhibit also requests greater transparency in the CMA process, more time to review zoning intensification requests, and a second public hearing to allow the public to voice their opinions on zoning intensification requests.</p> <p>Requested:</p> <p>This request includes 4 more signatories named Faith Lyles, Sandra Minor, Hildred Roach Stafford, and Dorothy Thomas.</p>	N	No change to the map
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Speaker #	119	Multiple		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by multiple signatories seeking the posting of "all demonstration of error applications in an indexed and easily searchable format online once they have all been received." The letter also seeks at least 60 days notice for a second joint public hearing so residents can comment on those applications.</p> <p>Requested:</p> <p>Signatories include Michael Architzel, Emily Canavan, and Amanda Truett.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	120	Karen Mason	06	N/A MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Mason opposes the zoning text amendment that would permit the proposed Mitchellville Park Development and expresses concerns around quality of life, traffic, retail, and zoning. Ms. Mason supports Plan 2035 but says the proposed development would not be consistent with the General Plan.</p>	N	No change to the map
							Existing:			
							Proposed:			
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Multiple Speakers Speaker #	121	Multiple		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>86 signatories, including speaker Kathy Ogle (speaker no. 61 - Sep 13), Milly Hall (speaker no. 108 - Sep 13), Linda Ivey Lewis (speaker no. 112 - Sep 13) Charles Askins, Suchitra Balachandran, Kathy Bartolomeo, Marcella Biggins, Margaret Boles, Vicki Brewer, Denise Brown, Jessica Cabness, Anthony Creamer, Ayanna Crosse, Carroll Dixon, Dominique Edmondson, Mary Ernsberger, Crystal Faison, Ina Fells, Chantel Fuqua, Eleanor Hancock, , Zaneilia Harris, Katherine Henry, Pauletta HodgesTLewis, Priscilla Johnson, April Kennedy, Diane La Voy, James Lawson, Elena Love, Corine May, Jennifer Mendenhall, Cynthia Newcomer, Linda Nivens, Angela Oddone, Joan Oxendine, Vijay Parameshwaran, Tisha Payne, Bobbie Poe, James Riley, Lore Rosenthal, Annie Shaw, Warren Shelton, James Soulé, Monique Taylor, Shirley Thompson, Wayne Titus, Diane Young, Miller Einsele, Charlene Ben, Kathleen Beres, Bonnie Bick, Victoria Boyer, Brian Bridges, Michael Bridges, Donna Brooks, Ann Butwell, Millicent Carroll, Carol Cooper, Melissa Daston, Susan Dickerson, Susan Barnett, Joyce Evans, Marilyn Guterman, Milly Hall, Jeffrey Harrison, Louis Hemans, Christine Hough, Douglas Igelsrud, Carlasha Jenkins, Geraldine Johnson, Charlie Knapp, Meya Law, Oscar Lawson, Linda Ivey Lewis, Rhonda Long, Jennifer Loss, Susan Mccutchen, Milton Mitchell, Cassandra Ogden, Kathy Ogle, Nicky Penttila, Betty Phelps, Rick Ruggles, Linda Saffell, Beverly Simmons, John Spillane, Stephen Steenrod, Sandra Stephon, Lillian Wilkerson, Levi Zangai, Ren Zheng, and Deborah Atkinson.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	122	Mohammad Javed	07	N/A MD			Existing: R-80: One-Family Detached Residential Proposed: RSF-95 Residential, Single-Family - 95 Requested: Commercial	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Request that the propey south of 6703 Suitland Road, known as Parcel G and currently zoned R-80, be rezoned to a commercial zone.</p>	N	No change to the map
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Speaker #	123	Phillippa Johnston	06	N/A MD			Existing: Proposed: Requested:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Johnston is the president of the Cameron Grove Community Association, Inc., and submits this exhibit as their official testimony. They oppose any new zoning amendment that would supersede the policies outlined in Plan 2035, which they support in terms of its land use policies, and oppose the proposed Mitchellville Park Development of 300 apartment units, retail, convenience store and a gas station. They state this development would be duplicative of services already in the vicinity, and are concerned proposed "high-end" retail will not be high end and that the proposed convenience store will create problems.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Norman Rivera - Sept 14 Speaker #7	124	Norman Rivera	09	Street adress not provided Clinton MD	0267146		Existing:	R-E: Residential Estate	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. No justification or assertion of error is provided.	N	No change to the map
							Proposed:	RE: Residential Estate			
							Requested:	RMF-20: Residential, Multifamily-20			

Speaker #	125	Christine Blackerby	02	N/A Hyattsville MD			Existing:		This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones. The exhibit consists of form language and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The exhibit requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.	N	No change to the map
							Proposed:				
							Requested:				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	126	Dionne Grosby	06	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>This testimony presents concerns about a proposed legislative text amendment near the Cameron Grove Community and expresses opposition to proposed development next to Six Flags. There is 1 additional signatory party: Jimmeyer Claire Walker. This exhibit also includes a duplicate of Exhibit 120.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	128	Multiple	09	N/A MD			Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>This exhibit consists of a form email submitted by multiple signatories that requests greater transparency in the CMA process, a searchable database of exhibits, and more time to review zoning intensification requests. The form language also requests a second public hearing with at least 60 days notice to allow the public to voice their opinions on zoning intensification requests.</p> <p>The signatories include: Flora Maina Amwayi, Shakia Barnes, Erica Barry, Milo Bruner, Karen Hoagberg, Michele Mangum, Christina Nienaber, David and Eve Ullrich.</p>	N	No change to the map
						Proposed:					
						Requested:					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	129	Multiple	02	4101 Gallatin Street Hyattsville MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>This request includes 22 signatories: Victoria Boucher, Carolyn Bowden, Willene Brown, Shannon Chapman, Marjory Donn, Martha M. Faxio, Paula Jean Freeman, Yvette Graves, Sarah Harper, Virginia Melissa Holland, Sheila Hunt, Asha Jackson, Judy McCalla-Courtney, Velda McGhee, K., Moody, Samuel Mundy, Jr., Edward Porter, Nathan Santry, Mary Wade, Sherry Wilder, Sadie Willoughby, and John Wright.</p>	N	No change to the map
			04			Existing:				
						Proposed:				
							Requested:			

Speaker #	130	Multiple	06	N/A MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>This exhibit expresses concerns about a proposed zoning text amendment near Cameron Grove Community, and the proposed development the amendment would permit.</p> <p>Exhibit includes three signatories: Tawana Adams, Veronica Groom, and Bernadette Vaugh Farley. Ms. Adams specifically seeks a "no" vote on proposed CB-59-2021.</p>	N	No change to the map
						Existing:				
						Proposed:				
							Requested:			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	131	Ashley Rodriguez	04	No address provided College Park MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Rodriguez supports rezoning of the Stone Property located in North College Park. The Stone Property is zoned I-2; Ms. Rodriguez supports the proposed rezoning to IH, which will permit dwellings at up to 12 units per acre, to integrate businesses and housing.</p> <p>Requested:</p>	N	No change to the map
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Maureen Fine - Sept 13 Speaker #67	132			N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Fine testified she is overall in favor of the CMA but does not support zoning intensification and believes the system contains numerous text amendments, loopholes, variances, and special exceptions that undermine confidence the new Zoning Ordinance will be an improvement. Decisions moving forward must incorporate climate resiliency. Green building standards should be strengthened, floodplain waivers should be prohibited, and there should be no net loss to forests. She expressed a lack of trust among residents on zoning and undue developer influence.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	133	Terri Hruby	04	N/A MD	Greenbelt			<p>Existing:</p> <p>Exhibit 133 is a re-submittal by the City of Greenbelt of Exhibit 87. Refer to discussion in this analysis of Exhibit 87.</p> <p>Proposed:</p> <p>Both exhibits may be combined in the separate voting of the District Council for each zone recommended by this municipality when the Council votes on the CMA.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	134	Philip Aronson	01	No address provided College Park MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The applicant expressed concerns regarding the zoning of certain properties in North College Park in the Hollywood Commercial District and some areas along US 1. The exhibit states that traffic and congestion in this part of College Park has already reached a troubling level. He feels that proceeding with any of the above projects would only make a bad situation worse. The Council is urged to vote against any plans to increase the density in and to remove open space from North College Park.</p> <p>Requested:</p> <p>Since several exhibits from North College Park residents focus on this theme, it is important to note the US 1/Innovation Corridor "decision matrix," Part 4 of the Council's Approved Guide to New Zones, was very carefully calibrated in its development to conform as closely as possible with the character areas established in and regulated by the Central US 1 Corridor Development District Overlay Zone. These regulations and corresponding current rezonings were approved in 2010.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	135	Multiple	06	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of several emails opposed to any consideration to rezone property adjacent to Six Flags for a mixed-use entertainment development, or to change the Zoning Ordinance to permit such development.</p> <p>The signatories include Charles and Priscilla Brown, Sandra Prather, and Denise Sloan.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	136	Benjamin Robertson	09	No street address provided Upper Marlboro MD	3761350, 3761368, 3761376, 3761384		<p>Existing:</p> <p>O-S: Open Space</p> <p>Proposed:</p> <p>AG: Agriculture and Preservation</p> <p>Requested:</p> <p>AR: Agricultural-Residential</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit consists of a site drawing and is listed by the Clerk of the Council as an addendum to Exhibit 70.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	137	Jeffrey Cox	09	N/A Brandywine MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit pertains to concerns about a postal trucking depot and related commercial vehicle activity in the Timothy Branch community</p> <p>Proposed:</p> <p></p> <p>Requested:</p> <p></p>	N	No change to the map
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Janet Gongold - Sept 13 Speaker #46	138	Janet Gingold		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The Sierra Club recognizes the need to update the Zoning Ordinance and expresses concerns about the climate emergency and equity, pointing to a general erosion of trust in government institutions and need to rebuilt trust. The Sierra Club calls on the Planning Board and District Council to follow the Council's Approved Guide to New Zones and "avoid pressure to change assigned zones" in the CMA. "Requests for zoning changes should be addressed outside of the CMA process, and should undergo the same scrutiny by the Planning Board, the District Council and the public that are normally required outside of the County-Wide Map Amendment process."</p> <p>Proposed:</p> <p></p> <p>Requested:</p> <p></p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	139	Herbert Jones, III	08	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Jones is the president of the North Tantallon Area Civic Association and requests more public hearings, more regulatory oversight and accountability on developers and zoning changes, no rule changes to circumvent the CMA, and notification. The exhibit closes by asking how the Council will identify and exclude requests to intensify property.</p> <p>Requested:</p> <p>Staff note not less than 3 Countywide mailings pertaining to the CMA were sent to every property address and rental address in the County.</p>	N	No change to the map
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Speaker #	140	Tolson Banner		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Banner is the Executive Director of Prince George's County CDC, and the exhibit discusses the importance of County tax revenue considerations balanced with environmental impact, home ownership appreciation, and community engagement and transparency. The exhibit suggests the County's "trust index" continues to worsen.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Sam Williams - Sept 13 Speaker #111	141		08	No address provided MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. White testified in support of maintaining existing tree canopy in Camp Springs and expressed concern with the impacts of too many gas stations in a community and their environmental impacts. She specifically requested consideration of halting any zoning intensification within a three-mile radius of the Milton Farms neighborhood, asked M-NCPPC to work harder to engage all residents on the zoning process so they have a say on devleopment, and relayed informal polling she conducted that nobody in the neighborhood knew about the process. She closed her testimony by stating a clear disconnect exists between the vision for District 8 and what developers want, and that the County is circumventing meaningful citizen input.</p>	N	No change to the map
							Existing:			
							Proposed:			
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	141	Multiple	04	15828 Piller Lane Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>Signatories include: Sonya Baughman-Jackson, Delores Booker, Dawn Burress, Helen Butt, Gladys Canada, Henry Cole, Christopher Currie, Carter Ferrington, Kelsey Field, Maureen Fine, Mary Forsht-Tucker, Cal Foster, Howard Gordon, Linda Green, Robin Hawley Gorsline, Rick Helmer, Gregory Kitchens, Allison Kole, Cliff Mayo, Kimberly McGriff, Rachel McIntyre, Hattie Moore, Janis Oppelt, Heather O'Rourke Dengler, Nathan Rich, Robert Riddle, William Stellmacher, Carolyn Vaughn, Rochelle Vinson, Sam Williams.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	142	Genethia Willingham	05	3908 92nd Avenue Springdale MD	2172138		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: RSF-95: Residential, Single-Family – 95	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The rezoning request form provides the wrong street address. The correct street address appears to be 3908, not 3708 92nd Avenue. The request for intensification to the RSF-95 Zone is predicated on a statement the minimum lot size of the property does not meet the minimum lot size required for the R-R Zone.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Michael Bridges- Sept 13 Speaker #33	143	Michael Bridges		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit expresses concern about the CMA process in general and is specifically oriented to a rezoning request to be submitted with regard to Freeway Airport (see Exhibit 321) referred to Freeway Airport. CMA transparency needs to be improved.</p> <p>Requested:</p> <p>Mr. Bridges misunderstands the relationship between the current Zoning Ordinance and new Zoning Ordinance where he states "The current CMA zoning code continues this reaffirmation by ripping out any specialized text amendments" after commenting the new Zoning Ordinance "affirmed tht the area where Freeway Airport development should remain a zone for low density 2 acre lots." The new Zoning Ordinance does not, in itself, apply the zones. Further, and more importantly, there is a two-year overlap period in which the old Zoning Ordinance remains available to developers and entitlements secured on property are grandfathered. Staff wish to be quite clear with Mr. Bridges that neither the new Zoning Ordinance nor the proposed CMA zoning in the vicinity of Freeway Airport prevent developers from proceeding under the transition and grandfathering provisions adopted with the new codes.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	144	Sean Canavan		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a letter from an attorney and an attachment originally sent to the Principal Counsel to the Council on September 3, 2021. The exhibit states a belief the September 3 letter and at least 125 others were "being withheld from their intended recipients at the direction of the Council's counsel under the guise of preventing ex-parte communications."</p> <p>Requested:</p> <p>Mr. Canavan represents the Accokeek, Mattawoman, Piscataway Creeks Communities Council (AMP Creeks), Plane In Hand Farm (PIH), Milo Bruner, and Kelly Canavan.</p>	N	No change to the map
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Speaker #	145	Dwight Jones		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Jones opposes gas stations in the IE Zone and seeks new review criteria for these uses, and provides an Environmental Health Oct. 04, 2018 article, "Gas Stations Vent Far More Toxic Fumes Than Previously Thought," to support his request.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	146	Multiple		N/A Laurel MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>Signatories include: Linda Aston, Daniel Broder, Nicole Clem, Lisa Joan Reardon, Clarissa Salcedo, and Maureen Whalen.</p>	N	No change to the map
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Speaker #	147	Multiple		Multiple				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>Multiple signatories: Nancy Bhargava, Kathleen McNeely, Elizabeth Passariello, Marsha Salzberg, Sonya Simek, and Iona Stoica.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	148	Michael Kelley		N/A Berwyn Heights MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Kelley strongly urges "the County Council to adopt the CMA as defined by the Planning Board and to reject inclusion of all owner- or agent-initiated rezoning applications as part of the CMA." He states the criteria for rezoning pursuant to the Council's Adopted Guide to New Zones was well publicized and feels any rezoning outside what results from the guide should be handled individually by owner-or agent-initiated rezoning requests, and that HB 980 should be followed.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	149	Multiple		3657 Dixon Street Temple Hills MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by several parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>Signatories include Lawanda Harris, Joshua Hudson, and Marc Imlay.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	150	Roberto Echanique	03	5004 West Lanham Drive Hyattsville MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Echanique advocates for allowance of, changing the zoning rules to permit keeping a small number of hens, rabbits and other typical small domestic animals for food or "livestock" purposes, as opposed to "companion" animals. He uses "Livestock" and "Companion" as already defined in the county code.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	151	Multiple		3120 Church Road Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>Signatories include: Kathleen Beres, Claudette M. Berry, Adonica Black, Darryl Brown, Jyna Brown, Liz Bryan, Valencia Cam Campbell, Derwin Conwell, Karen Egloff, Gail Elkins, Jeryl Fish, Narvell Hall, Dawn Hobson, Denise Mckenney, Derrick Plummer, Patricia Preware, Deborah Rice, John Rice, Abiodun Salisu, Natalie Stephenson, Linda Thomas, Charlean Thompson, Denise McKan Toyer, Isaac Truth, Viola Underdue-Mitchell, Jerry Williamson, and Karen Williamson.</p> <p>Testimony by Tonya Sweat was erroneously included in this exhibit. Ms. Sweat takes issue with the CMA and Plan 2035 "purportedly seek(ing) to address 'community blight,' which is a shameful exaggeration of the condition of neighborhoods within the County. Her exhibit believes the CMA and Plan 2035 benefit developers, not the current community, and seeks transparency, fairness, and ethical treatment, compliance with HB 980, and more opportunity for review.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	152	Daniel Donohue		N/A MD	Accokeek			<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit cites the importance of the County's natural resources and agricultural lands and seeks protection of these, expresses concerns of water quality and availability of clean water in the future, and requests no increase in density in the Rural and Agricultural Area through future legislative text amendments, as infrastructure is not in place to support development here.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	153	Johanna Goderre	04	N/A MD	Greenbelt			<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Goderre submits testimony pertaining to the proposed standards for the Greenbelt Neighborhood Conservation Overlay Zone, which is CB-104-2021 DR-2. Her comments are more appropriately addressed to the Clerk of the Council and staff of the Planning, Housing, and Economic Development committee.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Milly Hall - Sept 13 Speaker #108	154			N/A Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Hall testified opposition to any zoning amendment that would supersede the policies outlined in Plan 2035. She understands the CMA is long over-due and the Zoning Ordinance is outdated but is concerned decision-makers are not taking community concerns on public facilities and safety into consideration.</p> <p>Requested:</p>	N	No change to the map
Linda Ivey Lewis - Sept 13 Speaker #112	155			N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Ivey Lewis is a resident of the Cameron Grove community and testified that nobody asked them for input on proposed zoning across the street next to Six Flags. Exhibit 155 opposes any consideration to rezone property adjacent to Six Flags for a mixed-use entertainment development. Particular concerns with traffic, daily power outages, and issues with emergency management are expressed. Ms. Ivey Lewis is also a signatory for Exhibit 212.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	156	Susan McCutchen	05	5404 Spring Road Bladensburg MD			Existing: M-X-T: Mixed Use – Transportation Oriented	<p>This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. McCutchen opposes the proposed CS zone output by Part 2 of the Council's Approved Guide to New Zones as the CMA's proposal for mixed-use group MXT-5-08. This grouping is discussed in more detail elsewhere in this analysis of testimony.</p>	N	No change ot the map
					Proposed: CS: Commercial Service					
					Requested:					

Speaker #	157	Terry Nuriddin	04	N/A			Existing:	<p>This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Terry Nuriddin believes HB 980 created a "legislative loophole" that that making decisions on the CMA "is a public disservice," and that such decisions "will be blemished by the reality under which those decisions are made."</p>	N	No change to the map
					Proposed:					
					Requested:					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	158	Sami Satouri	08	1051 Owens Road Oxon Hill MD	1294743, 1238773, 1969278, 0718684		<p>Existing: R-35: One-Family Semidetached, and Two-Family Detached, Residential R-80: One-Family</p> <p>Proposed: RSF-A: Residential, Single-Family-Attached RSF-95: Residential, Single-Family - 95 RSF-65:</p> <p>Requested: CommercialHigh-Density Residential Duplex-Allowing Residential Clarification</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit covers 4 properties and associated intensification requests; no assertion of error in the proposed CMA is made:</p> <p>1051 Owens Rd, Oxon Hill MD - seeking a commercial zone to allow both existing structures on the property to be used for daycare..</p> <p>1305 Owens Road, Oxon Hill MD - Seeking rezoning for high-density development</p> <p>3110 Perry Street, Mount Rainier, MD - Seeking to correct the record of this property as it was zoned as a single-family home. However, the property was converted to a duplex in 1954 and was purchased in foreclosure and renovated as such. Seeking to make sure the property is zoned as the property was built.</p> <p>1215 Heritage Hills Drive, Upper Malboro MD: This property is zoned as a single-family, the property has currently 20 acres "that has no zoning attached." This is incorrect - the property is currently in the R-A Zone.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	159	M-NCPPC Planning Department		N/A				<p>Existing:</p> <p>Countywide Map Amendment - Preliminary Zoning Map Errata Sheet (items identified as of September 3, 2021)</p> <p>This staff exhibit lists 9 errata identified prior to the September 13 and 14, 2021 Joint Public Hearings. All errata should be incorporated in the proposed CMA map prior to its approval. Some items, in particular Correction Number 1, have already been incorporated in the proposed Zoning Map.</p> <p>Proposed:</p> <p></p> <p>Requested:</p> <p></p>	Y	Incorporate the identified errata into the proposed zoning map/make the identified corrections to the proposed zones.
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Charles Askins - Sept 14 Speaker #36	160	Charles Askins		N/A Upper Marlboro MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Askins testified to request a number of tasks pertaining to the creation of a searchable database for the record of testimony, identification of requests rejected for not demonstrating error and those that do demonstrate error, requested that the Council inform residents of the requirements of HB 980, and requested a second joint public hearing with at least two months of notice.</p> <p>Proposed:</p> <p></p> <p>Requested:</p> <p></p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	161	Tawanna Brown	04	2825 Nomad Court East Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Brown expressed opposition to the CMA if it will drastically impact taxes in her residential area or result in her townhouse neighborhood from being modified to permit single-family (detached?) homes.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Cheryl Cort - Sept 14 Speaker #18	162	Cheryl Cort		Street address not provided			<p>Existing: R-18: Multifamily, Medium Density Residential R-30: Multifamily Low Density Residential</p> <p>Proposed: LTO-e: Local Transit-Oriented - edge</p> <p>Requested: RMF-20: Residential, Multifamily - 20RMF-12: Residential,</p>	<p>The testimony has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The Coalition for Smarter Growth supports the CMA as a technical zoning reclassification to implement the new Zoning Ordinance and 2035 Approved General Plan. The Coalition recommends consideration for rezoning properties located in the Takoma-Langley Crossroads and Landover Metro Local Transit Centers from the proposed LTO-e Zone to the RMF-20 Zone for R-18 properties and RMF-12 Zone for R-30 properties to better provide for affordable housing and reduce development pressure that could lead to displacement. Alternatively, the Takoma-Langley Crossroads are could be rezoned to NAC.</p> <p>Since these properties are within designated center boundaries, the CMA proposed zoning is correct per Part 3 of the Council's Approved Guide to New Zones.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Edward Gibbs - Sept 14 Speaker #38	163	Edward Gibbs		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>This exhibit is duplicated by Exhibit 323. The testimony offered by these exhibits is analyzed in the staff memorandum to the Planning Board.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	164	Ashley Minor		2019 North Anvil Lane Temple Hills MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Minor testified about concerns of housing inequality and environmental injustice with problems in the first home she bought in the County, and is concerned about impacts on residents and natural habitat. She asked the Council whether there were environmental assessments done on brownfield sites in the proposed NAC Zone, sought information as to when the 2014 Southern Green Line Sector Plan may be updated to incorporate greenhouse gas emission standards, and asked how existing homeowners, institutions, and local businesses in proximity to Metro stations along the Southern Green Line can be better incentivized.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	165	Christopher Oehrle		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>"CHEA strongly objects to the inclusion of the unreviewed and environmentally outdated Western Gateway Project in the southern portion of the Adelphi Road-UMGC/UMD Purple Line Station Area Sector Plan (APL Sector Plan) and therefore the CMA....At a minimum, the Western Gateway Project should be subject to the county public review process BEFORE being accepted in the Draft APL Sector Plan. To do otherwise would be backwards."</p> <p>Requested:</p> <p>The subject property is located within the boundaries of the ongoing Adelphi Road-UMGC/UMD Purple Line Station Area Sector Plan. This testimony is not a CMA issue. Requests for consideration of zoning changes in the Adelphi Road-UMGC/UMD Purple Line Station Area Sector Plan. area are more appropriately directed to that ongoing planning effort.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Kathy Ogle - Sept 13 Speaker #61	166			N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Ogle testified that the County should step back and look at all zoning and development in the context of global warming and climate change, expressed concerns about ethics and developer influence, and urged elected officials to make decisions for the long-term good of the public. She closed her testimony with a statement that the only responsible way forward is a full moratorium on any reduction of mature forest coverage or any activity that damages streams.</p> <p>Requested:</p> <p>Ms. Ogle is also a signatory for Exhibit 121, which seeks a second public hearing and more transparency, and requests greater transparency in the CMA process and more time to review zoning intensification requests.</p>	N	No change to the map

Speaker #	167	Gray Allen		N/A	Bowie MD			<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Allen is in favor of adopting the CMA without delay and is a strong advocate for transit-oriented development which will also offer environmental benefits.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	168	Multiple	08	N/A Fort Washington MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Signatories include: Julia Baltimore, Nancy Bhargava, cmg8wood, Grace Dant, Tamara Davis Brown, Yetunde Ewegbemi, Christine Hanley, Aaron Harris, Franchella Kendall, James McIlhargey, William Peek, Loretta Rich, Virginia Robinson, Jilliam Schweitzer, Valencia Scott, Jeffrey Sowa, tdugg101, William Twyman, Cynthia Vaughn, Rhonda Washington, and Leonora Weimer.</p>	N	No change to the map
						Existing:				
						Proposed:				
								Requested:		

Speaker #	169	Daniel Broder		Hyattsville MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Broder seeks a "fair, transparent, and ethnical process" for the CMA and expresses concerns about development, citing the Werrlein Property in Hyattsville.</p>	N	No change to the map
							Existing:			
							Proposed:			
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
John Decker - Sept 14 Speaker #49	170	John Decker	05	3308 Bladensburg Road Brentwood MD	0091421, 0139311, 0139360		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood NAC: Community Activity Center</p> <p>Requested: IE: Industrial/Employment</p>	<p>MXT-5-03.1</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that there is an error in the application of the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix).</p> <p>The subject property has incorrectly been assigned the CN Zone. As seen in the Decision Matrix Report for Property Group MXT-5-03.1, staff mistakenly concluded that the highest intensity abutting zone was Open Space (OS); Agricultural and Preservation (AG) in the new Zoning Ordinance. This conclusion impacted Question 9 of the Mixed-Use Decision Matrix, thereby incorrectly assigning the CN Zone to the properties.</p> <p>The correct abutting zone is Mixed-Use Transit Oriented (M-X-T) Zone, transitioning to the Neighborhood Activity Center (NAC) in the CMA by virtue of being located within the undefined Port Towns Neighborhood Center 1/2 mile radius. As a result, the highest abutting zone is higher than RMF-20 per Question 9 of the decision matrix and takes the user to Question 10. The subject property is located on Bladensburg Road, which considered a Major road (Arterial). This places the subject property in the correct CS Zone per the Council's Approved Guide.</p> <p>The applicant requests the IE and not the CS Zone. It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit pertains to several other exhibits in the Record of Testimony, most directly 177 (addendum by Mr. Decker), 223 and 224 (Thomas Haller), 259 (Town of Bladensburg), 278 (Thomas Haller), and 344 (Alicia Melendez).</p>	Y	<p>Revise the map to change the zone of MXT-5-03.1</p> <ul style="list-style-type: none"> •Incorrect Zone: Commercial, Neighborhood (CN) •Correct Zone: Commercial, Service (CS)

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	171	Vijay Parameshwaran		9 L Ridge Road Greenbelt MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Requests greater transparency in the CMA process and more time to review zoning intensification requests. Also requests a second public hearing to allow the public to voice their opinions on zoning intensification requests. Expresses concern about climate change, lack of trust by residents in zoning, undue developer influence, and retaining rural areas and land for food production.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	172	Joselyn Schmid Jones	08	11905 Autumnwood Lane Fort Washington MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Schmid Jones requests greater transparency in the CMA process and more time to review zoning intensification requests. Also requests a second public hearing to allow the public to voice their opinions on zoning intensification requests.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	173	Multiple	04	N/A Bowie MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit consists of a form letter signed by several parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Signatories include Robin Chouce, Barbarol James, Maritsa Serlemitsos-Day, and Deborah Taylor.</p>	N	No change to the map
						Existing:				
						Proposed:				
								Requested:		

Stasia Hutchinson- Sept 14 Speaker #45	174	Stasia Hutchinson		No address provided				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Hutchison cites concerns with traffic, development built against the objection of residents, and qualify of life issues, and requests consideration for the new Neighborhood Conservation Overlay Zone in North College Park west of US 1.</p> <p>The Neighborhood Conservation Overlay Zone (NCOZ) is only being applied in the CMA to portions of the City of Greenbelt and City of Mount Rainier. Any future NCOZ must result from a work program item in the Planning Department's annual budget.</p>	N	No change to the map
						Existing:				
						Proposed:				
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	175	Anthony Powell		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Powell seeks development of a new zone he calls "Single Family #48" for communities including Seat Pleasant, Capitol Heights, Palmer Park, Kentland, Oxon Hill, and Glenarden. It is unclear why this is recommended other than "it will help the 'long term residents.'" Concern is expressed about rising property taxes.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	176	Multiple	04	N/A Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>Signatories include: Richard Alexander, Walter Batts, Joe Brice, Carrie Bridges, Corryne Carter, Joyce Dowling, Keima Fludd, Claire Gerhard, Sol Hamilton, Thomas, Kelsall, Mildred Kriemelmeyer, Bryan McCormick, Edward McKenney Sr., Vickie McLean, Nicholas Orrick, and LaTasha Ward.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	177	Lawrence Taub	05	3308 Bladensburg Road Brentwood MD	0139311, 0139360, 0139303, 013986, 0139329, 0139315		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: IE: Industrial/Employment</p>	<p>MXT-5-03.1</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that there is an error in the application of the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix).</p> <p>The subject property has incorrectly been assigned the CN Zone. As seen in the Decision Matrix Report for Property Group MXT-5-03.1, staff mistakenly concluded that the highest intensity abutting zone was Open Space (OS); Agricultural and Preservation (AG) in the new Zoning Ordinance. This conclusion impacted Question 9 of the Mixed-Use Decision Matrix, thereby incorrectly assigning the CN Zone to the properties.</p> <p>The correct abutting zone is Mixed-Use Transit Oriented (M-X-T) Zone, transitioning to the Neighborhood Activity Center (NAC) in the CMA by virtue of being located within the undefined Port Towns Neighborhood Center 1/2 mile radius. As a result, the highest abutting zone is higher than RMF-20 per Question 9 of the decision matrix and takes the user to Question 10. The subject property is located on Bladensburg Road, which considered a Major road (Arterial). This places the subject property in the correct CS Zone per the Council's Approved Guide.</p> <p>The applicant requests the IE and not the CS Zone. It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit pertains to several other exhibits in the Record of Testimony, most directly 177 (addendum by Mr. Decker), 223 and 224 (Thomas Haller), 259 (Town of Bladensburg), 278 (Thomas Haller), and 344 (Alicia Melendez).</p>	Y	<p>Revise the map to change the zone of MXT-5-03.1</p> <ul style="list-style-type: none"> •Incorrect Zone: Commercial, Neighborhood (CN) •Correct Zone: Commercial, Service (CS)

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	178	Michelle Haywood	04	802 Palantine Place Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Requests greater transparency in the CMA process and more time to review zoning intensification requests. Also requests a second public hearing to allow the public to voice their opinions on zoning intensification requests</p> <p>Requested:</p>	N	No change to the map
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Speaker #	179	Karen Moe		2300 Craftsman Circle Hyattsville MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Moe is the co-chair for Progressive Cheverly; Progressive Cheverly opposes the zoning intensification request for 2300 Craftsman Circle, Exhibit 94 in the CMA Record of Testimony.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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David Struminger - Sept 14 Speaker #37

180

David Struminger

05

6101 Sheriff Road Capitol Heights MD

3717139, 3717147

Existing:

I-1: Light Industrial

The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.

N

No change to the map

Proposed:

IE: Industrial/Employment

Requested:

IH: Industrial, Heavy

Two addresses are subject to this exhibit: 6101 and 6105 Sheriff Road, Capitol Heights, MD 20743. The exhibit argues the property was rezoned from I-1 to I-1 in the 2010 Subregion 4 Sectional Map Amendment. The property was restored I-1 via A-10033. The applicant asserts the IE Zone is not the most similar new zone to I-1 and expresses concerns about transitional provisions.

Speaker #

181

Multiple

04

N/A Bowie MD

Existing:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

N

No change to the map

Proposed:

The exhibit consists of a form letter signed by 2 parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.

Requested:

The signatories are Alicia Lyons and Carnation Wooten.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	182	Danny Schaible	02	4017 Hamilton Street Hyattsville MD			Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family - 65 Requested: RSF-A: Residential, Single-Family-Attached	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Schaible requests the dismissal of the zoning intensification request by Werrlein at 4017 Hamilton Street and 40th Ave in Hyattsville from the R-55 Zone to the RSF-A Zone (see Exhibit 11). Mr. Schaible also expresses his unhappiness with the level of community outreach and municipal inclusion in the CMA process.</p>	N	No change to the map
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Speaker #	183	Multiple		N/A Kensington MD			Existing: Proposed: Requested:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit consists of a form letter signed by 2 parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>The signatories are Hal Ginsberg and Serena Parrish.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	184	Multiple	04	N/A Bowie MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit consists of a form letter signed by 2 parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>The signatories are Beri Ndifon and Lancelot Ward.</p>	N	No change to the map
							Existing:			
							Proposed:			
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	185	Mohammad Javed	07	6703 Suitland Road Suitland MD	0610360		<p>Existing: C-M: Commercial Miscellaneous R-80: One-Family Detached Residential</p> <p>Proposed: CS: Commercial Service RSF-95: Residential, Single-Family - 95</p> <p>Requested: CS: Commercial Service "Better" commercial zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Addendum to Exhibit 122</p> <p>This request is for the following 3 properties:</p> <ol style="list-style-type: none"> 6703 Suitland Road, Morningside - seeks to reconcile a split-zoning situation by making the residential portion commercial. 6711 Suitland Road, Morningside and 6815 Suitland Road, Morningside - requests a "better zone" as the current zoning is "limited" and there is a desire to attract an urgent medical care facility. Believes the C-S-C Zone is "limited" and that it prohibits urgent care facilities. This is false - the C-S-C Zone allows a broad array of retail and office uses, and it not just limited to "car washes" as alleged in the exhibit. Both medical practitioner offices and drug stores, which often contain urgent care, are permitted in C-S-C. 	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	186	Joyce Williams	06	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Williams' exhibit states her opposition to the proposed Mitchellville Park development due to problematic infrastructure and traffic.</p> <p>Proposed:</p> <p></p> <p>Requested:</p> <p></p>	N	No change to the map
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Speaker #	187	Multiple	01	No address provided Laurel MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Proposed:</p> <p></p> <p>Requested:</p> <p></p> <p>The exhibit includes the following signatories: Greg Coggeshall, Melissa Daston, Doretha Herald, Stuart Knazik, Krista McCall, Maryl Ridgway, and Victoria Ridgway.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	188	Multiple	01	N/A Laurel MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>The exhibit includes the following signatories: David Allen, Biana Bostic, Jennifer Boyd-Morin, Lesley Brinton, Carmen Camacho, Peter Daniels, Lenora Dernoga, Joyce Dowling, Jean Gaetjens, Audrey Geatz, Lauren Geatz, Mary Hambleton, Joseph Heidelberger, Anne Humphreys, Bob Humphreys, Brenda Johnson, Kay Miller, Henry Nathan, Harshad Parikh, Nancy Peake, Mary Peters, Monique Roar, Mary Rosenberg, Linda Salmon, Chris Sasiela, James Shotwell, Jane M. Smith, Barbara Sollner-Webb, Tom Taylor, Vanessa van der Have, Judith Wheatley, and Justin Woods.</p> <p>Testimony was inadvertently included from Alexia Martinez and pertains to the Glenn Dale Hospital Site, asks why it shows Council District 4 and changes to District 3, how the CMA proposed O-S to AG thinking this is a change to open space, change to the acreage, and the zoning of the water tower.</p> <p>None of these questions are CMA issues; staff note the AG Zone IS the direct replacement to the O-S Zone and is nearly identical but for the name.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	189	Joyce Tsepas	05	Cheverly MD			Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: ROS: Reserved Open Space	This Exhibit is related to Exhibit 90; full analysis is provided with the analysis of Exhibit 90.	Y	Change the zoning map and assign the ROS zone to Pinkey’s Park located (0.5-acres) at 5900-5902 Beecher Street and Kilmer Street Park (1.33-acres) located at 6301 Kilmer Street in Cheverly.
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Speaker #	190	Multiple	02	N/A MD			Existing: Proposed: Requested:	<p>This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>The exhibit includes these signatories: Cindy Farley, Dean Goeldner, Lil Kitt, and Meya Law.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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John Neufeld - Sept 13 Speaker #53	191	Tae Chung	07	4508 Wheeler Road Oxon Hill-Glassmanor MD			Existing:	M-X-T: Mixed Use – Transportation Oriented	MXT-7-27 The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. This exhibit is already in the Record of Testimony as Exhibit 92 and is discussed in more detail there.	N	No change to the map
							Proposed:	RMF-20: Residential, Multifamily-20			
							Requested:				

Speaker #	192	Leilani Lowman	09	N/A Upper Marlboro MD			Existing:		This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones. The exhibit asserts that properties in the I-1 Zone proposed to transition to the IE Zone will end up in a zone where many curent uses are not permitted and this is both too restrictive and will create nonconforming uses. Concern also expressed with the lot coverage and green space requirements of the IE Zone.	N	No change to the map
							Proposed:				
							Requested:				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	193	Multiple	01	N/A Laurel MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>The signatories are Rush Kester and Joyce Phillips</p>	N	No change to the map
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Speaker #	193	Multiple	01	N/A Laurel MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>The signatories are Rush Kester and Joyce Phillips</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	194	Jacqueline Jackson	06	12615 Spriggs Request Court Mitchellville MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	195	Don Blake	04	1800 Mitchellville Road Bowie MD	0679738		<p>Existing:</p> <p>R-R: Rural Residential</p> <p>Proposed:</p> <p>RR: Residential Rural</p> <p>Requested:</p> <p>TAC-PD: Town Activity Center Planned Development</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This application includes rezoning request for 2 properties: 1800 Mitchellville Road and 1808 NW Robert Crain Highway, Bowie, and is an addendum to Exhibit 59.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	196	Multiple	04	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>This exhibit follows up on Exhibit 115 and again calls for "reasonable, common-sense reforms" that are believed to be essential for transparency, fairness, and credibility. The exhibit asserts the reforms "would neither kill the Zoning Re-write nor stop development in Prince George's County, but it would serve the public interest and protect the integrity of the CMA process and decision."</p> <p>Requested:</p> <p>The proposals seek a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing. Numerous reasons why the signatories believe "the CMA Process Fails the Transparency and Fairness Test" are identified.</p> <p>Signatories include: Kelly Canavan for Accokeek, Mattawoman, Piscataway Creeks Communities Council, Suchitra Balachandran for Our Revolution Prince George's, Greg Smith for Sustainable Hyattsville, Michael Bridges, Concerned Citizens of Prince George's County District 4 and the Surrounding Areas, Cameron Grove Community Association, Clean Air Prince George's, Friends of Lower Beaverdam Creek, Friends of Oxon Hill, Friends of Quincy Run Watershed, Laurel for the Patuxent, Mattawoman Watershed Society, Moyaone Association, The NAACP – Prince George's Chapter, North College Park Civic Association, One Westphalia, Our Revolution Prince George's, Patuxent Riverkeeper, PG Changemakers, Prince George's County Young Democrats, Progressive Cheverly, Southern Maryland Audubon Society, Sustainable Hyattsville, and West Laurel Civic Association.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	197	Renita Cason		1 Capitol Heights Boulevard Capitol Heights MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit is from the Town of Capitol Heights; Renita Cason is Mayor Pro Tem.</p> <p>Proposed:</p> <p>The exhibit expresses concern that the new zones could make a number a vacant lots within the Town not buildable. Staff observe the uses and bulk regulations of single-family zones will not change. The primary difference between the current single-family zones and the new single-family zones is the name.</p> <p>Requested:</p> <p>While there are certain provisions in the current Zoning Ordinance pertaining to smaller lots for residential property platted before certain dates that are not carried forward, there are new provisions that address the potential for nonconformities based on lot size, front setback, and other regulations. These include averaging of yards and setbacks on blocks and nonconforming lots of record procedures that are proposed to be revised in CB-98-2021 DR-2 that would permit one dwelling on a single-family property regardless of whether the home can meet the new Zoning Ordinance lot size minimum standards.</p> <p>Since the Town does not offer a specific zoning recommendation, this exhibit does not require separate District Council voting.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	198	Fred Seitz	02	3921 Crittenden Street Hyattsville MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Seitz is opposed to Werrlein's WSSC LLC's request in Exhibit 11 to rezone R-55 property to RSF-A instead of the direct replacement zone RSF-65.</p> <p>Proposed:</p> <p>Requested:</p>	N	
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Speaker #	199	Sherril Thomas	08	No street address provided				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Thompson expressed concerns regarding the boundaries of new and old subdivisions in her community. She also testified that concern regarding new homes being constructed without the addition of new roads.</p> <p>Proposed:</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	200	Liz Price		Mulitple addresses	multiple			<p>Existing:</p> <p>Proposed:</p> <p>Requested:</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Liz Price is the Vice President for Real Estate & Parking for the Washington Metropolitan Area Transit Authority</p> <p>The exhibit asks to consider applying or reassigning center base zones to the following locations:</p> <ol style="list-style-type: none"> 1. Consider changing the zoning designation on WMATA-owned property at the College Park Metro Station from Commercial, General and Office (CGO), Residential, Single-Family-65 (RSF-65), and Industrial, Employment (IE) to Local Transit-Oriented Edge (LTO-e). 2. Consider changing the zoning designation for the portion of WMATA property at Southern Avenue Metro Station that is zoned Neighborhood Activity Center (NAC) to Local Transit Oriented Core (LTO-c). 3. Consider changing the zoning designation for WMATA property at Suitland Metro Station from Legacy Mixed-Use Town Center (LMUTC) to Local Transit-Oriented Core (LTOc). 4. Consider changing the zoning designation for WMATA-owned property at West Hyattsville Metro Station from Local Transit-Oriented Core (LTO-c) to Regional Transit-Oriented, Low-Intensity Edge (RTO-L-e) <p>Staff notes that WMATA seeks to mix and match Transit-Oriented/Activity Center Base Zone designations among various Plan 2035 centers. In some cases, it seeks to place a center base zone on properties that are not within the boundaries of a Plan 2035 designated center.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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The Transit-Oriented/Activity Center base Zones Decision Matrix (Part 3) of the Guide to New Zones provides the guidance for the application of zones to Plan 2035 designated centers. New zones are assigned to properties based on their Plan 2035 center designation (e.g., Regional Transit District, Local Transit Center, or Neighborhood Activity Center). The proposed zones as outlined in WAMATA's exhibit are in direct conflict with Plan 2035 Center designations, policy guidance, and overall Countywide vision as well as Part 3 "Transit-Oriented/activity Center Base Zones Decision Matrix" of the Council's Approved Guide to New Zones.

The West Hyattsville Metro Station is located within the boundaries of the ongoing West Hyattsville-Queens Chapel Sector Plan. This testimony is not a CMA issue. Requests for consideration of zoning changes in the West Hyattsville-Queens Chapel Sector Plan area are more appropriately directed to that ongoing planning effort.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	201	Multiple	02	N/A MD	Hyattsville			<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>The signatories include: Suzanne Alolga, Jennifer Bosworth, Sarah Eisen, Jon Faye, Jennifer Goltz, John Goltz, Peter Loan, Roma Strathman Tara SusmanTPena, Kara Viegas, Sherry Wilder, Francine Williams, and Leah Wolf.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	202	Multiple	02	MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit expresses opposition to Werrlein's WSSC LLC's request (Exhibit 11) to rezone the current R-55 Zone to the new RSF-A Zone instead of the proposed RSF-65 Zone. The exhibit also requests greater transparency in the CMA process and more time to review zoning intensification requests. Also requests a second public hearing to allow the public to voice their opinions on zoning intensification requests.</p> <p>Requested:</p> <p>Multiple signatories provide comment in this exhibit, including Helen Cooper Butt, Christopher Currie, Sarah Eisen, Jennifer Muller Goltz, Irene E. Marsh, and Tara Susman-Pena.</p>	N	No change to the map
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Speaker #	203	Multiple	02	N/A MD	Hyattsville			<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by several parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>The signatories are Victoria Boucher, Claire Flintoff, and Marsha Mazz.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	204	Marsha Mazz	02					<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit expresses opposition to Werrlein's WSSC LLC's request (Exhibit 11) to rezone the current R-55 Zone to the new RSF-A Zone instead of the proposed RSF-65 Zone. The exhibit also requests greater transparency in the CMA process and more time to review zoning intensification requests. Also requests a second public hearing to allow the public to voice their opinions on zoning intensification requests.</p> <p>Requested:</p> <p>The applicant's address is 4016 Jefferson Street, Hyattsville, MD 20781.</p>	N	No change to the map
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Speaker #	205	Andre Gingles	01	Baltimore Avenue Laurel MD	1034925			<p>Existing:</p> <p>I-3: Planned Industrial/ Employment</p> <p>Proposed:</p> <p>IE: Industrial/Employment</p> <p>Requested:</p> <p></p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit duplicates Exhibit 93. The requested zone is E-I-A which is not in the new zoning ordinance.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	206	Andre Gingles	05	2300 Craftsman Circle Hyattsville MD	0104935		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit duplicates Exhibit 94 with an added paragraph in the statement of justification that erroneously suggests the IE and IH are "grouped together" with the same intensity in the new Zoning Ordinance. IH is more intense than IE.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	207	Thomas Haller	06	3700 Forestville Road District Heights MD	0478834		<p>Existing: I-1: Light Industrial</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: IH: Industrial, Heavy</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts that some properties currently zoned I-1 and proposed to transition to the new IE Zone contain uses that are not allowed in the proposed zone; concern is also expressed regarding new green space and lot coverage requirements. The testimony states the IE Zone is too restrictive and will create nonconforming uses.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	208	Andre Gingles	03	7242 Baltimore Avenue College Park MD	2741965		<p>Existing: M-U-I: Mixed-Use Infill</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: LTO-c: Local Transit-Oriented-core</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit duplicates Exhibit 100 with an additional paragraph in the statement of justification attempting to demonstrate error based on the order of intensity of the new zones and how it relates to the M-U-I Zone. Since the M-U-I Zone does not carry forward, staff is intrigued by this comment and would ask the applicant to please identify which zone is believed to be equivalent to the M-U-I Zone since none of the new zones are, in fact, equal to M-U-I. The lack of the M-U-I Zone (and the M-X-T Zone) in the new Zoning Ordinance is the entire basis for Part 2 of the Council's Approved Guide to New Zones.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14	209	Andre Gingles	08	6710 Oxon Hill Road Oxon Hill MD	2753101		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: RTO-L-e: Regional Transit-Oriented-Low-Intensity-edge</p>	<p>This exhibit duplicates Exhibit 95 with revisions to the statement of justification that attempt to argue that since M-X-T is near the top of the current order of intensity of zones then by transposition any zone at the top of the new order of intensity is equal to M-X-T and rezoning to any zone under the top is permissible by HB 980. Staff is unpersuaded by this argument.</p> <p>MXT-8-28</p> <p>The subject property is located within the 50-acre MXT-8-28, a 2019 Approved Guide to New Zones mixed-use group. The applicant is requesting the RTO-L-e zone for this mixed-use group.</p> <p>All properties currently zoned M-X-T and within the boundaries of a 2014 Plan Prince George’s 2035 Approved General Plan (Plan 2035) Regional Transit District will be assigned either the RTO-L-c, RTO-L-e, RTO-H-c, or RTO-H-e zones. MXT-8-28 is not located within the boundaries of the National Harbor Regional Transit District nor any other Plan 2035 Regional Transit District. The subject property is also not located with the boundaries of any Plan 2035 Priority Strategic Investment Program policy areas (i.e., Innovation Corridor) that are also designated to receive the RTO Zone.</p> <p>The Industrial Employment (IE) Zone is consistent with the existing uses located on the subject property; a 117,000+ sq. ft. medical office building. The proposed zone for MXT-8-28 would facilitate the further development of the office park development. CB-13-2018 defines "Office Park" as a development containing a number of separate office buildings that is designed, constructed, and operated on an integrated and coordinated basis and under a uniform scheme of development. The office park use is not permitted in the NAC, TAC, LTO, or RTO zones and the site does not have existing entitlements for additional office development, so the requested zones would not allow an office park even if one of them were to be granted.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	210	Edward Gibbs	05	6801 Annapolis Road Hyattsville MD	0119701		<p>Existing: M-U-I: Mixed-Use Infill D-D-O: Development District Overlay</p> <p>Proposed: CS: Commercial Service</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MUI-5-06</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is located within mixed-use group MUI-5-6. Mr. Gibbs is requesting the CGO Zone for the subject property, stating that that staff made an error in not considering DSP-19001 and the report recommends the CS Zone based largely on the detailed site plan for a daycare. DSP-19001 approves a consolidated storage facility of 133,000 square feet.</p> <p>This is an incorrect conclusion. The reports clearing states that DSP-94038, DSP-94038-01, DSP-94038-02, and DSP-12005 were all used to determine that the approved entitlements were predominantly non-residential. The DSP for the daycare only accounted for 3,050 sq. ft. of the 71,119 sq. ft. of non-residential entitlements for the group. DSP-19001 would not change the decision matrix outcome, and simply reinforces the predominantly nonresidential conclusion of MUI-5-06.</p> <p>Mr. Gibbs asserts that staff did not identify the proper "abutting" zone and the CGO zoned property across Annapolis Road (Arterial) is the actual abutting property. The M-X-T and M-U-I zoned properties as defined in the Guide to New Zones are groupings of contiguous properties that are not separated by a major road or railroad track; this rules out the confronting grouping across Annapolis Road.</p> <p>Abutting factors in how people actual experience spaces. Roads and streets are very often used to delineate zoning (and, through zoning, uses) boundaries, both in Prince</p>	N	No change to the map: Revise MUI-5-06 report to add DSP-19001.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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George’s County and elsewhere across the country. There are many, many places in the County where industrial or commercial zoning exists on one side of a street and single-family detached or attached residential zoning exists on the other. Natural and man-made edges are often used as transitions and as important organizing features in holding together generalized areas. For the purposes of Part 2 and the CMA, “abutting” is considered touching or sharing property lines and does not extend across streets or to the zoning lines found in street centerlines or railroad rights of way. This interpretation of abutting was specifically discussed during meetings of the County Council on the proposed methodology of the Guide to New Zones prior to its approval.

The exhibit includes discussion of transition and grandfathering language deficiencies.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	211	Edward Gibbs	05	No street address provided (MXT-5-14)	3841764, 5678310		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MXT-5-14</p> <p>The subject property (Landover Road and St. Joseph’s Drive) is located within the 171-acres mixed-use group MXT-5-14. Mr. Gibbs states that the matrix does not take into account that they did a revision to zoning conditions and the CSP to allow commercial uses on the property.</p> <p>The Decision Matrix Report for Property Group MXT-5-14 does consider approved entitlement in determining the proposed zone. The decision matrix report notes that 40.6% of the development is proposed for commercial uses, a major determining factor in the matrix. Staff notes the exhibit includes a copy of CSP-03001-01, which indicates approval of 677 total dwelling units. Mr. Gibbs' reference to prior approvals also seemed to suggest only 355 dwelling units had been approved/built in this MXT group. CSP-03001-01 makes no change to the outcome of the group for the RMF-48 Zone.</p> <p>Individual properties within an mixed-use group will not be run through the matrix separately. Please note that Part 2 of the Guide to New Zones, the Mixed-Use Decision Matrix states, “For the purposes of this decision matrix, all contiguous groups of mixed-use-zoned properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one, unless separated by a major road, railroad track, or body of water.”</p> <p>The exhibit questions the definition of major street, argues RMF-48 is not the most similar new zone, and expresses concern with transition and grandfathering provisions.</p>	N	<p>No change to the map</p> <p>Add CSP-03001-01 to MXT-5-14</p>

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	212	Edward Gibbs	01	9604 Baltimore Avenue College Park MD	2379592		<p>Existing: C-S-C: Commercial Shopping Center D-D-O: Development District Overlay</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit states an approval for a consolidated storage facility DSP-18017 lead to the construction of a consolidated storage facility pursuant to a revision to the DDOZ use table to permit the use. This prior approval has no bearing on the CMA in that the entitlements granted to properties/developers continue under the transition and grandfathering procedures of the new Zoning Ordinance and Subdivision Regulations as proposed to be clarified in CB-88-2021 DR-2 and CB-98-2021 DR-2, and entitlement approvals are not a factor in Part 4 of the Council's Approved Guide to New Zones.</p> <p>The applicant argues NAC is not the most similar zone, points to the order of intensity of new zones in the new Zoning Ordinance, cites Sections 27-223(g)(2) of the current Zoning Ordinance and 27-3503(a)(5)(B) of the new (neither of which are applicable to the CMA), and covers concerns about transition and grandfathering language.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	213	Andre Gingles	06	6915 Central Avenue Capital Heights MD	1991140		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: RSF-A: Residential, Single-Family – Attached Zone	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This is a duplication of Exhibit 96 with a revised statement of justification that does not change the conclusion that the proposed zoning is correct.</p>	N	No change to the map
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Speaker #	214	Andre Gingles	06	6917 Central Avenue Capital Heights MD	2089043		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: RSF-A: Residential, Single-Family – Attached Zone	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit duplicates Exhibit 97 with a revised statement of justification that does not change the conclusion that the proposed zoning is correct.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14	215	Andre Gingles	06	MXT-6-15 Capitol Heights MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: RSF-A: Residential, Single-Family – Attached ZoneIH: Industrial, Heavy</p>	<p>MXT-6-15</p> <p>The applicant has requested a zone(s) for the subject properties within MXT-6-15 that differ from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit is a duplication of Exhibit 98 with revisions to the statement of justification that attempt to argue that since M-X-T is near the top of the current order of intensity of zones then by transposition any zone at the top of the new order of intensity is equal to M-X-T and rezoning to any zone under the top is permissible by HB 980. Staff is unpersuaded by this argument.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	216	Edward Gibbs	07	4900 Beech Place Temple Hills MD	5514036		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit asserts the IH Zone is not the most similar to the I-1 Zone, there is a "violation" of Section 27-223(g)(2) of the current Zoning Ordinance (which is not applicable to the CMA), and expresses concerns about transition and grandfathering language.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	217	Edward Gibbs	03	5127 Berwyn Road Collage Park MD	2397370		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit expresses concern that some properties currently zoned I-1 and proposed to transition to the new IE Zone contain uses that are not allowed in the proposed zone; concern also expressed regarding new green space and lot coverage requirements. The exhibit asserts the IE Zone is too restrictive and will create nonconforming uses, and expresses concerns over the transition and grandfathering language. The exhibit expresses particular concerns over the flex space "use" in the current Zoning Ordinance and how it is not found in the new Zoning Ordinance.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	218	Thomas Haller	06	Street address not provided Capitol Heights MD	5505094		<p>Existing: I-1: Light Industrial D-D-O: Development District Overlay</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: IE: Industrial/Employment</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit states concern that some properties currently zoned I-1 and proposed to transition to the new IE Zone contain uses that are not allowed in the proposed zone; concern also expressed regarding new green space and lot coverage requirements. The exhibit asserts the IE zone is too restrictive and will create nonconforming uses, expresses concerns about transition and grandfathering language, asks what is meant by property being "on" a road, and incorrectly asserts the property is not located in the Morgan Boulevard Metro Local Transit Center.</p> <p>The subject property is located on the east side of Westhampton Road, south of its intersection with Central Avenue (MD 214)</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	219	Thomas Haller	09	12600 Brandywine Road Brandywine MD	1189224		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: RMF-20: Residential, Multifamily-20</p>	<p>MXT-9-31</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit discusses approvals subsequent to the mixed-use group analysis for MXT-9-31, specifically CSP-17003 for 450 townhouses and 2 over 2 units, 220 multtifamily units, 90 senior housing units, 120 assisted living units, and 60,000 square feet of commercial/retail; 4-18028 for 407 townhouse lots, 240 assisted living units, and 12,000 sq. ft. of commercial space; DSP-20014 for 195 assisted living units, and DSP-19004 for 324 townhouses.</p> <p>The exhibit asserts the mixed-use group was not made available, that the RMF-48 zone recommendation is in error, the zone is not most similar to M-X-T, and expresses concerns over the transition and grandfathering language.</p> <p>Mr. Haller is correct that the group report for MXT-9-31 does not appear readily accessible on the swipe tool. Staff apologise for this inadvertent lack of access to the report. MXT-9-31, when initially run, resulted in a vacant property determination, which came from Question 5 of Part 2 of the Council's Approved Guide to New Zones. Since the property was then vacant with no entitlements or plan recommendations, but is on Branch Avenue, the resulting zone was RMF-48.</p> <p>The entitlements approved since that time result in a predominantly residential character for this MXT group. The outcome ends up in the same place - RMF-48. While there was error in the mixed-use group that staff will correct, the outcome is not an error.</p>	N	<p>No change to the map</p> <p>Revise the report for mixed-use group MXT-9-21 to reflect all entitlements for the subject properties.</p>

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Thomas Haller - Sept 14 Speaker #13	220	Thomas Haller	01		2287514, 2395572, 2395564		Existing: M-U-I: Mixed-Use Infill D-D-O: Development District Overlay Proposed: NAC: Neighborhood Activity Center Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit argues the NAC zone is a mistake and is not most similar to the M-U-I Zone and expresses concerns about the transition and grandfathering language.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	221	Judy Blumenthal		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The applicant expressed concerns regarding the zoning of certain properties in North College Park in the Hollywood Commercial District and some areas along US 1. The exhibit states that traffic and congestion in this part of College Park has already reached a troubling level and that the proposed zoning will be inconsistent with the character of the single-family neighborhoods.</p> <p>Requested:</p> <p>Since several exhibits from North College Park residents focus on this theme, it is important to note the US 1/Innovation Corridor "decision matrix," Part 4 of the Council's Approved Guide to New Zones, was very carefully calibrated in its development to conform as closely as possible with the character areas established in and regulated by the Central US 1 Corridor Development District Overlay Zone. These regulations and corresponding current rezonings were approved in 2010.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	222	Thomas Haller	06	4620 Melwood Road Upper Marlboro MD	1732809		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: RMF-20: Residential, Multifamily-20</p>	<p>MXT-6-20</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that there is an error in the application of the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). The subject property has incorrectly been assigned the CN Zone.</p> <p>As seen in the Decision Matrix Report for Property Group MXT-6-20, staff mistakenly omitted CSP-19004, a Conceptual Site Plan for 475 Townhouses totaling 897,750 sq. ft. This conclusion impacts question 7 of the Mixed-Use Decision Matrix. MXT-6-20 is now considered predominantly residential per Question 7 of the Decision Matrix. The subject properties are located on Melwood Road, which is considered a minor road; placing the subject property in the RMF-20 Zone.</p>	Y	<p>Revise the map to change the zone of MXT-6-20</p> <ul style="list-style-type: none"> •Incorrect Zone: Commercial, Service (CS) •Correct Zone: Residential, Multifamily-20 (RMF-20)

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	223	Thomas Haller	05	3320 Bladensburge Road Brentwood MD	0091421		<p>Existing: M-X-T: Mixed Use – Transportation Oriented D-D-O: Development District Overlay</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: IE: Industrial/Employment</p>	<p>MXT-5-03.1</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that there is an error in the application of the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). The subject property has incorrectly been assigned the CN Zone.</p> <p>As seen in the Decision Matrix Report for Property Group MXT-5-03.1, staff mistakenly concluded that the highest intensity abutting zone was Open Space (OS); Agricultural and Preservation (AG) in the new zoning ordinance. This conclusion impacted question #9 of the Mixed-Use Decision Matrix, thereby assigning the CN Zone to the properties.</p> <p>The applicant notes the following staff errors in administering the Mixed-Use Decision Matrix rules for MXT-5-03.1:</p> <p>1. Staff did not consider DSP-02033</p> <p>a. The applicant is correct, DSP-02033 is for the building expansion and consolidated storage</p> <p>b. However, this has no impact on the proposed zone.</p> <p>2. Staff is wrong in their assessment that there is no master plan guidance to determine the answer to Question 4. The applicant states that Policy 8 on page 32 of the Port Towns Sector Plan “Support small scale transitional development in the industrial area...” Also, the SMA rezoning the property from I-1 to M-X-T contains Footnote 6 restricting industrial uses to the Eastgate Industrial Center.</p> <p>a. It must be emphasized that the answers to Questions 3, 4, and 5 are used to determine the answer to Question 7 (is the use predominantly residential?). The Port Towns Sector Plan calls for this area to be a mix of uses without explicitly stating if it should be a residential development with supporting commercial or a predominantly commercial development with limited residential. The</p>	Y	<p>Revise the map to change the zone of MXT-5-03.1</p> <ul style="list-style-type: none"> • Incorrect Zone: Commercial, Neighborhood (CN) • Correct Zone: Commercial, Service (CS)

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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statement "Encourage workshop structures" within a mixed-use develop does not provide enough guidance to determine the answer to Question 7.

b. Industrial uses are indeed supported per Res. No 12-24, however, it is not the only use supported for the area.

c. Arguendo, if staff were to concede this "error", it would not change the outcome of the decision matrix.

3. Staff is wrong in their assessment that there is no abutting zone to this property group.

a. The applicant is correct, staff did not identify the correct abutting zone.

b. The correct abutting zoe is the Neighborhood Activity Center (NAC) in the new Zoning Ordinance. As a result, the highest abutting zone is higher than RMF-20 per question 9 of the decision matrix and taking the user to Question 10. The subject property is located on Bladensburg Road, which considered a Major road (Arterial).

c. This places the subject property in te CS Zone

The applicant requests the IE Zone and not the CS Zone. It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.

This exhibit pertains to several other exhibits in the Record of Testimony, most directly 163 (Edward Gibbs), 177 (addendum by Mr. Decker), 224 (Thomas Haller), 259 (Town of Bladensburg), 278 (Thomas Haller), and 344 (Alicia Melendez).

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller -Sept 14 Speaker #13	224	Thomas Haller	05	3380 Bladensburg Road Brentwood MD	5537403		<p>Existing: M-X-T: Mixed Use – Transportation Oriented D-D-O: Development District Overlay</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: IE: Industrial/Employment</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant’s testimony states that the subject property is not wholly within the ½ radius which delineate the center boundary. It also questions the center point of the center. The Transit-Oriented/Activity Center Base Zones Decision Matrix (Page 17) contains a question that identifies whether a property is considers within the boundaries of a Plan 2035 Center; “Is 50% or more of the property within the boundary of a Plan 2035 Center?” Clearly more than 50 percent of the subject property is within the ½ center boundary.</p> <p>This exhibit pertains to several other exhibits in the Record of Testimony, most directly 163 (Edward Gibbs), 177 (addendum by Mr. Decker), 223 (Thomas Haller), 259 (Town of Bladensburg), 278 (Thomas Haller), and 344 (Alicia Melendez).</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	225	Steven Bringham		12740 Gladys Retreat Circle Bowie MD			Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Bringham urges the Council to implement the zoning rewrite by passing the CMA, and to address the affordable housing preservation needs. Mr. Bringham expresses concern about the proposed LTO-e zoning in the Takoma/Langley Crossroads and Landover Metro Local Transit Centers and seeks rezoning instead for multifamily properties therein to the RMF-20 Zone; alternatively, the NAC Zone for the Takoma/Langley Crossroads.</p>	N	No change to the map
					Proposed:						
					Requested:						

Speaker #	226	Andre Gingles	08	2423 Brinkley Road Fort Washington MD	1292481, 1292499, 1226422, 1226430		Existing:	R-R: Rural Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit is a duplicate of Exhibit 99 with a new statement of justification paragraph and also includes 2505 Brinkley Road, Fort Washington.</p> <p>Staff finds Mr. Gingles assertion it would be an error to assume the IH Zone is automatically more intense than the RR Zone fascinating. Staff's professional opinion is that this argument is illogical and respectfully disagree with Mr. Gingles.</p>	N	No change to the map
					Proposed:	RR: Residential Rural					
					Requested:	IH: Industrial, Heavy					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Edward Gibbs - Sept 14 Speaker #38	227	Edward Gibbs	03		2359453, 2409787, 2359461		<p>Existing: M-U-I: Mixed-Use Infill D-D-O: Development District Overlay</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge NAC: Neighborhood Activity Center</p> <p>Requested: CGO: Commercial General and Office LTO-e: Local Transit-Oriented-edge</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions of the property being split zoned, a belief the proposed zones will cause existing uses to become nonconforming, references to 27-223(g)(2) that are not valid for the CMA process, and concerns on transition and grandfathering language.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	228	Thomas Haller	06	MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MXT-6-16</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property (Hampton Park) is located within mixed-use group MXT-6-16. The mixed-use group was assigned the IE Zone and the applicant requests the CGO Zone.</p> <p>As documented in the Decision Matrix Report for Property Group MXT-6-16, all entitlements granted to the subject properties within the mixed-use group were used to determine the proposed zone per the Mixed-Use Zone Decision Matrix. Although some approvals were granted since the report was generated, Staff has determined that the applicant has not demonstrated an error in the application of the rules as outlined in the Council’s July 2019 Approved Guide to New Zones since those approvals did not change the outcome.</p> <p>The exhibit references the approval of DSP revisions after the property group report was created, including -01, -02, -03, and -04 revisions to DSP-16052, argues against the rationale of Part 2 of the Council's Approved Guide to New Zones, states the property is inconsistent with the purposes of the IE Zone and would better serve those of the CGO Zone, and expresses concern with the transition and grandfathering provisions.</p>	N	No change to the map Revise the report for MXT-6-16 to reflect approvals since its initial preparation.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Edward Gibbs - Sept 14 Speaker #38	229	Edward Gibbs	05	No street address provided	2072734, 2073054, 2015162		<p>Existing: M-U-I: Mixed-Use Infill</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions of the boundary for the Morgan Boulevard Metro Center was arbitrarily drawn and the subject property is not within the boundaries. staff notes the Morgan Boulevard Local Center was originally mapped at the property-specific level by the 2010 Subregion 4 Master Plan (see, for reference, Map 6-1, Overview Plan of Centers, on Page 126), and those boundaries were carried forward by Plan 2035 and are included in the Plan 2035 centers layer. There was no need to consult the adopted master plan for particular planning areas because the Plan 2035 centers layer is property-specific and readily available.</p> <p>The exhibit also includes concerns the proposed zone is not the most similar to the new zone, the rezoning is a mistake because it splits the "property" (it does not - it splits the OWNERSHIP. Each property asserted by Mr. Gibbs here is a separate property and the different zoning of these properties has been in place since at least 2010), and concerns with the transition and grandfathering provisions.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	230	Thomas Haller	09	8200 Rosaryville Road Upper Marlboro MD	1718915		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This property is subject to ongoing litigation. Staff is unable to do anything with this property other than recommend the CMA-proposed zone, which is based on the current zoning as reflected on the County's official zoning map.</p>	N	No change to the map

Thomas Haller - Sept 14 Speaker #13	231	Thomas Haller	01		2287001		Existing: M-U-I: Mixed-Use Infill Proposed: NAC: Neighborhood Activity Center Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the NAC Zone is a mistake and expresses concerns with the transition and grandfathering provisions.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	232	Andre Gingles	03	7300 Baltimore Avenue College Park MD	2387728, 2387751		<p>Existing: M-U-I: Mixed-Use Infill</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: LTO-c: Local Transit-Oriented-core</p>	<p>The Clerk's Exhibit list incorrectly assigned Exhibit 232 to Thomas Haller. It was submitted by Andre Gingles.</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit duplicates Exhibit 100 with revisions to the statement of justification that attempt to argue that the proposed order of intensity of zones does not result in a zone that is as close as possible to the current M-U-I Zone.</p>	N	No change to the map

Speaker #	233	Denise Hamler	05	3714 37th Avenue Cottage City MD			<p>Existing: M-X-T: Mixed Use - Transportation Oriented Development District Overlay Zone</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: IE: Industrial/Employment</p>	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit requests the Council give consideration to the Cottage City Commissioners' request to keep the proposed zoning in the NAC Zone.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	234	Thomas Haller	05	North side of Central Avenue, west of its intersection with Jonquil Avenue Landover, MD	2071470		<p>Existing: C-M: Commercial Miscellaneous</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions of the boundary for the Morgan Boulevard Metro Center was arbitrarily drawn and the subject property is not within the boundaries. staff notes the Morgan Boulevard Local Center was originally mapped at the property-specific level by the 2010 Subregion 4 Master Plan (see, for reference, Map 6-1, Overview Plan of Centers, on Page 126), and those boundaries were carried forward by Plan 2035 and are included in the Plan 2035 centers layer. There was no need to consult the adopted master plan for particular planning areas because the Plan 2035 centers layer is property-specific and readily available.</p> <p>The exhibit also asserts incompatibility of the property with the purposes of the LTO-e Zone, consistency with the purposes of the CS Zone, concern with uses becoming nonconforming, and concerns with the transition and grandfathering provisions.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Joseph Addison Speaker #58	235	Robert Antonetti	06	Ritchie Marlboro Road (MXT-6-19) Upper Marlboro MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: CS: Commercial Service</p>	<p>MXT-6-19</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit is a supplemental referred to as "a modification and correction to Mr. Addison's testimony on September 13, 2021, in order to request the CS Zone for the Forks of the Road, LLC property. It should be noted that the CS Zone is consistent with the previously filed Rezoning Request Form (with statement of support) filed on or about March 31, 2020. These items are attached to this letter for reference and inclusion in the record of the CMA." The referenced prior exhibit is Exhibit 35.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Haller - Sept 14 Speaker #13	236	Thomas Haller	06	7901 Central Avenue Capitol Heights MD	2964286		<p>Existing: C-S-C: Commercial Shopping Center</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions of the boundary for the Morgan Boulevard Metro Center was arbitrarily drawn and the subject property is not within the boundaries. staff notes the Morgan Boulevard Local Center was originally mapped at the property-specific level by the 2010 Subregion 4 Master Plan (see, for reference, Map 6-1, Overview Plan of Centers, on Page 126), and those boundaries were carried forward by Plan 2035 and are included in the Plan 2035 centers layer. There was no need to consult the adopted master plan for particular planning areas because the Plan 2035 centers layer is property-specific and readily available.</p> <p>The exhibit also references concerns about compatibility/most similar zone, goals of the CGO Zone vs. those of the LTO-e Zone as pertain to the property, the creation of non-conforming uses, and concerns about the transition and grandfathering provisions.</p> <p>This exhibit includes multiple addresses: 7901-7963 Central Ave, Capitol Heights. Tax Map/Grid: 67/A4, Parcel B</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	237	Edward Gibbs	09	No street address provided Brandywine MD	1181718		Existing: I-1: Light Industrial Proposed: TAC-e: Town Activity Center-edge Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit takes issue with TAC-e based on the "belief" that the property is included in the Plan 2035 center, suggests the TAC-e Zone is not the most similar new zone, claims an "undefined" center while simultaneously recognizing this property is shown in the Subregion 5 Master Plan in the town center edge, claims the Plan 2035 centers are not defined by property, and expresses concerns about the transition and grandfathering provisions.</p> <p>Staff notes the owner reflected in this application is different than that shown in the tax assessor file, which is SCHRAF JAMES R LV TRUST ETAL, SCHRAF DOLORES M LV TRUST.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	238	Edward Gibbs	06	9007 Westphalia Road Upper Marlboro MD	0442947		Existing: R-R: Rural Residential M-I-O: Military Installation Overlay	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts a prior legislative text amendment "rezoned the property." Legislative text amendments do not rezone property; they may allow new uses or prohibit uses based on specified circumstances but they do not change the base zoning of property. The exhibit also argues the proposed zone does not consider the neighborhood and expresses concerns with the transition and grandfathering provisions.</p>	N	No change to the map
						Proposed: RR: Residential Rural MIO: Military Installation Overlay				
						Requested: RSF-A: Residential, Single-Family – Attached Zone				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	239	Edward Gibbs	06	9750 Apollo Drive Largo MD	5594196		<p>Existing: M-U-I: Mixed-Use Infill D-D-O: Development District Overlay</p> <p>Proposed: RTO-H-e: Regional Transit-Oriented-High-Intensity-edge</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions of the Largo Town Center boundary, prior entitlements including revisions to the DDOZ use table, concerns the new development regulations will be more stringent, concerns of creating nonconforming uses, an assertion the CMA violates Section 27-223(g)(2) (it does not; this section is not applicable to the CMA process), and concerns over transition and grandfathering provisions.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	240	Andre Gingles	01	6401 Van Dusen Road Laurel MD	0014357		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This is a duplication of Exhibit 102 in part. There are revisions to the statement of justification that suggest the Subregion 1 Master Plan recommends and proposes rezoning of the subject property to industrial, but neither the master plan nor the SMA map reflect this and staff cannot locate any reference to industrial recommendations for the property. In any event, the master plan is moot for the CMA for this property, since it is covered by Part 1 of the Council's Approved Guide to New Zones.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14	241	Andre Gingles	01	No street address provided Beltsville MD			Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This is a duplication of Exhibit 102 in part. There are revisions to the statement of justification that suggest the Subregion 1 Master Plan recommends and proposes rezoning of the subject property to industrial, but neither the master plan nor the SMA map reflect this and staff cannot locate any reference to industrial recommendations for the property. In any event, the master plan is moot for the CMA for this property, since it is covered by Part 1 of the Council's Approved Guide to New Zones.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	242	Andre Gingles	01	14900 Old Gun Powder Road Laurel MD	1011873		<p>Existing: R-R: Rural Residential</p> <p>Proposed: RR: Residential Rural</p> <p>Requested: IE: Industrial/Employment</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the proposed RR Zone is an error because the property is surrounded by industrial (it is not), and there is much RR Zoning in the County that, if built, would contribute to infrastructure challenges.</p> <p>Staff finds Mr. Gingles assertion it would be an error to assume the IH Zone is automatically more intense than the RR Zone fascinating. Staff's professional opinion is that this argument is illogical and respectfully disagree with Mr. Gingles.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	243	Thomas Haller	07	MD	1234871, 1208586, 1266915, 1369297, 1239250, 1372901		<p>Existing: M-X-T: Mixed Use – Transportation Oriented D-D-O: Development District Overlay</p> <p>Proposed: RMF-20: Residential, Multifamily-20</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MXT-7-27</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>There is a staff-confirmed error with property group MXT-7-27 that does not change the proposed zone of RMF-20 because the master plan policies affecting the group are predominantly residential in nature.</p> <p>The applicant is correct that the Decision Matrix Report for Property Group MXT-7-27 does not include Parcel A as being within the property group. The Mandatory Referral MR-1909f for Parcel A to construct a solar array for this was not considered. Page 8 of the Guide to New Zones states that Comprehensive Design Plans, Conceptual Site Plans, Detailed Site Plans, Specific Design Plans, and Preliminary Plans of Subdivision are the only entitlements considered for the decision matrix. Even if the Mandatory Referral were considered, it contains 0 square foot as the proposed built space. All online CMA mapping (Swipe Tool and PGAtlas) show the correct zoning for the subject property and the correct boundary of this MXT group.</p>	N	<p>No change to the map</p> <p>Revise MXT-7-27 to correctly reflect the full extent of this MXT group and to indicate the highest-intensity abutting zone is NAC.</p>

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Andre Gingles - Sept 14 Speaker #14	244	Andre Gingles	08	10907 Livingston Road Fort Washington MD	0396622, 0343350, 0396713, 0308148, 0308155, 0310091		Existing: I-3: Planned Industrial/ Employment Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit is a duplicate of Exhibit 104 with a revised statement of justification that asserts there are little to no heavy industrial uses in the affected/adjacent planning areas and which falsely states the IE and IH zones have the same intensity per the new Zoning Ordinance order of zoning intensity.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	245	Thomas Haller	08	No street address provided Fort Washington MD	1159250, 1151042, 1189889, 1152867, 1178904		Existing: I-1: Light Industrial Proposed: TAC-e: Town Activity Center-edge Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit requests rezoning based on assertions of the Brandywine Town Center designation boundary not being correct, states the IE Zone will not permit uses allowed in I-1 and has different open space and lot coverage requirements making it not the most simillar new zone, will create nonconforming uses, and expresses concern about the transition and grandfathering provisions.</p>	N	No change ot the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	246	Carol Macknis	06	5019 Mineola Road College Park MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Macknis opposes the CMA and states the proposed zoning along US 1 and Rhode Island Avenue are inconsistent with the character of the single-family neighborhoods of North College Park. The exhibit expresses concerns about traffic, negative quality of life, taxpayer burden, and code enforcement.</p> <p>Requested:</p> <p>Since several exhibits from North College Park residents focus on this theme, it is important to note the US 1/Innovation Corridor "decision matrix," Part 4 of the Council's Approved Guide to New Zones, was very carefully calibrated in its development to conform as closely as possible with the character areas established in and regulated by the Central US 1 Corridor Development District Overlay Zone. These regulations and corresponding current rezonings were approved in 2010.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	247	Thomas Haller	05	9911 Brightseat Road Landover MD	1425552		<p>Existing: I-3: Planned Industrial/ Employment</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: IH: Industrial, Heavy</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit expresses concern that the IE Zone is not the most similar new zone to the I-3 Zone. Staff finds this concern extremely interesting given the fact that Mr. Haller and Mr. Gibbs both argue in other exhibits the exact opposite, stating in other locations that the IE Zone is clearly intended to be the most similar zone to the I-3 Zone.</p> <p>The exhibit also touches on the location of the subject property within the Enterprise Zone and Opportunity Zone, and that the decision matrix does not take unique circumstances into account.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	248	Tamara McKinney	05	N/A Lanham MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. McKinney submitted this exhibit on behalf of both her and Howard McKinney, and stated they have concerns the CMA will be a subtle way to go about gentrification and will benefit developers with no benefit to the community.</p> <p>Proposed:</p> <p></p> <p>Requested:</p> <p></p>	N	No change to the map
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Speaker #	249	Elizabeth McMahon		N/A College Park MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. McMahon is concerned about zoning changes and higher-density housing in North College Park at the intersection of Edgewood Road and Rhode Island Avenue, expressing particular concern about traffic. She would like to see the retail in the area revitalized, perhaps with some moderate increased in housing density.</p> <p>Proposed:</p> <p></p> <p>Requested:</p> <p>Since several exhibits from North College Park residents focus on this theme, it is important to note the US 1/Innovation Corridor "decision matrix," Part 4 of the Council's Approved Guide to New Zones, was very carefully calibrated in its development to conform as closely as possible with the character areas established in and regulated by the Central US 1 Corridor Development District Overlay Zone. These regulations and corresponding current rezonings were approved in 2010.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	250	Edward Gibbs	02	Street address not provided	1943794, 1943778, 1943786, 1943810, 1943844, 1943802		<p>Existing: R-18: Multifamily Medium Density Residential</p> <p>Proposed: RMF-20: Residential, Multifamily-20</p> <p>Requested: RMF-48: Residential, Multifamily-20</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the current density is higher than would be permitted in the RMF-20 Zone and that RMF-20 is not the most similar new zone to R-18, and expresses concerns about transition and grandfathering language.</p> <p>The subject property is on the east side of Queens Chapel Road, north and south of its intersection with Chillum Road.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14	251	Andre Gingles	08	201 MGM National Avenue Oxon Hill MD	2878220		<p>Existing: M-X-T: Mixed Use – Transportation Oriented O-S: Open Space</p> <p>Proposed: RTO-L-e: Regional Transit-Oriented-Lo w-Intensity-edge AG: Agriculture and Preservation</p> <p>Requested: RTO-L-c: Regional Transit-Oriented-Lo w-Intensity-core</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit duplicates Exhibit 105 with revisions to the statement of justification that attempt to argue that since M-X-T is near the top of the current order of intensity of zones then by transposition any zone at the top of the new order of intensity is equal to M-X-T and rezoning to any zone under the top is permissible by HB 980. Staff is unpersuaded by this argument.</p> <p>The exhibit also alleges "inequitable treatment" of properties which are in the M-X-T Zone and are located outside of designated centers.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Joseph Addison Speaker #58	252	Robert Antonetti	06	1700 Sansbury Road Upper Marlboro MD	5593124, 5593135, 5593146		Existing: M-X-T: Mixed Use – Transportation Oriented Proposed: RMF-48: Residential, Multifamily-20 Requested: CS: Commercial Service	MXT-6-17 The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. This exhibit is supplemental to Exhibit 36 to include the testimony of Peter Herring. The subject property is located at the intersection of Ritchie Road and Sansbury Road, within mixed-use group MXT-6-17. Mr. Antonetti is requesting the CS Zone for the subject property but does not state that staff made an error in assigning the proposed zoned to the subject property. The detailed Decision Matrix Report for Property Group MXT-6-17 list all 18 Conceptual Site Plans, Detailed Site Plans, and Preliminary Plans of Subdivision for the mixed-use group. The mixed-use group is subject to the rules of Part 2 Mixed-Use Zone Decision Matrix. The rules state, “For the purposes of this decision matrix, all contiguous groups of mixed-use-zoned properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one...”. The matrix did include the approved 15,000+ sq. ft. of commercial use and more than 200,000 sq. ft. of residential use.	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	253	Edward Gibbs	05	8415 Ardwick Ardmore Road Hyattsville MD	2197697		<p>Existing: I-1: Light Industrial Rural Residential R-R:</p> <p>Proposed: IE: Industrial/Employment Rural RR: Residential Rural</p> <p>Requested: IH: Industrial, HeavyRR: Residential Rural</p>	<p>Some properties currently zoned I-1 and proposed to transition to the new IE zone contain uses that are not allowed in the proposed zone; concern also expressed regarding new green space and lot coverage requirements. The IE zone is too restrictive and will create nonconforming uses.</p> <p>The applicant asserts the IE Zone is not the most similar new zone to the I-1 Zone, is concerned about the change to distribution warehouses to require a special exception in the IE Zone, that the lot coverage and open space requirements are different, that the IH Zone is the most similar new zone, and expresses concerns about transition and grandfathering language.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	254	Thomas Haller	04	16600 Governor's Bridge Road Bowie MD	0801472, 3319803, 3319811, 3274404		<p>Existing: C-M: Commercial Miscellaneous</p> <p>Proposed: TAC-e: Town Activity Center-edge</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the TAC-e Zone is in error because it is not the most similar new zone to the C-M Zone. However, the property is located in the Plan 2035-designated Bowie Town Center and the TAC-e Zone is the correct proposal.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p> <p>The property addresses include 16600, 16620, 166700, and 16702 Governor's Bridge Road</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	255	Edward Gibbs	09	Street adress not provided Brandywine MD	1182955, 1185586		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit alleges a water and sewer category change has been filed, that IE is effectively a downzoning from I-1 and is most similar to the I-3 Zone, that the open space and green area requirements are changing, and expresses concern over the transition and grandfathering provisions.</p> <p>The property is located on the west side of the southbound lanes of US 301, approximately 1700 feet north of its intersection with Dyson Road in Brandywine</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	256	Edward Gibbs	09	Street address not provided Brandywine MD	1182948		Existing: R-S: Residential Suburban Development Proposed: LCD: Legacy Comprehensive Design Zone Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit states a desire to rezone to the IH Zone based on a prior approval, A-10046. However, the applicant did not accept the conditions of A-10046 and the approval was voided in 2019. The subject property is correctly zoned R-S and no CMA Decision Matrix error was demonstrated by the applicant.</p> <p>Additional testimony includes assertions the IE Zone is less intense than I-1 (again, this property is not in the I-1 Zone today) and concerns about the transition and grandfathering provisions.</p> <p>The property is located at the northwest quadrant of the intersection of US 301 and Dyson Road</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	257	Sandra Roberts		132 Northway Greenbelt MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Roberts urges the implementation of the zoning rewrite by passing the CMA but calls on the Council to address affordable housing needs at the Takoma/Langley Crossroads and Landover Metro Local Transit Centers. She suggests instead of LTO-e to rezone existing R-18 to RMF-20, or at Takoma/Langley Crossroads perhaps the NAC Zone.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	258	Andre Gingles	08	Street address not provided MD			<p>Existing:</p> <p>R-R: Rural Residential R-80: One-Family Detached Residential</p> <p>Proposed:</p> <p>RR: Residential Rural RSF-95: Residential, Single-Family – 95</p> <p>Requested:</p> <p>IE: Industrial/Employment</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit duplicates Exhibit 106 with a revised statement of justification focused on prior Council legislative action to enable a "Business and Entertainment District." This action has no bearing on the CMA.</p> <p>This property is located on the west side of Indian Head Highway, between Palmer Road and Kerby Hill Road</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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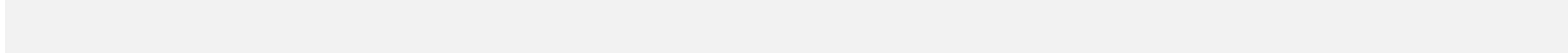
Speaker #	259	Jocelyn Route	05	MXT-5-8 Bladensburg MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CS: Commercial Service</p> <p>Requested: CN: Commercial Neighborhood</p>	<p>Town of Bladensburg (MXT-5-8)</p> <p>The Town requests a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is located in MXT-5-08, a mixed-use group proposed to transition to the C-S Zone. The Town is requesting the CN Zone, stating that the CS Zone is contrary to the recommendations of the 2009 Approved Port Town Sector Plan and Map Amendment. The Town also believes the proposed CS Zone is limiting of commercial uses, placing emphasis on auto-oriented uses, and allows higher-density residential. Seven reasons are provided to support the request to CN, none of which are pertinent to the CMA discussion or MXT-5-08.</p> <p>As a municipal recommendation for a different zone than that proposed by the CMA, this exhibit requires a separate vote by the District Council when the Council acts on the CMA.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	260	Nathaniel Forman	07	25 Yacht Place Capitol Heights MD	2094613, 2094571, 2094589, 2094597, 2094605, 2094621		<p>Existing: R-20: One-Family Triple-Attached Residential D-D-O: Development District</p> <p>Proposed: RSF-A: Residential, Single-Family – Attached Zone</p> <p>Requested: LTO-e: Local Transit-Oriented-edgeRMF-48: Residential, Multifamily-20</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit is submitted jointly by Nathaniel Forman and Lawrence Taub. The exhibit asserts error in the proposed RSF-A Zone and seeks the LTO-e Zone.</p> <p>Property locations include: Block 1: Lots 34-36 Alpaca Pl., Capitol Heights; Block 1: PT Lot 37 Alpaca Pl., Capitol Heights; Block 1: PT Lot 36 and 37 Alpaca Pl., CapitolHeights; Block 1: PT Lot 38 6004 Alpaca Pl., Capitol Heights; Parcel 428 Alpaca St., Capitol Heights; Block 1: Lots 1-3 Baltic St., Capitol Heights; Parcel 280 Central Ave., Capitol Heights; Block 1: Lots 40-42 25 Yacht Pl., Capitol Heights; Block 1: Lots 4-7 Baltic St, Capitol Heights; Block 1: Lots 8 & 9 Baltic St., Capitol Heights; Block 1: Lot 39 25 Yacht Pl., Capitol Heights; Block 1: Lots 43-45 Yacht Pl., Capitol Heights; Parcel 281 Central Ave., Capitol Heights; Block 4: PT Lots 5-8 Alpaca Pl., Capitol Heights; Parcel 427 Alpaca St., Capitol Heights; Parcel 429 Central Ave., Capitol Heights; Block 1: and PT Lots 10-12 5931 Baltic St., Capitol Heights.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	261	Thomas Haller	08	2101 Brinkley Road Fort Washington MD	1265594		<p>Existing: C-S-C: Commercial Shopping Center R-30C: Multifamily Low Density Residential – Condominium</p> <p>Proposed: CGO: Commercial General and Office RMF-12: Residential, Multifamily-12</p> <p>Requested: CGO: Commercial General and OfficeRR: Residential Rural</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the current zoning of the property is in error due to discussion in the 2006 Sectional Map Amendment for the Henson Creek/South Potomac Sector Plan. This issue is not pertinent to the CMA.</p> <p>The request is for the proposed CGO Zone. The applicant placed the incorrect tax account number for the subject property in the request form. The correct tax account number is 1265594</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	262	Edward Gibbs	09	7009 Berry Road Accokeek MD	3438991		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MXT-9-35</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>As the applicant states, MXT-9-35 was used as a test case in the Guide to New Zones. A report was generated prior to approval of the guide to give the public and decision makers the opportunity to view decision matrix test cases.</p> <p>The subject property is located within mixed-use group MXT-9-35. Mr. Gibbs is requesting the CGO Zone for the subject property, stating that that staff made an error in identifying the “abutting” zone. He states that the M-X-T zoned property across the street (Berry Road) is abutting the subject property. The M-X-T and M-U-I zoned properties as defined in the Guide to New Zones are groupings contiguous properties that are not separated by a major road or railroad track. This rule is in place because it factors in how people experience spaces. It is common planning practice to utilize natural and man-made edges as transitions and as important organizing features in holding together generalized areas. In this sense, abutting is considered touching or sharing property lines. Berry Road is classified as an Expressway, which is considered a major road for the purposes of the Guide to New Zones. Any property on the opposite side of a major road is not abutting. This concept of abutting was discussed during County Council’s meetings and work session prior to approval of the Guide to New Zone.</p> <p>The exhibit also expresses concerns about the transition and grandfathering provisions.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Edward Gibbs - Sept 14 Speaker #38	263	Edward Gibbs	09	No street address provided Accokeek MD	3666682		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MXT-9-34</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The background statement for the exhibit describes the property as being on the north side of Berry Road, which is classified as an Expressway, which is considered a major road for the purposes of the Guide to New Zones. As the applicant states, MXT-9-34 was used as a test case in the Guide to New Zones. A report was generated prior to approval of the guide to give the public and decision makers the opportunity to view decision matrix test cases.</p> <p>The exhibit asserts site improvements have been made (which staff note would vest prior approvals, which would supersede in the event of conflict with the new zoning), and that DSP-04063-05 is missing from the report, incorrectly identifies a conflict with Section 27-223(g)(2) (which does not pertain to the CMA process), and expresses concerns about transition and grandfathering provisions. The DSP does not change the report conclusion, nor does a missing CSP-20001; both missing entitlements should be added to the report.</p>	N	<p>No change to the map</p> <p>Revise the report for MXT-9-34 to include DSP-04063-05 and CSP-20001.</p>
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Edward Gibbs - Sept 14 Speaker #38	264	Edward Gibbs	09	No street address provided Accokeek MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>MXT-9-34</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>As the applicant states, MXT-9-34 was used as a test case in the Guide to New Zones. A report was generated prior to approval of the guide to give the public and decision makers the opportunity to view decision matrix test cases. As noted with Exhibit 263, DSP-04063-05 and CSP-20001 are missing from the report for MXT-9-34 but do not change the outcome.</p> <p>The exhibit states Part 2 of the Council's Approved Guide to New Zones produces arbitrary results, and expresses concerns with the transition and grandfathering provisions.</p>	N	<p>No change to the map</p> <p>Revise the report for MXT-9-34 to include DSP-04063-05 and CSP-20001.</p>
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	265	Edward Gibbs	09	No street address provided Accokeek MD	5659327, 5659338		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: RMF-20: Residential, Multifamily-20</p>	<p>MXT-9-34</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>As the applicant states, MXT-9-34 was used as a test case in the Guide to New Zones. A report was generated prior to approval of the guide to give the public and decision makers the opportunity to view decision matrix test cases. It is important to note that Question 8 (page 9) of the Mixed-Use Decision Zone Matrix asks, “Is the property of a major or minor road?”, it does not ask if the property has ingress or egress to a major or minor road. The boundary of MXT-9-34 is along Indian Head Highway and Berry Road.</p> <p>The exhibit also expresses concern with the perceived arbitrary nature of Part 2 of the Council's Approved Guide to New Zones and the transition and grandfathering provisions.</p> <p>As with Exhibits 263 and 264, the report for MXT-9-34 does not include DSP-04063-05 and CSP-20001.</p>	N	<p>No change to the map</p> <p>Revise the report for MXT-9-34 to include DSP-04063-05 and CSP-20001.</p>

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Thomas Haller - Sept 14 Speaker #13	266	Thomas Haller	08	6720 St. Barnabas Road Oxon Hill MD	1362060, 1362052, 1362003		<p>Existing: C-S-C: Commercial Shopping Center R-80: One-Family Detached Residential</p> <p>Proposed: CGO: Commercial General and Office RSF-95: Residential, Single-Family – 95</p> <p>Requested: CS: Commercial ServiceCGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions of error in the R-80 zoning, cites prior entitlements, expresses concern of downzoning and nonconformities, suggests violations of provisions associated with creating nonconformities, and expresses concerns with transitions and grandfathering.</p> <p>Staff notes the applicant cites the incorrect proposed zone. Parcel B, with tax account 1362060, is recommended for the CGO Zone.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	267	Edward Gibbs	09	No street address provided Brandywine MD	Multiple		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MXT-9-33</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property is located within the 165-acre MXT-9-33 group. The proposed zone for the group is RMF-48, however the applicant is requesting the CGO Zone for the subject property. MXT-9-33 includes multiple entitlements that add up to 1,295 dwelling units (unknown size) and 300,000 sq. ft. of commercial and retail.</p> <p>The applicant requests rezoning based on assertions that the Property Group report arbitrarily ascribes 1,000 sq. ft. to each approved dwelling unit and submits that this approach is fundamentally flawed.</p> <p>The decision matrix will assign the CGO Zone to a mixed-use group the group if it is predominantly commercial in use. That would mean 51% of the square footage of the uses in the entitlement would need to be commercial. To achieve 51% commercial for MXT-9-33, the 1,295 approved residents dwelling unit would need to add to no more than 299,999 sq. ft.. Based on that calculation each of the units, assuming they are all efficiency units, would have to be no larger than 231 sq. ft. in size. The entitlement for this group includes a combination of townhomes, two-family attached, multifamily units, and not solely efficiency apartments.</p> <p>The 1,000 sq. ft. utilized in the calculation is a low estimate for proposed the dwelling units. Staff utilized the United State Census Bureau data that is calculated each year on the median home size of new construction.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Data is compiled by single-family homes and multifamily homes. The latest data for the year 2020 shows that there were 375,000 multifamily units completed. The median size multifamily units for rent was 1,075 sq. ft. The median size for multifamily units that we built for sale was 1,306 sq. ft.

The exhibit also expresses concern the RMF-48 Zone is not the most similar new zone, that the CGO Zone is more flexible, and is concerned with the transition and grandfathering provisions.

This exhibit covers tax account numbers: 1147818; 3465614; 3713799; 3713807; 3713815; 3713823; 3713831; 3713849; 4002762; 3713856; 3713864; 3713872; 3713880; 3713898; 3713906; 3713914; 3713922; 3713930; 3713948; 3713955; 3713963; 3713971; 3713989; 3713997; 3714003; 3714029; 3714037; 3714045; 3714052; 3714060; 3714078; and 3985041.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	268	Thomas Haller	03	9401 Lanham Savern Road Lanham MD	2262822		<p>Existing: C-M: Commercial Miscellaneous</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit objects to Part 3 of the Council's Approved Guide to New Zones, feels the NAC Zone is not the most similar to the current C-M Zone, and expresses concerns about nonconforming uses being created and the transition and grandfathering provisions.</p> <p>This request includes 4 properties: Parcel B: 9401 Lanham Severn Road; Tax ID#2262822 Parcel D: 9401 Lanham Severn Road; Tax ID#2262863 Parcel E: 9407 Lanham Severn Road; Tax ID#2262707 Parcel F: 9499 Lanham Severn Road; Tax ID#2262855</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14	269	Andre Gingles	08	6800 Oxon Hill Road Oxon Hill MD	5523760		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: RTO-L-e: Regional Transit-Oriented-Low-Intensity-edge</p>	<p>MXT-8-28</p> <p>The subject property is located within the 50-acre MXT-8-28, a 2019 Approved Guide to New Zones mixed-use group. The applicant is requesting the RTO-L-e zone for this mixed-use group.</p> <p>All properties currently zoned M-X-T and within the boundaries of a 2014 Plan Prince George’s 2035 Approved General Plan (Plan 2035) Regional Transit District will be assigned either the RTO-L-c, RTO-L-e, RTO-H-c, or RTO-H-e zones. MXT-8-28 is not located within the boundaries of the National Harbor Regional Transit District nor any other Plan 2035 Regional Transit District. The subject property is also not located with the boundaries of any Plan 2035 Priority Strategic Investment Program policy areas (i.e., Innovation Corridor) that are also designated to receive the RTO zone.</p> <p>This exhibit is a duplication of Exhibit 107 with a revised statement of justification that attempt to argue that since M-X-T is near the top of the current order of intensity of zones then by transposition any zone at the top of the new order of intensity is equal to M-X-T and rezoning to any zone under the top is permissible by HB 980. Staff is unpersuaded by this argument.</p> <p>The Industrial Employment (IE) Zone is consistent with the existing uses located on the subject property; a 117,000+ sq. ft. medical office building. The proposed zone for MXT-8-28 would facilitate the further development of the office park development. CB-13-2018 defines "Office Park" as a development containing a number of separate office buildings that is designed, constructed, and operated on an integrated and coordinated basis and under a uniform scheme of development. The office park use is not permitted in the NAC, TAC, LTO, or RTO zones and the site does not have existing entitlements for additional office development, so the applicant would be unable to proceed with an office park development under these zones unless taking advantage of the two-year overlap period wherein the procedures of the current ordinance may be used.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	270	Edward Gibbs	09	15810 Robert Crain Highway Brandywine MD	5512868		<p>Existing: C-S-C: Commercial Shopping Center</p> <p>Proposed: TAC-c: Town Activity Center-core</p> <p>Requested: TAC-e: Town Activity Center-edge</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit states a 2018 approval, DSP-07076-14, is pertinent to this property but it is not, as the proposed zone results from Part 3 of the Council's Approved Guide to New Zones. The exhibit also asserts the proposed zone is not the most similar new zone, that the request constitutes a downzoning and not an intensification, incorrectly cites Section 27-223(g)(2), and is concerned with transition and grandfathering provisions.</p> <p>This request includes three properties: Parcel 5: 15810 Robert Crain Highway; Tax ID# 5512868 Parcel 6: SE Robert Crain Highway; Tax ID# 5512870 Parcel 7: Robert Crain Highway; Tax ID# 5512881</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	271	Thomas Haller	08	No street address provided MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-48</p> <p>Requested: CGO: Commercial General and OfficeCS: Commercial Service</p>	<p>MXT-8-29</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions of an arbitrary standard to determining the predominate use of the development, and expresses issues with the transition and grandfathering provisions.</p> <p>Staff note the justification attempts to prove the arbitrary nature of the 1,000 sq. ft. per unit rule of thumb used by staff to determine predominantly residential, and that the mixed-use group is in error. Staff concedes there is error in MXT-8-29 - but not to the benefit of the applicant. In point of fact, DSP-16020 specifies 142,013 sq. ft. of approved residential development, greatly strengthening the conclusion of MXT-8-29 that this grouping is predominantly residential.</p>	N	<p>No change to the map</p> <p>Revise MXT-8-29 to include DSP-16020's approved residential square footage.</p>

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	272	Edward Gibbs	05	6101 Sheriff Road Capital Heights MD	3717139		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit states this property was subject to ZMA-A-10033 in 2016 that placed the property back in the I-1 Zone from the I-3 Zone in which it was placed by the 2010 Subregion 4 Sectional Map Amendment. The exhibit also asserts the IE Zone is not the most similar to I-1, concern with creation of nonconforming uses, the IH Zone is viewed as the most similar new zone, and concerns with the transition and grandfathering provisions.</p> <p>This request includes 2 properties: Lot 2: 6101 Sheriff Road, Capital Heights; Taz ID# 3717139 Lot 3: 6105 Sheriff Road, Capital Heights; Tax ID# 3717147</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	273	Thomas Haller	03	No street address provided College Park MD	2420701, 2420602, 2420610, 2420628, 2420636, 2420644		Existing: R-18: Multifamily Medium Density Residential M-U-I: Mixed-Use Infill D-D-O: Development Proposed: NAC: Neighborhood Activity Center RMF-20: Residential, Requested: RMF-48: Residential, Multifamily-48	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions that the transitional provisions may not protect the applicant's right to seek a zoning intensification; specifically, the client wishes to revise the existing DDOZ to expand the boundary in the future to include his property. This exhibit does not attempt to assert error in the application of the Council's Approved Guide to New Zones, just that the zone "should" be the RMF-48 Zone.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	274	Thomas Haller	06	Westphalia Road Upper Marlboro MD	1711639		Existing: R-M: Residential Medium Development M-I-O: Military Installation Overlay Proposed: LCD: Legacy Comprehensive Design Zone Requested: RSF-A: Residential, Single-Family – Attached Zone	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit cites a pending application to divide the prior Basic Plan to split this subject property into a different Basic Plan for development in the R-M Zone. It argues that land obtained by M-NCPPC for Westphalia Central Park splits the original property and is a natural barrier that prohibits development as initially approved.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	275	Edward Gibbs	05	Woodmore Towne Centre Glenarden MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: TAC-e: Town Activity Center-edge</p> <p>Requested: TAC-c: Town Activity Center-core</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Gibbs states that the Decision Matrix only recommends that the subject property be placed in the “TAC Zone” without any reference to the Core and Edge Area. Part 3 of the Council’s Approved Guide to New Zones discusses how the new Zoning Ordinance treats the previously-established core and edge areas for centers.</p> <p>The subject property is within the boundaries of Landover Gateway Town Activity Center. The center is with the 2009 Approved Landover Gateway Sector Plan, which places the west portion of the center (west of the Capital Beltway) in the center’s core. Map 13 and preceding text in the vicinity of page 51 of that plan provide pertinent discussion.</p> <p>The exhibit attempts to justify the proposed intensification by stating Woodmore Towne Center would be a more appropriate core than Landover Mall, but it is not the role of the CMA to adjust Plan 2035 policy area boundaries.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Thomas Haller - Sept 14 Speaker #13	276	Thomas Haller	09	15701 SW Robert Crain Highway Brandywine MD	3964673		<p>Existing: C-S-C: Commercial Shopping Center L-A-C (C): Local Activity Center (Community)</p> <p>Proposed: TAC-e: Town Activity Center-edge</p> <p>Requested: LCD: Legacy Comprehensive Design ZoneCGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit erroneously suggests there is no specific map in Plan 2035 that delineates the Brandywine Town Center boundaries, contends an error in that the TAC-e Zone would conflict with the existing and approved development and undermine the LCD Zone, and expresses concern with the transition and grandfathering provisions.</p> <p>Part 1 of the Council's Approved Guide to New Zones, on page 7, states when a property that would otherwise be recommended for the LCD Zone is within a Plan 2035 center, the applicable Transit-Oriented/Activity Center base zone will apply instead.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	277	Thomas Haller	06	Walker Mill Drive Capital Heights MD	5509917		<p>Existing: C-S-C: Commercial Shopping Center</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit states the property is only partially within the boundary of the Morgan Boulevard Metro Local Transit Center, and asserts the proposed LTO-e Zone is not the most similar to the current C-S-C Zone. The exhibit incorrectly states there is no public document that identifies the boundaries of the Morgan Boulevard center, states the property cannot achieve the goals of the LTO-e Zone (but does not state why), cites a 2006 development approval and prior Council action that "already found" this site to be inappropriate for transit-oriented development, and expresses concerns with the transition and grandfathering provisions.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Thomas Haller - Sept 14 Speaker #13	278	Thomas Haller	05	3380 Bladensburg Road Brentwood MD	5537403		<p>Existing: M-X-T: Mixed Use – Transportation Oriented Development District Overlay</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: IE: Industrial/Employment</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant’s testimony states that the subject property is not wholly within the ½ radius which delineates the center boundary. It also questions the center point of the center, but that centroid was placed by the 2009 Port Towns Sector Plan and Sectional Map Amendment and simply carried forward by Plan 2035.</p> <p>The Transit-Oriented/Activity Center Base Zones Decision Matrix (Page 17) contains a question that identifies whether a property is considers within the boundaries of a Plan 2035 Center; “Is 50% or more of the property within the boundary of a Plan 2035 Center?” Clearly more than 50 percent of the subject property is within the ½ center boundary.</p> <p>This exhibit pertains to several other exhibits in the Record of Testimony, most directly 163 (Edward Gibbs), 177 (addendum by Mr. Decker), 223 and 224 (Thomas Haller), 259 (Town of Bladensburg), and 344 (Alicia Melendez).</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	279	Paulette Griffin	02	5600 Sargent Road Hyattsville MD	1958362		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit is concerned the existing uses on the property will not be permitted in the new zones and seeks intensification to the CGO Zone.</p> <p>This request includes 2 properties: 1. 5600 Sargent Road, Hyattsville, MD 20782; Tax ID# 1958362 2. 1316 Chillum Road, Hyattsville, MD 20782; Tax ID# 1866698</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	280	Multiple	06	N/A Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit consists of a form letter signed by numerous parties, and seeks a 2nd joint public hearing to review any staff-confirmed errors in the application of the Council's Approved Guide to New Zones. The letter requests greater transparency in the CMA process and more time to review zoning intensification requests, refers to HB 980, seeks a searchable database of exhibits, and seeks a minimum of 75 days public notice prior to the requested 2nd hearing.</p> <p>Requested:</p> <p>The signatories include: Rudolph Blyden, Vernessa Broddie, Michelle Rekstad, Michael Roach, Jared Robinson, Janis Willard Robinson, Paul Robinson, Zelma Willard Robinson, Kimberly SharpsHall, Carolyn Thomas, and Carol Tucker.</p>	N	No change to the map
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Speaker #	281	Herbert Hill	06	N/A Hyattsville MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The testimony expresses opposition to Werrlein's WSSC LLC's request (Exhibit 11) to rezone current R-55 property to the RSF-A Zone. The testimony also seeks greater transparency in the CMA process and more time to review zoning intensification requests, and requests a second public hearing to allow the public to voice their opinions on zoning intensification requests.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Norman Rivera Speaker #7	282	Norman Rivera	08	8100 Neville Place Fort Washington MD	3508892, 1199587		<p>Existing: R-R: Rural Residential</p> <p>Proposed: RR: Residential Rural</p> <p>Requested: RSF-65: Residential, Single-Family – 65RSF-A: Residential, Single-Family –</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit purports to supplement a prior exhibit but staff may have missed such prior written exhibit in its review; luckily the initial request is also attached herein. The justification is that the proposed RR Zone is not consistent with the character of the community.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	283	Christopher Hatcher	05	1990 Brightseat Road Hyattsville MD	1462340		<p>Existing: M-X-T: Mixed Use – Transportation Oriented O-S: Open Space</p> <p>Proposed: TAC-c: Town Activity Center-core AG: Agriculture and Preservation</p> <p>Requested: TAC-e: Town Activity Center-edgeAG: Agriculture and Preservation</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the recommended TAC-c zoning for the property does not reflect the future land use envisioned for the property by the General Plan or the Landover Gateway Sector Plan and that proximity to residential makes the proposed zone TAC-e more appropriate.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	284	Dan Lynch	07	3333 Naylor Road Temple Hills MD	0620153		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: LTO-c: Local Transit-Oriented-core</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions of that the existing gas station will become a nonconforming use, is not permitted in the LTO-c Zone, and the zone will not encourage redevelopment but "will inhibit redevelopment by creating another development hurdle." The exhibit asks that the CMA be delayed until issues on the transition and grandfathering language and creation of nonconformities are addressed, or else put this property in a zone where the use is permitted.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	285	Daniel Lynch	07	4500 St Banabas Road Temple Hills MD	0454678, 04546600		Existing: C-S-C: Commercial Shopping Center R-R: Rural Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks the CGO Zone on both properties to correct split zoning, indicates parking exists on the R-R portion, and states the CMA doesn't take the existing parking into consideration and that failure to rezone the lot to CGO impacts future redevelopment potential.</p>	N	No change to the map
						Proposed: CGO: Commercial General and Office RR: Residential Rural				
						Requested: CGO: Commercial General and Office				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Russell Shipley - Sept 14 Speaker #9	286	Russell Shipley	07	5601 Highmount Lane Capitol Heights MD	3111796		Existing: R-55: One-Family Detached Residential Proposed: RSF-65: Residential, Single-Family – 65 Requested: RSF-A: Residential, Single-Family – Attached Zone	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Shipley takes issue with HB 980 and perceived restrictions placed on the District Council by the Legislature. The exhibit is supplemental to verbal testimony offered on September 14, 2021 on the Walker Property at 5601 Highmount Lane; refer to Exhibit 39 for additional discussion.</p>	N	No change to the map
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Philip Galiano - Sept 13 Speaker #35	287	Philip Galiano	05	5805 Beecher Street Cheverly MD			Existing: Proposed: Requested:	<p>This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>This exhibit covers 5805, 5807, 5809, and 5811 Beecher Street and is an update to Exhibit 64 including letters offered by Joshua Althouse, Chang An Shieh, Constantine and Amy Efantis, and Paul Leavitt as property owners who supporting townhouse development. The analysis for Exhibit 64 contains the analysis for this testimony.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	288	Matthew Tedesco	07	6118 Old Central Avenue Capitol Heights MD	2005395, 2005403, 2005411		<p>Existing: R-55: One-Family Detached Residential T-D-O: Transit District Overlay</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit states the proposed RSF-65 Zone does not reflect long-established commercial and industrial uses and cites a concern with the direct application of the matrix to a less intense zone. Staff notes RSF-65 is the direct replacement zone to R-55 and does not affect the intensity of current R-55 lands.</p> <p>This exhibit covers 6118 Old Central Avenue; 8601 Uline Place; and 4 Uline Place, Capitol Heights, MD 20743</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	289	Matthew Tedesco	04	6513 Northwest Robert Crain Highway Bowie MD	5635708, 5633696, 0822239		Existing: R-A: Residential-Agricultural Proposed: RE: Residential Estate Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit purports an error of application of the matrix because the property is not conducive for low-density residential development and would "effectively make the property undevelopable." Staff note the property is located in the Rural and Agricultural Area and it outside the County's growth boundary.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p> <p>The addresses include 6513 and 6517 NW Robert Crain Highway.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	290	Matthew McCaughey	01	7011 Muirkirk Road Beltsville MD	0043869		Existing: I-2: Heavy Industrial Proposed: NAC: Neighborhood Activity Center Requested: 	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony contains Parcel 181 and 7011 Muirkirk Excalibur Parcel 9, and the existing zone was incorreccted referred to as the I-1 Zone. The property is in the I-2 Zone and is located within the Muirkirk MARC Neighborhood Center.</p>	N	No change to the map
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Speaker #	291	Matthew Tedesco	4	7101 Greenbelt Road Greenbelt MD	2350577		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: RMF-48: Residential, Multifamily-20	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit argues the matrix is in error "since the property is more conducive for zoning that will provide for higher-density, residential development that will be better integrated with nonresidential uses in the area."</p>	N	No chane to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	292	Matthew Tedesco	03	7303 Rhode Island Avenue College Park MD	2283810		<p>Existing: R-18: Multifamily Medium Density Residential R-55: One-Family Detached Residential</p> <p>Proposed: RMF-20: Residential, Multifamily - 20 RSF-65: Residential, Single-Family –</p> <p>Requested: RMF-20: Residential, Multifamily-20</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The property is split zoned with Lots 3-5 being in the current R-18 Zone, and Lots 1 and 2 being in the curent R-55 Zone. Existing Special Exception SE-1896 was approved for the property in 1968 to allow a multifamily apartment building on the property. However, this apartment building was never built. Staff note the property is located in the Old Town College Park National Register Historic District and Old Town College Park Prince George's County Historic District. Assertions are made the matrix ignores the proximity of the site to the College Park Metro Station and that rezoning as requested will "meet many guidelines" of the master plan.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	293	Dan Lynch	02	7430 Riggs Road Hyattsville MD	1897891		Existing: C-S-C: Commercial Shopping Center Proposed: LTO-c: Local Transit-Oriented-core Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit requests the CS Zone due to concerns about the possibility of making a current gas station a nonconforming use, states the proposed zone will inhibit development with another development hurdle, and seeks a delay of the CMA until issues of transition and grandfathering provisions and nonconformities are worked out.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	294	Matthew Tedesco	09	7611 Accokeek Road Brandywine MD	1178821		Existing: C-S-C: Commercial Shopping Center Proposed: CGO: Commercial General and Office Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit disagrees with the decision matrix since it will create a split-zoned property. Staff note the property is already split-zoned and it is not the role of the CMA to correct split-zoning.</p> <p>The exhibit states in part that Parcel 156, 159 and 167 are under the same ownership, and collectively comprise the extents of an approved Preliminary Plan of Subdivision (PPS # 4-18009), to be reflected on Plat 5-21047: Three Roads Corner, Plat 1, Parcel 1-4; and a Detailed Site Plan (DSP-19031). This has no bearing on the CMA.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	295	Matthew Tedesco	04	10101 Goodluck Road Glann Dale MD	1617208		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: IE: Industrial/Employment	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit disagrees with the decision matrix, stating it ignores current lawful use and prior legislative actions affecting the properties, and that surrounding properties are proposed for the IE Zone.</p> <p>This property includes 2 properties at 10101 Goodluck Road and 10021 Goodluck Road; Tax ID# 2934321</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	296	Dan Lynch	01	10211 Baltimore Avenue College Park MD	0063644		<p>Existing: C-S-C: Commercial Shopping Center</p> <p>Proposed: CGO: Commercial General and Office</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit incorrectly notes the CN Zone as the proposed zone on the property based on the lack of an update to the Planning Department's PG Atlas mapping application. The property is to be zoned CGO. Gas stations are permitted with the approval of a special exception in the CGO Zone. The exhibit asserts error in that the property is not being rezoned in a manner compatible with adjacent properties or to accommodate the existing use. Staff note that neither of these factors is a consideration of Part 1 of the Council's Approved Guide to New Zones.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	297	Matthew Tedesco	03	10401 Greenbelt Road Lanham MD	5666037		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant asserts the proposed zone is in error because CB-71-2016 allows for beauty shops and eating and drinking establishments in the R-R Zone under certain circumstances, and RR would not reflect the actual commercial and retail uses of the property.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	298	Matthew Tedesco	04	15500 Annapolis Road Bowie MD	3742806		Existing: C-S-C: Commercial Shopping Center R-R: Rural Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant asserts the matrix is in error because it ignores the actual development of the property and the current uses, and carries forward an "incongruent" outcome of split zoning.</p> <p>This request includes 2 properties at 15500 Annapolis Road; Tax ID# 3742806 and Annapolis Road; Tx ID#3742814.</p>	N	No change to the map
							Proposed: CGO: Commercial General and Office RR: Rural Residential			
							Requested: CGO: Commercial General and Office			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	299	Lawrence Taub	09	16009 Livingston Road Accokeek MD	0322529, 0322453		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the RR Zone is "not substantially different from the proposed AR Zone" but staff responds that an increase in residential density from 0.5 dwellings per acre to 2.17 dwellings per acre is very different and substantial in nature.</p> <p>The exhibit includes an argument that a road stub built on and adjacent property to this property edge was in anticipation of future development and the proposed zone would protect the rural, residential character of the neighborhood and encourage investment to finance protection for environmental resources in the Priority Preservation Area of the County.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Arthur Horne - Sept 14 Speaker #8	300	Arthur Horne	07	6232 Addison Road Capitol Heights MD	2086478, 139+ account numbers		<p>Existing: R-T: Townhouse</p> <p>Proposed: RSF-A: Residential, Single-Family – Attached Zone</p> <p>Requested: RMF-20: Residential, Multifamily-20</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The requested zone in the testimony was confusing and seems to initially request RSF-A before it becomes clear the request is for the RMF-20 Zone. The reasons provided for this request include proximity to Metro, an assertion the subject property is one of the only large available assemblies of land near a Metro station, and offers extraneous discussion of Plan 2035 policies for Local Transit Centers. The exhibit asserts there is error because the proposed zoning changes "exhibit a bias ttowards a higher density mixed-use RMF-20 Multifamily [sic] Zone for the existing R-18 Zone properties located a further distance from Addison Station and a lower inequity RSF-a [sic] Residential, Single-Family Attached zone for the subject property and its neighbors that more are proximate to the Addison Metro Station."</p> <p>The exhibit includes 139+ account numbers assigned to the Addison Station Subdivision.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	301	Dan Lynch	09	6705 Accokeek Road Brandywine MD	1136993, 1189083		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: TAC-e: Town Activity Center-edge	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit takes issue with the proposed zone and seeks the TAC-e Zone; the testimony recognizes the RR Zone is consistent with the Council's Approved Guide to New Zones "but from a planning standpoint, this property should be rezoned to the TAC-e Zone."</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	302	Matthew Tedesco	04				<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone CGO: Commercial General and Office</p>	<p>MXT-4-3</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions that the Guide to New Zone not only ignores the current ongoing development of the property, but all prior approvals, which include townhouses that are prohibited in the RMF-48 Zone, and requests CGO for commercial parcels on the property.</p> <p>Staff notes: The Decision Matrix Report for Property Group MXT-4-03 shows how the subject area was assigned the RMF-48 Zone following the rules of the Guide to New Zones. The report correctly concludes that all approved entitlements for the subject area are for over 200,000 sq. ft. of residential development and approximately 20,000 sq. ft. of nonresidential development. DSP-19040, which the applicant correctly notes was not considered when MXT-4-03 was initially prepared, consists of 187 dwelling units and no commercial/office uses, reinforcing the primarily residential conclusion of the report.</p> <p>DSP-19040 and 4-19032 should be added to the report for MXT-4-03.</p>	N	<p>No change to the map</p> <p>Revise the property group report for MXT-4-3 to include 4-19032 and DSP-19040</p>
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	303	Kelly Canavan		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The exhibit expresses many concerns about the CMA process, makes an accusation the record of testimony has been deliberately made inaccessible to the public, expresses concerns about testimony submitted up to the close of the record and lack of time for residents to review those exhibits, seeks a second public hearing, and recommends nothing be subjective and all decisions follow the Council's Approved Guide to New Zones.</p> <p>Requested:</p>	N	No change to the map
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Speaker #	304	Dan Lynch	09	5401 Kirby Road Clinton MD	0855015		<p>Existing:</p> <p>I-2: Heavy Industrial R-80: One-Family Detached Residential R-R: Rural</p> <p>Proposed:</p> <p>IH: Industrial, Heavy Residential Rural RSF-95: Residential, Single-Family –</p> <p>Requested:</p> <p>IH: Industrial, Heavy</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit missed the presence of the R-R Zone in the zoning request, but seeks the IH Zone for the entirety of the property, stating a belief that split zoning is detrimental to the operation of existing industrial uses. Concerns are also expressed about the creation of nonconforming uses through zoning.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	305	Carol Boyer		13900 Mount Oak Court Bowie MD				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Boyer wishes the CMA to consider all impacts of future development, including schools, public safety and EMS service, health care, the environment, traffic, and property values. She expresses concern with a 2019 legislative text amendment that would impact residents along the Church Road corridor and the negative impacts resulting development will have on the community.</p>	N	No change to the map
						Existing:				
						Proposed:				
							Requested:			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Michael Bridges - Sept 13 Speaker #33	306	Michael Bridges		3320 Dunwood Crossing Dr. Bowie MD			<p>Existing: R-A: Residential-Agricultural</p> <p>Proposed: AR: Agricultural-Residential</p> <p>Requested: RSF-A: Residential, Single-Family-Attached</p>	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The testimony focuses on a belief the CMA will allow improper zoning requests to slip through and is particularly concerned with the requested rezoning for Freeway Airport (Exhibit 321). Mr. Bridges states the new Zoning Ordinance fails to eliminate "spot zoning by another name" (the legislative text amendment process), and that CB-17-2019 will allow hundreds of homes on low-density property; such development would exceed Plan 2035 goals per data Mr. Bridges proffers.</p> <p>Mr. Bridges' address is provided in the database; the zoning information is based on the Freeway Airport property, not that of Mr. Bridges.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Michael Bridges - Sept 13 Speaker #33	307	Michael Bridges		3320 Dunwood Crossing Drive Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The testimony expresses concerns about a perceived lack of public review of the CMA process and includes an exchange with Director Checkley of the Planning Department. Mr. Bridges takes issue with the CMA process as codified in Part 19 of the current Zoning Ordinance, feeling it is not sufficient to require a second public hearing. He aligns himself with the comments of others with similar procedural concerns.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	308			N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>No name is proved with this testimony; the only identifying information is the email address brujalba@aol.com. The testimony alleges a shift in North College Park for the worse, and a belief the City of College Park is destroying the neighborhood by building more and more large buildings, and the City is failing to take the neighborhood character into consideration. Fears of crime are expressed, and the exhibit is against the proposed zoning changes.</p> <p>Requested:</p> <p>Staff notes the City of College Park does not build large buildings and is not responsible for the development in College Park; the only building to staff's knowledge under construction by the City is the new City Hall building, a joint development venture with University of Maryland.</p> <p>Since several exhibits from North College Park residents focus on this theme, it is important to note the US 1/Innovation Corridor "decision matrix," Part 4 of the Council's Approved Guide to New Zones, was very carefully calibrated in its development to conform as closely as possible with the character areas established in and regulated by the Central US 1 Corridor Development District Overlay Zone. These regulations and corresponding current rezonings were approved in 2010.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Justin Korenblatt - Sept 14 Speaker #39	309	Justin Korenblatt	04	Springhill Lake Subdivision Greenbelt MD	Multiple	Existing:	M-U-I: Mixed-Use Infill D-D-O: Development District Overlay	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests rezoning based on assertions that the subject property is not located on the edge area of the Greenbelt Metro center and that it should be the core of the center instead of the Metro station. Mr. Korenblatt states he is "uncertain how the area's most intense development" will be provided at the core, which "clearly lacks the potential for higher-intensity, mixed-use, pedestrian-oriented, and transit supportive development" and closes with concerns about the transition and grandfathering provisions.</p> <p>The Empirian Village property is most certainly in the edge of the Greenbelt Metro Regional Transit District, and the core is most certainly intended to be the Metro station. There is no error here. Staff note not one but two large development paths for the Metro station were in discussion when the sector plan was adopted. Staff also note Beltway Plaza is subject to several development approvals that result in intense development on that property as well. Part 3 of the Council's Approved Guide to New Zones produced the correct proposed zone.</p> <p>This exhibit includes the following tax account numbers: 2323236, 2397404, 2323210, 232228, 2397446, 2394187, 2324267, 2403681, 2324275, 2322915, 2322923, 2396968, 2394963, 2397438, 2318715, 2371409</p>	N	No change to the map
				Proposed:	RTO-L-e: Regional Transit-Oriented-Lo w-Intensity- edge					
				Requested:	RTO-L-c: Regional Transit-Oriented-Lo w-Intensity-core					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	310	Edward Gibbs	06	15200 Peerless Avenue Upper Marlboro MD	0237792, 0237800, 0237818, 0237826, 0237842, 0237867		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: RR: Residential Rural</p>	<p>MXT-6-18</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. The subject property is located in Mixed-Use group MXT-6-18 a 142-acre area located at the northwest intersection of Robert Crain Highway (US 301) and Marlboro Pike (MD 725). Staff has identified an error in assigned the new zone to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). Exhibit 159 submitted by M-NCPPC’s Planning Department is the Preliminary Zoning Map Errata Sheet. The error is identified as Correction Number 5.</p> <p>Applicant requests rezoning the subject property to the RR Zone based on assertions that proposed IE Zone is not the most similar zone.</p> <p>The only dwelling type permitted in the RR Zone is single-family detached. The errata notes that CSP-19001 was approved in July 2020 permitting the 635,000 sq. ft. of development; 105,000 sq. ft. nonresidential and 530,000 sq. ft. residential multifamily. Prior to the approval of CSP-19001, the subject properties were assigned the Industrial Employment (IE) due to master plan guidance and highest abutting zone. With the approval of CSP-19001 and the rules within the Council’s Approved Guide to New Zones, the subject properties are assigned the RMF-48 Zone.</p> <p>This request also includes 15203, 15204, 15205, 15207, 15208, and 15209 Peerless Avenue, Upper Marlboro.</p>	Y	The error for MXT-6-18 is noted on Exhibit 159 submitted by M-NCPPC’s Planning Department. This exhibit is the Preliminary Zoning Map Errata Sheet. The zoning map will be corrected to recommend the RR Zone instead of the IE Zone.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	311	Thomas Haller	08	6218 Livingston Road Oxon Hill-Glassmanor MD	1351048		Existing: C-S-C: Commercial Shopping Center Proposed: NAC: Neighborhood Activity Center Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed NAC Zone is in error due to how Plan 2035 does not specifically delineate each center boundary, but then goes on to contradict itself in stating that the center boundary shown in the 2006 Henson Creek/South Potomac Master Plan shows this property within the center. This is the correct conclusion - this property is in the Oxon Hill Neighborhood Center.</p> <p>The exhibit also argues there is a lack of uniformity in the CMA because this is the only 1 of 7 mixed-use areas recommended in the 2006 master plan that received a mixed-use zone by the CMA, and expresses concerns with the transition and grandfathering provisions. This exhibit is very similar in argument to Exhibits 313, 357, and 358.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Jim Soresi - Sept 13 Speaker #63	311			No address provided Oxon Hill-Glassmanor MD			<p>Existing: I-1: Light Industrial</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested:</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Soresi testifies about the impact of the CMA on his family's property, stating the NAC Zone will not permit the industrial uses that currently exist, and that his family is not getting the "most similar" new zone. He is concerned about re-tenanting space and expresses concerns about the transition and grandfathering provisions.</p> <p>The Soresi Family Trust is subject to numerous exhibits submitted by the firm of Gibbs and Haller and these exhibits are discussed elsewhere in this analysis.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	312	Milly Hall		N/A				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Hall asks the CMA be conducted in accordance with HB 980, feels the Council should have informed everyone of the requirements of HB 980, and states the news reports suggest thousands of pages of documents related to rezoning applications that the public has not been aware of how to access or how Council will consider error. She opposes any rezoning that supersedes the policies of Plan 2035 or does not take into consideration public facilities and safety.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map
						Existing:				
						Proposed:				
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	313	Thomas Haller	08	6246 Oxon Hill Road Oxon Hill-Glassmanor MD	1362045		<p>Existing: C-S-C: Commercial Shopping Center</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed NAC Zone is in error due to how Plan 2035 does not specifically delineate each center boundary, but then goes on to contradict itself in stating that the center boundary shown in the 2006 Henson Creek/South Potomac Master Plan shows this property within the center. This is the correct conclusion - this property is in the Oxon Hill Neighborhood Center.</p> <p>The exhibit also argues there is a lack of uniformity in the CMA because this is the only 1 of 7 mixed-use areas recommended in the 2006 master plan that received a mixed-use zone by the CMA, and expresses concerns with the transition and grandfathering provisions. This exhibit is very similar in argument to Exhibits 311, 357, and 358.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	314	Thomas Haller	06	1117 Ritchie Road Capitol Heights MD	2084424		<p>Existing: I-1: Light Industrial</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony asserts the IE Zone is not the most similar to I-1, that many uses are defined but not listed (e.g. barber shop and nail salon) and that all uses not listed are prohibited in the new Zoning Ordinance, and that consumer goods establishments are prohibited in the IE Zone. The exhibit believes the IH Zone is the successor zone to I-1 and expresses concern at transition and grandfathering provisions.</p> <p>Staff note uses such as barber shops and nail salons are personal services and permitted as "all similar uses" in the Personal Services Principal Use Category in the new Zoning Ordinance. These are not consumer goods establishments.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Mary Cook - Sept 13 Speaker #83	315	Mary Cook		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Cook is strongly opposed to the adoption of the CMA, and feels that proposed zoning in North College park is inconsistent with the existing single-family neighborhoods. She requests the use of the Neighborhood Conservation Overlay Zone (NCOZ) in North College Park.</p> <p>Requested:</p> <p>Since several exhibits from North College Park residents focus on this theme, it is important to note the US 1/Innovation Corridor "decision matrix," Part 4 of the Council's Approved Guide to New Zones, was very carefully calibrated in its development to conform as closely as possible with the character areas established in and regulated by the Central US 1 Corridor Development District Overlay Zone. These regulations and corresponding current rezonings were approved in 2010.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Midgett Parker - Sept 13 Speaker #70	316	Abel Gashe	07	4401 Old Branch Road Temple Hills MD	0596874		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The residential property subject to this intensification request is owned by the Medhane Alem Ethiopian Orthodox Tewahido Church and adjacent to the church which is located on 4016 Danville Drive. Exhibit 15 is the associated rezoning request in the record of testimony; this Exhibit 316 is listed as a supplement to public testimony during the Joint Public Hearings on September 13 and 14, 2021.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	317	Nathaniel Forman	09	16305 McKendree Road Brandywine MD	1133958, 1152032, 1156447, 1156454, 1156462, 1156470		Existing: R-A: Residential-Agricultural R-E: Residential Estate Proposed: RE: Residential Estate Requested: RSF-A: Residential, Single-Family – Attached Zone	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This is a joint submittal by Nathaniel Forman and William Shipp. The exhibit asserts carrying forward the LCD Zone would "unnecessarily carry forward an antiquated comprehensive design zone that is not conducive or responsive to modern planning principles established in the new Zoning Ordinance."</p> <p>The Dobson Farm development is subject to pending ZMA No. A-10059 to rezone approximately 581 acres of R-A and R-E zoned land to the R-S Zone. Pending applications have no bearing on the CMA.</p> <p>This exhibit includes tax accounts: 1156702, 1156710, 1156728, 1156736, 1156744, 1156751, 1156769, 1156777, 1156785, 1156793, 1156801, 1156819, 1156827, 1156835, 1156843, 1156850, 1156868, 1156876, and 1156884, with street addresses: 6701 MEADOW DR, BRANDYWINE, MD 20613, 6611 MEADOW DR, BRANDYWINE, MD 20613, 6605 MEADOW DR, BRANDYWINE, MD 20613, 6601 MEADOW DR, BRANDYWINE, MD 20613, 16301 MCKENDREE RD, BRANDYWINE, MD 20613, GARDNER RD, WALDORF, MD 20601, 16305 MCKENDREE RD, BRANDYWINE, MD 20613, MCKENDREE RD, BRANDYWINE, MD 20613, MEADOW DR, BRANDYWINE, MD 20613, 7100 MEADOW DR, BRANDYWINE, MD 20613, 6901 MEADOW DR, BRANDYWINE, MD 20613, 6809 MEADOW DR, BRANDYWINE, MD 20613, 6805 MEADOW DR, BRANDYWINE, MD 20613, 6801 MEADOW DR, BRANDYWINE, MD 20613, 6900 MEADOW DR, BRANDYWINE, MD 20613, 16304 MEADOW CT, BRANDYWINE, MD 20613, 16308 MEADOW CT,</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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BRANDYWINE, MD 20613, 16312 MEADOW CT,
BRANDYWINE, MD 20613, 16400 MEADOW CT,
BRANDYWINE, MD 20613, 16408 MEADOW CT,
BRANDYWINE, MD 20613, 16412 MEADOW CT,
BRANDYWINE, MD 20613, 6806 MEADOW CT,
BRANDYWINE, MD 20613, 16305 MEADOW CT,
BRANDYWINE, MD 20613, 16309 MEADOW CT,
BRANDYWINE, MD 20613, 16313 MEADOW CT,
BRANDYWINE, MD 20613, 16401 MEADOW CT,
BRANDYWINE, MD 20613, 6708 MEADOW DR,
BRANDYWINE, MD 20613, 16412 GREEN VIEW LN,
BRANDYWINE, MD 20613, 16408 GREEN VIEW LN,
BRANDYWINE, MD 20613, 16404 GREEN VIEW LN,
BRANDYWINE, MD 20613, 16310 SCENIC AVE,
BRANDYWINE, MD 20613, 16306 SCENIC AVE,
BRANDYWINE, MD 20613, 16313 SCENIC AVE,
BRANDYWINE, MD 20613, 16309 SCENIC AVE,
BRANDYWINE, MD 20613, 16305 SCENIC AVE,
BRANDYWINE, MD 20613, 16401 SCENIC AVE,
BRANDYWINE, MD 20613, 16405 SCENIC AVE,
BRANDYWINE, MD 20613, 16409 SCENIC AVE,
BRANDYWINE, MD 20613, 16406 SCENIC AVE,
BRANDYWINE, MD 20613, 16401 GREEN VIEW LN,
BRANDYWINE, MD 20613, 16405 GREEN VIEW LN,
BRANDYWINE, MD 20613, 16409 GREEN VIEW LN,
BRANDYWINE, MD 20613, 16413 GREEN VIEW LN,
BRANDYWINE, MD 20613, 6608 MEADOW DR,
BRANDYWINE, MD 20613, 6604 MEADOW DR,
BRANDYWINE, MD 20613, 6709 MEADOW DR,
BRANDYWINE, MD 20613, and 6705 MEADOW DR,
BRANDYWINE, MD 20613.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	318	Nathaniel Forman	09	15849 McKendree Road Brandywine MD	3215068		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: RSF-A: Residential, Single-Family – Attached Zone	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This is a joint submittal by Nathaniel Forman and William Shipp. This exhibit attempts to argue that the RSF-A Zone is not substantially different from the RR Zone. Staff could not disagree with this statement more. RSF-A is substantially more intense than the RR Zone.</p> <p>The exhibit references the vision of the Subregion 5 Master Plan, asserts the proposed zone is necessary to provide the density needed to encourage improvements to the traffic situation on US 301, and that the proposed zone will effectuate resilience.</p>	N	No change to the map
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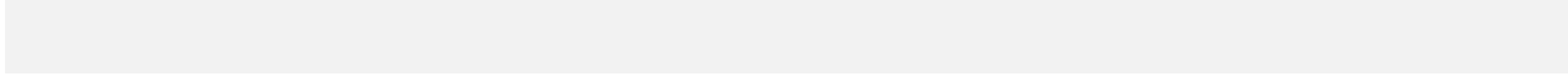
Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	319	Nathaniel Forman	09	5204 Accokeek Road Brandywine MD	1189158		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This is a joint submittal by Nathaniel Forman and William Shipp. The testimony asserts the AR Zone would be "unduly restrictive," that the RR Zone would be more appropriate for the property and not substantially different from the proposed AR Zone, and development under the proposed zone could help fund improvements in the County's Priority Preservation Area.</p> <p>Staff disagrees with the statement the RR Zone is not substantially different from AR. 0.5 dwelling units per acre in the AR Zone is very different than 2.17 dwellings per acre in the RR Zone. In any event, the subject property is located in the Rural and Agricultural Area and is outside the County's growth boundary.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	320	Joanne Flynn		N/A			Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>This is a joint submittal by Joanne Flynn and Nick Newlin, and the testimony mentions HB 980 and how upzoning and downzoning are not part of the CMA process. Concerns are expressed about industrial properties surrounded by residential development, and the exhibit calls on the CMA to move forward without upzoning or downzoning. A statement is attached from the Greater Baden Aquasco Citizens Association with similar concerns. The exhibit also states residents should be able to view demonstrations of error and have the opportunity to testify at a second public hearing.</p>	N	No change to the map
						Proposed:					
						Requested:					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Robert Antonetti - Sept 14 Speaker #10	321	Robert Antonetti	06	No street address provided Bowie MD	0801290, 0801274, 0801357, 0801282, 0801241, 0801240		Existing: R-A: Residential-Agricultural A-P-A: Aviation Policy Area Overlay Zone Proposed: AR: Agricultural-Residential APAO: Aviation Policy Area Overlay Zone Requested: RSF-A: Residential, Single-Family – Attached Zone	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony seeks intensification based on the 2006 master plan recommendations and approved DSP-20015, and asserts error in that the CMA did not take into consideration a specific footnote of the current Zoning Ordinance added by a legislative text amendment. The exhibit attempts to cite the purposes of the AR Zone being in conflict with the active airport operation, that prior entitlements should play a role, and that the proposed zone is not the most similar to the current zone (which staff notes remains R-A). None of these constitute error in the application of the CMA.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p> <p>This exhibit is submitted on behalf of the Rodenhauser Family Trust, Rodenhauser, Stanley ETAL, Rodenhauser, Patricia ET TRS, and Freeway Realty LLC and includes properties located at Grid Map C4; Parcel 50 Tax Map 54 Grid Map B3; Parcel 51 Tax Map 54 Grid Map C3; Parcel 57 Map 54 Grid B3; Parcel 58 Tax Map 54 Grid Map B3; Parcel 59 Map 54 Grid Map C3; and Parcel 60 Map 54 Grid C4.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Edward Gibbs - Sept 14 Speaker #38	322	Edward Gibbs		N/A MD				Existing:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Gibbs submits proposed revisions to the adopted transition and grandfathering provisions believed to address many issues expressed throughout this Record of Testimony.</p> <p>Staff notes many of these revisions have been discussed with the land use bar and revisions are incorporated in both CB-88-2021 DR-2 and CB-98-2021 DR-2 which should address many of the concerns and clarify these important provisions.</p>	N	No change to the map
								Proposed:			
								Requested:			

Edward Gibbs - Sept 14 Speaker #38	323	Edward Gibbs		N/A MD				Existing:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>This exhibit is duplicated by Exhibit 163. The testimony offered by these exhibits is analyzed in the staff memorandum to the Planning Board.</p>	N	No change to the map
								Proposed:			
								Requested:			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Arthur Horne - Sept 14 Speaker #8	324	Arthur Horne	03	10203 Greenbelt Road Lanham MD	1657840, 1657857		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: RMF-12: Residential, Multifamily-12	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the CMA makes an error by recommending RR because it is inconsistent with the surrounding properties.</p> <p>The subject properties include 10203 and 10205, Greenbelt Road. This exhibit also includes 10111 Greenbelt Road, not shown on the Clerk's exhibit list. This testimony is submitted on behalf of both Glenn Dale Square LLC and the International Church of the Foursquare Gospel</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	325	Scott Goodwyn	05	9911 Brightseat Road Hyattsville MD	1425552		Existing: I-3: Planned Industrial/ Employment Proposed: IE: Industrial/ Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This Exhibit resubmits Exhibit 247 with supplemental text indicating the property is now under contract, and it expresses a belief the IH Zone is more appropriate for the property.</p> <p>The official exhibit list shows the wrong mailing location. This property is correctly listed in Hyattsville rather than Landover. No tax account was provided.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	326	Thomas Haller		N/A				<p>Existing:</p> <p>This testimony outlines concerns regarding the Part 2 of the 2019 Approved Guide to New Zones; the Mixed-Use Zone Decision Matrix. This exhibit has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Staff notes: The one-half mile radius is not "arbitrary" – it was duly endorsed as the prevailing determination for proximity to the center of these undefined boundaries by the District Council in the approval of the Guide to New Zones on July 23, 2019. Staff note a one-half mile radius from a central point typically located on existing or planned transit stops is a commonly accepted rule of thumb for best transit-planning practice in the United States and is referenced in Plan 2035 and numerous approved plans throughout the County. Nearly all of the undefined centers feature center points placed on proposed transit stops as of the approval date of Plan 2035 – most of these centers include Purple Line light rail or MARC heavy rail stations; two focus on Metro stations. Should those who submitted testimony asserting error pertaining to the Port Towns Neighborhood Center feel there is error in its location, this should be pursued after the CMA is approved through a petition for administrative correction to the zoning map.</p> <p>Requested:</p> <p>As to the designation of the Bowie Town Center, Plan 2035 essentially designates the entirety of this center as an amendment to the 2006 Bowie and Vicinity Master Plan. The designation of a core based on a future transit station as recommended by the 2006 master plan is now moot per Plan 2035's incorporation of the boundary. Further, the boundary of the Bowie Town Center is currently recommended for revision in the ongoing Bowie-Mitchellville and Vicinity Master Plan. Should the Council concur with the recommended boundaries of the Bowie Town Center upon the approval of that master plan, it will supersede and amend the boundaries of Plan 2035. As noted in the analysis of testimony, any exhibits pertaining to property located within the Bowie-Mitchellville and Vicinity Master Plan area are better directed to that process and its future Sectional Map Amendment.</p> <p>Since Plan 2035 establishes the Bowie Town Center</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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boundary, it is not accurate to state the boundaries are in flux. There is certainly no element in the discussion of Bowie Town Center that rises to the level of “arbitrary and capricious.”

The Morgan Boulevard Local Center was originally mapped at the property-specific level by the 2010 Subregion 4 Master Plan (see, for reference, Map 6-1, Overview Plan of Centers, on Page 126) and those boundaries were carried forward by Plan 2035 and are included in the Plan 2035 centers layer. There was no need to consult the adopted master plan for particular planning areas because the Plan 2035 centers layer is property-specific and readily available.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	327	Matthew Tedesco	06	12205 Annapolis Road Bowie MD	0733741, 0733782, 0817676		Existing: R-E: Residential Estate Proposed: RE: Residential Estate Requested: CN: Commercial Neighborhood	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony alleges the decision matrix ignores current conditions and surrounding properties, that the subject property should be consistent with the adjacent Fairwood M-X-C zoned community, and the property is more conducive for zoning that will provide for medium-density residential and non-residential development compatible with adjacent residential communities.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p> <p>The exhibit covers 12205 and 12105 Annapolis Road, and 5015 Enterprise Road, Bowie.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	328	Henry Cole		N/A MD			Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Dr. Cole requests greater transparency in the CMA process and more time to review zoning intensification requests. Also requests a second public hearing to allow the public to voice their opinions on zoning intensification requests. Expresses concerns around lack of consideration of environmental issues and climate change. Finally, he wants the CMA to protect forests and tree canopies and strictly preserve and enhance rural and agricultural lands.</p>	N	No change to the map
						Proposed:					
						Requested:					

Speaker #	329	Abdullah Hijazi	01	4932 Prince George's Avenue Beltsville MD	0029835		Existing:	R-R: Rural Residential	<p>This exhibit is a resubmittal of Exhibits 9, 26, and 28. Refer to those exhibits for discussion.</p>	N	No change to the map
						Proposed:	RR: Residential Rural				
						Requested:	CS: Commercial Service				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Thomas Haller - Sept 14 Speaker #13	330	Thomas Haller	08	6301 Livingston Road Oxon Hill MD	3649308		Existing: C-S-C: Commercial Shopping Center Proposed: NAC: Neighborhood Activity Center Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed NAC Zone is in error due to how Plan 2035 does not specifically delineate each center boundary, but then goes on to contradict itself in stating that the center boundary shown in the 2006 Henson Creek/South Potomac Master Plan shows this property within the center. This is the correct conclusion - this property is in the Oxon Hill Neighborhood Center.</p> <p>Concerns are expressed regarding the creation of nonconforming uses. The exhibit also argues there is a lack of uniformity in the CMA because this is the only 1 of 7 mixed-use areas recommended in the 2006 master plan that received a mixed-use zone by the CMA, and expresses concerns with the transition and grandfathering provisions.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	331	Beverly John		Hyattsville MD			Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The testimony opposes the CMA as greater education and outreach was required, feels the documentation is too technical and convoluted for average people to understand and that the process is weighed heavily in favor of developers, and expresses concern at an allegation someone stated the County suffers from "community blight".</p>	N	No change to the map
						Proposed:					
						Requested:					

Speaker #	332	Eglin Jolly	05	8100 Martin Luther King Jr. Lanham MD	2225415		Existing:	M-U-I: Mixed-Use Infill	<p>MUI-5-04</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The exhibit requests a hearing to find out what the CMA proposes for the site and "to change the zone back to its original zone" when the property was purchased to continue its existing use.</p>	N	No change to the map
						Proposed:	RMF-48: Residential, Multifamily-20				
						Requested:	Original Zone				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Norman Rivera Speaker #7	333	Norman Rivera		Capitol Heights MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones. The exhibit does not request a new zone or claim a zoning error.</p> <p>Proposed:</p> <p>Mr. Rivera wished to place a statement on the record that his clients held conversations with Planning Department staff regarding the Cheverly sector plan area and the Zoning Rewrite, and the ability for his client to use green area for the entire property rather than individual lots. This testimony does not pertain to the CMA.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	334	Nathaniel Forman	06	10212 Kenwood Creek Court Upper Marlboro MD	5566837		<p>Existing: R-S: Residential Suburban Development</p> <p>Proposed: LCD: Legacy Comprehensive Design Zone</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony attempts to justify the requested zone by citing market demand and cost of roadway improvements as prohibitive to pursue prior approvals, and the client would like to pursue a different development scheme "if feasible." The testimony asserts attempting to proceed under the LCD Zone would cost significantly more and in the interests of "fundamental fairness" the applicant seeks rezoning to the RSF-A Zone, stating it would not be an intensification.</p> <p>Staff note RSF-A is significantly more dense in terms of permitted residential density than the R-S/LCD Zone, which maxes at 3.5 dwellings per acre to the 32.66 dwellings permitted in RSF-A for two-family attached/"two over two" development.</p> <p>This application is jointly filed by Nathaniel Forman and William Shipp for the Kenwood Village Development and includes multiple addresses.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Edward Gibbs - Sept 14 Speaker #38	335	Edward Gibbs	09	No street address provided Brandywine MD	1147271		Existing: C-M: Commercial Miscellaneous R-R: Rural Residential Proposed: RR: Residential Rural Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map.</p> <p>Staff has determined that the wrong zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). The approval of A-10049-C on October 15, 2019 rezoned the southern-most portion of the subject property to the C-M Zone. The correct zone for this property per the CMA would be the CS Zone, not the RR Zone.</p>	Y	Change the zoning map to assign the CS Zone to the southern portion of the subject property with tax ID 1147271
Speaker #	336	Edward Gibbs	09	15717 Livingston Road Accokeek MD	0298638		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This property is subject to ongoing litigation. Staff is unable to do anything with this property other than recommend the CMA-proposed zone, which is based on the current zoning as reflected on the County's official zoning map.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Midgett Parker - Sept 13 Speaker #70	337	Midgett Parker	06	2021 Sansbury Road Upper Marlboro MD	1728716	Existing:	R-M-H: Planned Mobile Home Community R-R: Rural Residential	This exhibit duplicates Exhibits 16, 17, and 18. Refer to the discussion of those exhibits.	N	No change to the map
					Proposed:	RMH: Residential Mobile Home RR: Residential Rural				
					Requested:	RMH: Residential Mobile Home RMH: Residential Mobile Home				

Speaker #	338	Matthew Tedesco	09	No street address provided Brandywine MD	1171339	Existing:	R-R: Rural Residential	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.	N	No change to the map
					Proposed:	RR: Residential Rural				
					Requested:	CN: Commercial Neighborhood	The exhibit asserts the CMA is in error because it ignores the current conditions of the property, that the property is not conducive for single-family detached development, and that the proposed CN Zone is more conducive for providing medium-density residential and nonresidential compatible with adjacent neighborhoods.			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Robert Antonetti - Sept 14 Speaker #10	339	Robert Antonetti	04	15000 Leeland Road Upper Marlboro MD	0670737		Existing: R-S: Residential Suburban Development I-1: Light Industrial R-A: Residential-Agricult Proposed: LCD: Legacy Comprehensive Design Zone IE: Industrial/Employment AR: Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit cites an entitlement and legislative history consisting of CB-22-2020, A-9968-02, CDP-0505-01, and 4-20032, and the prior master plan history offered by the 1991 and 2006 Bowie plans. The exhibit goes on to lists the benefits to the County offered by the client, and states the proposed zones are in error because they do not sufficiently support the development objectives of the client; an assertion is made that opportunities to develop under the new Zoning Ordinance do not exist with LCD properties (staff note they do; the property simply needs to be rezoned through the correct procedures when the new Zoning Ordinance takes effect first), and the testimony closes with concerns about a 20-year validity period for Comprehensive Design Plans will limit the ability to revise or update in the future.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	340	Dan Lynch	09	7101 Foxley Road Upper Marlboro MD	3180783		<p>Existing: I-4: Limited Intensity Industrial M-I-O: Military Installation Overlay Zone</p> <p>Proposed: IE: Industrial/Employment MIO: Military Installation Overlay Zone</p> <p>Requested: IH: Industrial, Heavy</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed IE Zone ignores the current use of property and proximity to Joint Base Andrews and the Beltway, that the current use is not permitted in the IE Zone, and the CMA will create a split in zoning among the client's holdings. There is discussion that the I-4 Zone does not make sense to convert to the IE Zone. Mr. Lynch also states "it is an example of how little thought was put into the CMA and the flaws in the underlying zoning matrix."</p> <p>This request includes 9 properties: 7101, 7151, 7201, 7301, 7100, 7150, 7200, 7300, and 7350 Foxley Road, UpperMarlboro.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Arthur Horne - Sept 14 Speaker #8	341	Arthur Horne	04	6907 High Bridge Road Bowie MD			Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CN: Commercial Neighborhood	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit calls the existing use a "1964 landmark commercial use" and states failure to intensify the zoning to the CN Zone will be an obvious error because no commercial use is permitted in any of the proposed new Residential zones. The use appears to be a childhood development and education use.</p> <p>Staff note it is not correct to state new Residential zones do not permit commercial uses - many do, depending on the use and zone. Further, the proposed RR Zone allows day care centers for children and private schools with the approval of a special exception and this would seem to cover the existing use.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Arthur Horne - Sept 14 Speaker #8	342	Arthur Horne	03	7601 Adelphi Road Hyattsville MD	2384386, 2297349, 2384410, 2342988, and 2384301		<p>Existing: R-55: One-Family Detached Residential</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: NAC: Neighborhood Activity Center</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit seeks rezoning to the NAC Zone, attempting to argue not putting residential properties in the NAC Zone is in error. However, this is not an error. Part 3 of the Council's Approved Guide to New Zones deliberately does not place residential property zoned R-T or lower into Transit-Oriented/Activity Center base zones.</p> <p>The subject property is located within the boundaries of the ongoing Adelphi Road-UMGC/UMD Purple Line Station Area Sector Plan. This testimony is not a CMA issue. Requests for consideration of zoning changes in the Adelphi Road-UMGC/UMD Purple Line Station Area Sector Plan. area are more appropriately directed to that ongoing planning effort.</p> <p>The property addresses include 7601, 7607 and 7713 Adelphi Road</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	343	Alicia Melendez	05	MXT-5-5 Bladensburg			<p>Existing: M-X-T: Mixed Use – Transportation Oriented I-1: Light Industrial</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: NAC: Neighborhood Activity Center</p>	<p>MXT-5-05</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The Port Towns Community Development Corporation exhibit requests the NAC Zone for the subject area, which is located along Old Baltimore Avenue generally north of Peace Cross.</p> <p>All properties currently zoned M-X-T and within the boundaries of a 2014 Plan Prince George’s 2035 Approved General Plan (Plan 2035) Center will be assigned one of the Transit-Oriented/activity Center Base Zone. The NAC Zone is assigned to certain properties provided they are within the boundaries of the Innovation Corridor or a Neighborhood Activity Center (see page 16 of the Guide to New Zones). MXT-5-05 is not located within the boundaries of any Plan 2035 Neighborhood Activity Center. The subject property is also not located with the boundaries of any Plan 2035 Priority Strategic Investment Program policy areas (i.e., Innovation Corridor) that are also designated to receive the NAC Zone.</p> <p>The exhibit goes on to state: “..The current use and character of this neighborhood indicates that it was never intended to be industrial, but rather a graduated section of land buffering enclosed industrial uses...”. The exhibit also asserts the IE Zone does not fulfill the goals of the Port Towns Waterfront Character Area. It further states that the subject area seeks to provide a transition to the existing industrial uses. The exhibit states that the matrix is a tool subject to the use and misuse by staff discretion and cannot be considered as an objective and</p>	N	No change to the zoning map Clarify the boundary of MXT-5-05 in the "swipe tool" to only capture the subject M-X-T properties and to remove the I-1 properties

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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unqualified authority on the re-designation of the MXT zoning.

Abutting factors in how people actual experience spaces. Roads and streets are very often used to delineate zoning (and, through zoning, uses) boundaries, both in Prince George’s County and elsewhere across the country. There are many, many places in the County where industrial or commercial zoning exists on one side of a street and single-family detached or attached residential zoning exists on the other. Natural and man-made edges are often used as transitions and as important organizing features in holding together generalized areas. For the purposes of Part 2 and the CMA, “abutting” is considered touching or sharing property lines and does not extend across streets or to the zoning lines found in street centerlines or railroad rights of way. This interpretation of abutting was specifically discussed during meetings of the County Council on the proposed methodology of the Guide to New Zones prior to its approval.

Staff note the boundary of the mixed-use group MXT-5-05 is incorrectly depicted on the "swipe tool" but is correct in the report for the group. This group only includes the M-X-T parcels in this area; the I-1 parcels are not included. However, it is essential to also note the I-1 parcels are considered the abutting properties and are why this group results in the IE proposal.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	344	Alicia Melendez	05	Street adresses not provided			Existing: M-X-T: Mixed Use – Transportation Oriented Proposed: CS: Commercial Service Requested: CN: Commercial Neighborhood	MXT-5-08 The applicant has requested a zone(s) for the subject property that differs rom the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. This exhibit purports error in this mixed-use group and offers a critique of the CMA methodology that it diverges from master plan recommendations, that the Port Towns Neighborhood Center boundary was excluded, and poses that "The resulting implication is that the matrix is not an ultimate authority on rezoning but rather convenient shorthand that can be set aside with appropriate analysis." This assertion is incorrect. The CMA and the Council's Approved Guide to New Zones cannot simply be "set aside." The heart of the exhibit is covered elsewhere in this analysis, particularly with Exhibit 60.	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	345	Nathaniel Forman	09	18800 Dement Lane Accokeek MD	3919560, 3919552, 3919578, 3919586, 3919594, 3919602		<p>Existing: R-S: Residential Suburban Development</p> <p>Proposed: LCD: Legacy Comprehensive Design Zone</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone RSF-95: Residential,</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the subject properties remain undeveloped and that continuing the LCD Zone would carry forward an antiquated zone. The applicant attempts to argue the RSF-A Zone is less intense than the LCD Zone and that it "would permit actual development density similar to the 1.6 to 2.6 dwelling units per acre permitted in the existing R-S Zone. In lieu of RSF-A, the applicant requests consideration for the RSF-95 Zone.</p> <p>Staff find the argument RSF-A would permit similar density to the R-S Zone fascinating. Perhaps it is even true should a developer wish not to take advantage of the majority of the allowable development that may be permissible in the RSF-A Zone. Staff note the RSF-A Zone would also permit townhouse density to 16.33 dwelling units per acre and two-family attached/"two-over-two" dwellings to 32.66 units per acre, and detached homes to 8.7 dwellings per acre. The maximum density of the R-S Zone is 3.5 dwellings per acre. Staff is not persuaded.</p> <p>This exhibit is a joint submittal by Nathaniel Forman and William Shipp and covers tax accounts:3919834, 3919842, 3919859, 3919867, 3919875, 3919883, 3919891, 3919909, 3919917, 3919925, 3919933, 3919941, 3919958, 3919966, 3919974, 3919982, 3919990, 3920006, 3920014, 3920022, 3920030, 3920048, 3920055, 3920063, 3920071, 3920949, 3920956, 3920964 3920972, 3920980, 3920998, 3921004, 3921012, 3921020, 3921038, 3921046, 3921053, 3921061 3921079, 3921087, 3921095, 3921103, 3921111, 3921129, 3921137, 3921145, 3921152, 3921160 3921178, 3921186, 3921194,</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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3921202, 3921210, 3921400, 3921418, 3921426, 3921434, 3921442 3921459 3921467, 3921475, 3921483, 3921491, 3921509, 3921517,3921525, 3921533, 3921541, 3921558, 3921566, 3921574, 3921582, 3921590, 3921608, 3921616, 3921624, 3921632, 3921640, 3921657, 3921665, 3921673, 3921681, 3921699, 3921707, 3921715, 3921723, 3921731, 3921749, 3921756, 3921764, 3921772, 3921780, 3921798, 3921806, 3921814, 3921822, 3921830, 3921848, 3921855, 3921863, 3921871, 3921889, 3921897, 3921905, 3921913, 3921921, 3921939, 3921947, 3921954, 3921962, 3921970, 3921988, 3921996, 3922002, 3922010, 3922028, 3922036, 3922044, 3922051, 3922069, 3922077, 3922085, 3922093, 3922101, 3922119, 3922127, 3922135, 3922143, 3922150, 3922168, 3922176, 3922184, 3922192, 3922200, 3922218, 3922226, 3922234, 3922242, 3922259, 3922267, 3922275, 3922283, 3922291, 3922309, 3922317, 3922325, 3922333, 3922341, 3922358, 3922366, 3922374, 3922382, 3922390, 3922408, 3922416, 3922424, 3922432, 3922440, 3922457, 3922473, 3922481, 3922499, 3922507, 3922515, 3922523, 3922531, 3922549, 3922556, 3922564, 3922572, 3922580, 3922598, 3922606, 3922614, 3922622, 3922630, 3922648, 3922655, 3922663, 3922671, 3922689, 3922697, 3922705, 3922713, 3922739, 3922747, 3922754, 3922762, 3922770, 3922788, 3922796, 3922804, 3922812, 3922820, 3922838, 3922846, 3922853, 3922861, 3922879, 3922887, 3922895, 3922903, 3922911, 3922929, 3922937, 3922945, 3922952, 3922960, 3922978, 3922986, 3922994, 3923000, 3923018, 3923026, 3923034, 3923042, 3923059, 3923067, 3923075, 3923083, 3923091, 3923109, 3923117, 3923125, 3923133, 3923141, 3923158, 3923166, 3923174, 3923182, 3923190, 3923208, 3923216, 3923224, 3923232, 3923240 , 3923257, 3923265, 3923273, 3923281, 3923299, 3923307, 3923315, 3923323, 3923331, 3923349, 3923356, 3923364, 3923372, 3923380, 3923398, 3923406, 3923414, 3923422, 3923430, 3923448, 3923455, 3923463, 3923471, 3923489, 3923497, 3923505, 3923513, 3923521, 3923539, 3923547, 3923554, 3923562, 3923570, 3923588, 3923596, 3923604, 3923612 3923620, 3923638, 3923646, 3923653, 3923679, 3923687, 3923703, 3923711,

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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3923729, 3924305, 3924313, and 3925120, with street addresses: 19112 DEMENT LN, ACCOKEEK, MD 20607, 19001 DEMENT LN, ACCOKEEK, MD 20607, 19005 DEMENT LN, ACCOKEEK, MD 20607, 19009 DEMENT LN, ACCOKEEK, MD 20607, 19011 DEMENT LN, ACCOKEEK, MD 20607, 19101 DEMENT LN, ACCOKEEK, MD 20607, 19103 DEMENT LN, ACCOKEEK, MD 20607, 19105 DEMENT LN, ACCOKEEK, MD 20607, 19107 DEMENT LN, ACCOKEEK, MD 20607, 19109 DEMENT LN, ACCOKEEK, MD 20607, 19111 DEMENT LN, ACCOKEEK, MD 20607, 2408 TAPLOW RD, ACCOKEEK, MD 20607, 2406 TAPLOW RD, ACCOKEEK, MD 20607, 2404 TAPLOW RD, ACCOKEEK, MD 20607, 2402 TAPLOW RD, ACCOKEEK, MD 20607, 2400 TAPLOW RD, ACCOKEEK, MD 20607, 19003 ST DUNSTAN RD, ACCOKEEK, MD 20607, 18820 DEMENT LN, ACCOKEEK, MD 20607, 18822 DEMENT LN, ACCOKEEK, MD 20607, 2203 BAFFIN CT, ACCOKEEK, MD 20607, 2201 BAFFIN CT, ACCOKEEK, MD 20607, 2200 BAFFIN CT, ACCOKEEK, MD 20607, 2202 BAFFIN CT, ACCOKEEK, MD 20607, 2204 BAFFIN CT, ACCOKEEK, MD 20607, 18902 DEMENT LN, ACCOKEEK, MD 20607, 18904 DEMENT LN, ACCOKEEK, MD 20607, 18906 DEMENT LN, ACCOKEEK, MD 20607, 18910 DEMENT LN, ACCOKEEK, MD 20607, 19010 ST DUNSTAN RD, ACCOKEEK, MD 20607, 18904 PURLINGTON WAY, ACCOKEEK, MD 20607, 18902 PURLINGTON WAY, ACCOKEEK, MD 20607, 18900 PURLINGTON WAY, ACCOKEEK, MD 20607, 18819 DEMENT LN, ACCOKEEK, MD 20607, 18821 DEMENT LN, ACCOKEEK, MD 20607, 18901 DEMENT LN, ACCOKEEK, MD 20607, 18903 DEMENT LN, ACCOKEEK, MD 20607, 18905 DEMENT LN, ACCOKEEK, MD 20607, 18907 DEMENT LN, ACCOKEEK, MD 20607, 18909 DEMENT LN, ACCOKEEK, MD 20607, 18911 DEMENT LN, ACCOKEEK, MD 20607, 19000 ST DUNSTAN RD, ACCOKEEK, MD 20607, 2312 TAPLOW RD, ACCOKEEK, MD 20607, 2310 TAPLOW RD, ACCOKEEK, MD 20607, 2308 TAPLOW RD, ACCOKEEK, MD 20607, 2306 TAPLOW RD, ACCOKEEK, MD 20607, 2304 TAPLOW RD, ACCOKEEK, MD 20607, 2302 TAPLOW RD, ACCOKEEK, MD 20607, 18808 DEMENT LN, ACCOKEEK, MD 20607, 18810 DEMENT LN, ACCOKEEK, MD 20607, 18812 DEMENT LN, ACCOKEEK, MD 20607, 18814 DEMENT LN, ACCOKEEK, MD 20607, 18816 DEMENT LN, ACCOKEEK, MD 20607, 18818 DEMENT LN, ACCOKEEK, MD 20607, 2410 OPNOIR RD, ACCOKEEK, MD 20607, 2408 OPNOIR RD, ACCOKEEK, MD 20607, 2406 OPNOIR RD, ACCOKEEK, MD 20607, 2404

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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OPNOIR RD, ACCOKEEK, MD 20607, 2402 OPNOIR RD, ACCOKEEK, MD 20607, 2400 OPNOIR RD, ACCOKEEK, MD 20607, 18901 PURLINGTON WAY, ACCOKEEK, MD 20607, 18903 PURLINGTON WAY, ACCOKEEK, MD 20607, 18905 PURLINGTON WAY, ACCOKEEK, MD 20607, 18907 PURLINGTON WAY, ACCOKEEK, MD 20607, 18909 PURLINGTON WAY, ACCOKEEK, MD 20607, 18911 PURLINGTON WAY, ACCOKEEK, MD 20607, 18913 PURLINGTON WAY, ACCOKEEK, MD 20607, 18914 PURLINGTON WAY, ACCOKEEK, MD 20607, 18912 PURLINGTON WAY, ACCOKEEK, MD 20607, 18910 PURLINGTON WAY, ACCOKEEK, MD 20607, 18908 PURLINGTON WAY, ACCOKEEK, MD 20607, 2305 TAPLOW RD, ACCOKEEK, MD 20607, 2307 TAPLOW RD, ACCOKEEK, MD 20607, 2309 TAPLOW RD, ACCOKEEK, MD 20607, 2311 TAPLOW RD, ACCOKEEK, MD 20607, 2313 TAPLOW RD, ACCOKEEK, MD 20607, 18916 ST DUNSTAN RD, ACCOKEEK, MD 20607, 18914 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19100 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19102 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19104 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19102 PINE WIFF RD, ACCOKEEK, MD 20607, 19007 PADDINGTON CT, ACCOKEEK, MD 20607, 19005 PADDINGTON CT, ACCOKEEK, MD 20607, 19003 PADDINGTON CT, ACCOKEEK, MD 20607, 19001 PADDINGTON CT, ACCOKEEK, MD 20607, 19000 PADDINGTON CT, ACCOKEEK, MD 20607, 19002 PADDINGTON CT, ACCOKEEK, MD 20607, 19004 PADDINGTON CT, ACCOKEEK, MD 20607, 19006 PADDINGTON CT, ACCOKEEK, MD 20607, 19008 PADDINGTON CT, ACCOKEEK, MD 20607, 19111 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19109 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19107 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19105 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19100 PADDINGTON CT, ACCOKEEK, MD 20607, 19102 PADDINGTON CT, ACCOKEEK, MD 20607, 19104 PADDINGTON CT, ACCOKEEK, MD 20607, 19106 PADDINGTON CT, ACCOKEEK, MD 20607, 19108 PADDINGTON CT, ACCOKEEK, MD 20607, 19112 PADDINGTON CT, ACCOKEEK, MD 20607, 19127 PINE WIFF RD, ACCOKEEK, MD 20607, 19123 PINE WIFF RD, ACCOKEEK, MD 20607, 19119 PINE WIFF RD, ACCOKEEK, MD 20607, 19115 PINE WIFF RD, ACCOKEEK, MD 20607, 19111 PINE WIFF RD, ACCOKEEK, MD 20607, 19106 PINE WIFF RD, ACCOKEEK,

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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MD 20607, 19108 PINE WIFF RD, ACCOKEEK, MD 20607, 19110 PINE WIFF RD, ACCOKEEK, MD 20607, 19112 PINE WIFF RD, ACCOKEEK, MD 20607, 19114 PINE WIFF RD, ACCOKEEK, MD 20607, 19116 PINE WIFF RD, ACCOKEEK, MD 20607, 19118 PINE WIFF RD, ACCOKEEK, MD 20607, 19120 PINE WIFF RD, ACCOKEEK, MD 20607, 19122 PINE WIFF RD, ACCOKEEK, MD 20607, 19124 PINE WIFF RD, ACCOKEEK, MD 20607, 19126 PINE WIFF RD, ACCOKEEK, MD 20607, 19128 PINE WIFF RD, ACCOKEEK, MD 20607, 19130 PINE WIFF RD, ACCOKEEK, MD 20607, 19132 PINE WIFF RD, ACCOKEEK, MD 20607, PINE WIFF RD, ACCOKEEK, MD 20607, 19108 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19110 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19112 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19114 ST DUNSTAN RD, ACCOKEEK, MD 20607, 2105 SWARTZ LN, ACCOKEEK, MD 20607, 2103 SWARTZ LN, ACCOKEEK, MD 20607, 2101 SWARTZ LN, ACCOKEEK, MD 20607, 19135 PINE WIFF RD, ACCOKEEK, MD 20607, 19111 PADDINGTON CT, ACCOKEEK, MD 20607, 19109 PADDINGTON CT, ACCOKEEK, MD 20607, 19107 PADDINGTON CT, ACCOKEEK, MD 20607, 19105 PADDINGTON CT, ACCOKEEK, MD 20607, 19103 PADDINGTON CT, ACCOKEEK, MD 20607, 19101 PADDINGTON CT, ACCOKEEK, MD 20607, 19134 PINE WIFF RD, ACCOKEEK, MD 20607, 19136 PINE WIFF RD, ACCOKEEK, MD 20607, 19138 PINE WIFF RD, ACCOKEEK, MD 20607, 19200 PINE WIFF RD, ACCOKEEK, MD 20607, 19202 PINE WIFF RD, ACCOKEEK, MD 20607, 19204 PINE WIFF RD, ACCOKEEK, MD 20607, 19206 PINE WIFF RD, ACCOKEEK, MD 20607, 19208 PINE WIFF RD, ACCOKEEK, MD 20607, 19210 PINE WIFF RD, ACCOKEEK, MD 20607, 19212 PINE WIFF RD, ACCOKEEK, MD 20607, 19214 PINE WIFF RD, ACCOKEEK, MD 20607, 19216 PINE WIFF RD, ACCOKEEK, MD 20607, 19217 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19217 PINE WIFF RD, ACCOKEEK, MD 20607, 19213 PINE WIFF RD, ACCOKEEK, MD 20607, 19211 PINE WIFF RD, ACCOKEEK, MD 20607, 19209 PINE WIFF RD, ACCOKEEK, MD 20607, 19207 PINE WIFF RD, ACCOKEEK, MD 20607, 19205 PINE WIFF RD, ACCOKEEK, MD 20607, 19203 PINE WIFF RD, ACCOKEEK, MD 20607, 19201 PINE WIFF RD, ACCOKEEK, MD 20607, 2104 SWARTZ LN, ACCOKEEK, MD 20607, 19202 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19204 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19206 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19208 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19210 ST

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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DUNSTAN RD, ACCOKEEK, MD 20607, 19214 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19215 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19213 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19211 ST
DUNSTAN RD, ACCOKEEK, MD 20607 ,19209 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19207 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19205 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19203 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19201 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19115 ST
DUNSTAN RD, ACCOKEEK, MD 20607, 19113 ST
DUNSTAN RD, ACCOKEEK, MD 20607 BELLONA CT,
ACCOKEEK, MD 20607, 19300 BELLONA CT, ACCOKEEK,
MD 20607, 19302 BELLONA CT, ACCOKEEK, MD 20607,
19304 BELLONA CT, ACCOKEEK, MD 20607, 19300 PINE
WIFF RD, ACCOKEEK, MD 20607, 19304 PINE WIFF RD,
ACCOKEEK, MD 20607, 19308 PINE WIFF RD, ACCOKEEK,
MD 20607, 19310 PINE WIFF RD, ACCOKEEK, MD 20607,
19312 PINE WIFF RD, ACCOKEEK, MD 20607, 19314 PINE
WIFF RD, ACCOKEEK, MD 20607, 19316 PINE WIFF RD,
ACCOKEEK, MD 20607, 19318 PINE WIFF RD, ACCOKEEK,
MD 20607, 19320 PINE WIFF RD, ACCOKEEK, MD 20607,
19322 PINE WIFF RD, ACCOKEEK, MD 20607, 2300
ASBELL CT, ACCOKEEK, MD 20607 ,2302 ASBELL CT,
ACCOKEEK, MD 20607, 2304 ASBELL CT, ACCOKEEK, MD
20607, 2306 ASBELL CT, ACCOKEEK, MD 20607, 2307
ASBELL CT, ACCOKEEK, MD 20607, 2305 ASBELL CT,
ACCOKEEK, MD 20607, 2303 ASBELL CT, ACCOKEEK, MD
20607, 2301 ASBELL CT, ACCOKEEK, MD 20607, 19303
PINE WIFF RD, ACCOKEEK, MD 20607 PINE WIFF RD,
ACCOKEEK, MD 20607, 19321 PINE WIFF RD, ACCOKEEK,
MD 20607, 19319 PINE WIFF RD, ACCOKEEK, MD 20607,
19315 PINE WIFF RD, ACCOKEEK, MD 20607, 2302 ENGEL
PL, ACCOKEEK, MD 20607, 2304 ENGEL PL, ACCOKEEK,
MD 20607, 2306 ENGEL PL, ACCOKEEK, MD 20607, 2308
ENGEL PL, ACCOKEEK, MD 20607, 2310 ENGEL PL,
ACCOKEEK, MD 20607, 2312 ENGEL PL, ACCOKEEK, MD
20607, 2313 ENGEL PL, ACCOKEEK, MD 20607, 2311
ENGEL PL, ACCOKEEK, MD 20607, 2309 ENGEL PL,
ACCOKEEK, MD 20607, 2307 ENGEL PL, ACCOKEEK, MD
20607, 2305 ENGEL PL, ACCOKEEK, MD 20607, 2303
ENGEL PL, ACCOKEEK, MD 20607, 2301 ENGEL PL,
ACCOKEEK, MD 20607 ST DUNSTAN RD, ACCOKEEK, MD
20607 ST DUNSTAN RD, ACCOKEEK, MD, 20607 ST
DUNSTAN RD, ACCOKEEK, MD 20607 ST DUNSTAN RD,
ACCOKEEK, MD 20607 ST DUNSTAN RD, ACCOKEEK, MD

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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20607, 2501 TURNBRIDGE RD, ACCOKEEK, MD 20607, 18705 INDEPENDENCE RD, ACCOKEEK, MD 20607 PINE WIFF RD, ACCOKEEK, MD 20607, TURNBRIDGE RD, ACCOKEEK, MD 20607, 18800 DEMENT LN, ACCOKEEK, MD 20607, 18802 DEMENT LN, ACCOKEEK, MD 20607, 18804 DEMENT LN, ACCOKEEK, MD 20607, 18806 DEMENT LN, ACCOKEEK, MD 20607, 2410 TURNBRIDGE RD, ACCOKEEK, MD 20607, 2408 TURNBRIDGE RD, ACCOKEEK, MD 20607, 2406 TURNBRIDGE RD, ACCOKEEK, MD 20607, 2404 TURNBRIDGE RD, ACCOKEEK, MD 20607, 2402 TURNBRIDGE RD, ACCOKEEK, MD 20607, 2400 TURNBRIDGE RD, ACCOKEEK, MD 20607, 2401 OPNOIR RD, ACCOKEEK, MD 20607, 2403 OPNOIR RD, ACCOKEEK, MD 20607, 2405 OPNOIR RD, ACCOKEEK, MD 20607, 2407 OPNOIR RD, ACCOKEEK, MD 20607, 2409 OPNOIR RD, ACCOKEEK, MD 20607, 2411 OPNOIR RD, ACCOKEEK, MD 20607, ST DUNSTAN RD, ACCOKEEK, MD 20607, 19015 PURLINGTON WAY, ACCOKEEK, MD 20607, 19013 PURLINGTON WAY, ACCOKEEK, MD 20607, 19011 PURLINGTON WAY, ACCOKEEK, MD 20607, 19009 PURLINGTON WAY, ACCOKEEK, MD 20607, 19007 PURLINGTON WAY, ACCOKEEK, MD 20607, 2502 JABEZ CT, ACCOKEEK, MD 20607, 2504 JABEZ CT, ACCOKEEK, MD 20607, 2505 JABEZ CT, ACCOKEEK, MD 20607, 2503 JABEZ CT, ACCOKEEK, MD 20607, 2501 JABEZ CT, ACCOKEEK, MD 20607, 18907 ST DUNSTAN RD, ACCOKEEK, MD 20607, 19105 PURLINGTON WAY, ACCOKEEK, MD 20607, 19103 PURLINGTON WAY, ACCOKEEK, MD 20607, 19101 PURLINGTON WAY, ACCOKEEK, MD 20607, 19017 PURLINGTON WAY, ACCOKEEK, MD 20607, 19000 PURLINGTON WAY, ACCOKEEK, MD 20607, 19004 PURLINGTON WAY, ACCOKEEK, MD 20607, 19008 PURLINGTON WAY, ACCOKEEK, MD 20607, 19012 PURLINGTON WAY, ACCOKEEK, MD 20607, 2407 WITHERSPOON RD, ACCOKEEK, MD 20607, 2405 WITHERSPOON RD, ACCOKEEK, MD 20607, 2403 WITHERSPOON RD, ACCOKEEK, MD 20607, 2401 WITHERSPOON RD, ACCOKEEK, MD 20607, 2400 WITHERSPOON RD, ACCOKEEK, MD 20607, 2402 WITHERSPOON RD, ACCOKEEK, MD 20607, 2404 WITHERSPOON RD, ACCOKEEK, MD 20607, 2406 WITHERSPOON RD, ACCOKEEK, MD 20607, 2408 WITHERSPOON RD, ACCOKEEK, MD 20607, 2415 TAPLOW RD, ACCOKEEK, MD 20607, 2413 TAPLOW RD, ACCOKEEK, MD 20607,

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID	Zones	Analysis	MatrixError	Recomendation
							<p>2411 TAPLOW RD, ACCOKEEK, MD 20607, 2409 TAPLOW RD, ACCOKEEK, MD 20607, 2407 TAPLOW RD, ACCOKEEK, MD 20607, 2405 TAPLOW RD, ACCOKEEK, MD 20607, 2401 TAPLOW RD, ACCOKEEK, MD 20607, 19114 DEMENT LN, ACCOKEEK, MD 20607, 19116 DEMENT LN, ACCOKEEK, MD 20607, 19118 DEMENT LN, ACCOKEEK, MD 20607, 19120 DEMENT LN, ACCOKEEK, MD 20607, 19122 DEMENT LN, ACCOKEEK, MD 20607, 19204 PURLINGTON WAY, ACCOKEEK, MD 20607, 19206 PURLINGTON WAY, ACCOKEEK, MD 20607, 19208 PURLINGTON WAY, ACCOKEEK, MD 20607, 19210 PURLINGTON WAY, ACCOKEEK, MD 20607, 19212 PURLINGTON WAY, ACCOKEEK, MD 20607, 19209 PURLINGTON WAY, ACCOKEEK, MD 20607, 19207 PURLINGTON WAY, ACCOKEEK, MD 20607, 19205 PURLINGTON WAY, ACCOKEEK, MD 20607, 19203 PURLINGTON WAY, ACCOKEEK, MD 20607, 19201 PURLINGTON WAY, ACCOKEEK, MD 20607, 19115 PURLINGTON WAY, ACCOKEEK, MD 20607, 19113 PURLINGTON WAY, ACCOKEEK, MD 20607, 19111 PURLINGTON WAY, ACCOKEEK, MD 20607, 19109 PURLINGTON WAY, ACCOKEEK, MD 20607, 19113 DEMENT LN, ACCOKEEK, MD 20607, 19115 DEMENT LN, ACCOKEEK, MD 20607, 19117 DEMENT LN, ACCOKEEK, MD 20607, 19121 DEMENT LN, ACCOKEEK, MD 20607, 19112 PURLINGTON WAY, ACCOKEEK, MD 20607, 19110 PURLINGTON WAY, ACCOKEEK, MD 20607, 2414 TAPLOW RD, ACCOKEEK, MD 20607, 2412 TAPLOW RD, ACCOKEEK, MD 20607, 2410, TAPLOW RD, ACCOKEEK, MD 20607, 9000 DEMENT LN, ACCOKEEK, MD 20607, 19002 DEMENT LN, ACCOKEEK, MD 20607, 19004 DEMENT LN, ACCOKEEK, MD 20607, 19006 DEMENT LN, ACCOKEEK, MD 20607, 19008 DEMENT LN, ACCOKEEK, MD 20607, 19010 DEMENT LN, ACCOKEEK, MD 20607, 19100 DEMENT LN, ACCOKEEK, MD 20607, 19102 DEMENT LN, ACCOKEEK, MD 20607, 19104 DEMENT LN, ACCOKEEK, MD 20607, 19106 DEMENT LN, ACCOKEEK, MD 20607, 19108 DEMENT LN, ACCOKEEK, MD 20607, and 19110 DEMENT LN, ACCOKEEK, MD 20607</p>		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	346	Edward Gibbs	05	Street address not provided	2112068		<p>Existing: R-80: One-Family Detached Residential</p> <p>Proposed: RSF-95: Residential, Single-Family – 95</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts error based on failure to "consider certain facts" including adjacency to a WSSC water treatment facility and the proximity of a contractor's yard. The exhibit claims the requested RSF-A Zone would not be out of character with the existing neighborhood.</p> <p>The subject property is located on the east side of Hill Road , north of its intersection with Central Avenue.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	347	Matthew Tedesco	08	6336 Rosecroft Drive Fort Washington MD	1329408, 1329416		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This testimony refers to Council legislative action in CB-1-2021 and states the client wishes to potentially pursue a qualified data center on the subject property, and therefore the IH Zone would be the correct zone.</p>	N	No change to the map
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Speaker #	348	Michele Mc Daniel Rosenfeld	09	8500 Dangerfield Road Clinton MD	0961755		Existing: C-S-C: Commercial Shopping Center R-R: Rural Residential M-I-O: Military Proposed: CGO: Commercial General and Office RR: Residential Rural MIO: Military Installation Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit seeks the elimination of a split-zoned property and the corresponding elimination of a current nonconforming use.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	349	Nathaniel Forman	09	6910 Accokeek Road Brandywine MD	1137017, 1137025, 1140235, 1161199, 1174572, 1182531		Existing: R-E: Residential Estate R-E: Rural Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This is a joint submittal by Nathaniel Forman and William Shipp. The exhibit states the subject properties are currently zoned R-E and R-R but are subject to a pending Zoning Map Amendment A-10060 to rezone the properties to the R-S Zone. The pendency of a Zoning Map Amendment has no bearing on the zoning proposals of the CMA.</p> <p>The exhibit seeks the RSF-A Zone, stating incorrectly that it would not be an intensification to the R-E and R-R Zones or the pending application for the R-S Zone.</p> <p>The exhibit includes street addresses: 6910 ACCOKEEK RD, BRANDYWINE, MD 20613, 6940 ACCOKEEK RD, BRANDYWINE, MD 20613, 6315 FLORAL PARK RD, BRANDYWINE, MD 20613, 6600 ACCOKEEK RD, BRANDYWINE, MD 20613, 6405 FLORAL PARK RD, BRANDYWINE, MD 20613, 6301 FLORAL PARK RD, BRANDYWINE, MD 20613, 6920 ACCOKEEK RD, BRANDYWINE, MD 20613, 6900 ACCOKEEK RD, BRANDYWINE, MD 20613, 6411 FLORAL PARK RD, BRANDYWINE, MD 20613, 6980 ACCOKEEK RD, BRANDYWINE, MD 20613, 6306 ACCOKEEK RD, BRANDYWINE, MD 20613, 6500 ACCOKEEK RD, BRANDYWINE, MD 20613, and 13535 BRANDYWINE RD, BRANDYWINE, MD 20613.</p>	N	No change to the map
							Proposed: RE: Residential Estate RR: Residential Rural			
							Requested: RSF-A: Residential, Single-Family – Attached Zone			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	350	Edward Gibbs	05	1601 Brightseat Road Landover MD	1391309		<p>Existing: I-3: Planned Industrial/ Employment</p> <p>Proposed: IE: Industrial/Emploment</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Interestingly, Mr. Gibbs argues that the IE Zone would not be the most similar new zone to the current I-3 Zone in this exhibit when the firm of Gibbs and Haller has made the opposite claim in other exhibits in this record of testimony, stating previously that the IE Zone IS the most similar new zone to I-3. The assertion I-3 is no longer the most similar new zone in this case is predicated on an existing hotel, such use not being permitted in the IE Zone by right. The testimony closes by expressing concerns of the creation of a nonconforming use and with the transition and grandfathering provisions.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Arthur Horne - Sept 14 Speaker #8	351	Arthur Horne	04	14217 Woodcliff Court Bowie MD	0804393		Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Horne states the property was erroneously retained in the most similar zone as today's zone, that it should be CS instead because it is "surrounded" by the C-M Zone and abuts the Popes Creek Railroad.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Arthur Horne - Sept 14 Speaker #8	352	Arthur Horne	08	Street address not provided Suitland MD	0604850, 2831014		<p>Existing: R-80: One-Family Detached Residential</p> <p>Proposed: RSF-95: Residential, Single-Family – 95</p> <p>Requested: RTO-L-e: Regional Transit-Oriented-Low-Intensity-edge</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant asserts the RSF-95 Zone is in error, and that the property should have been rezoned to RTO-L-e. The property is subject to Part 3 of the Council's Approved Guide to New Zones and that part clearly states residential property with the R-T Zone or any lesser intensity zone will be retained as Residential or Rural and Agricultural zoning by the CMA. This was quite deliberate and the proposed RSF-95 Zone is correct.</p> <p>The subject property is located at the northeast quadrant of the intersection of Old Soper Road, Auth Road and Capital Gateway Drive, Suitland Md 20746.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Bradley Farrar - Sept 14 Speaker #11	353	Johathan Taylor	07	6143 Old Central Avenue Capitol Heights MD	1993765, 1993773		Existing: R-T: Townhouse T-D-O: Transit District Overlay Proposed: RSF-A: Residential, Single-Family – Attached Zone Requested: LTO-c: Local Transit-Oriented-core	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This testimony is predicated on a belief the CMA does not take into consideration the current TDOZ covering the subject property.</p> <p>The subject property address is 6143-6145 Old Central Avenue, Capitol Heights, MD 20743.</p>	N	No change to the map

Speaker #	354	James Yesinowski		N/A			Existing: Proposed: Requested:	<p>This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The testimony states there are major noise issues affecting residents in the vicinity of National Harbor, particularly loud music and announcements from a new outdoor concert venue. Mr. Yesinowski states the new Zoning Ordinance must require the mixed-use zones to follow noise level laws of the County without exception.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	355	Russell Shipley		Street address not provided				<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Shipley represents a number of clients with property in the R-O-S or O-S zones and requests when R-O-S property is no longer owned by the government that it be "administratively" placed in the O-S Zone. Mr. Shipley alleges a violation of owner rights if such privately-held R-O-S properties become ROS in the CMA. Mr. Shipley also argues that the existing O-S Zone should "prevail over the more restrictive" AG Zone for at least two years.</p> <p>Staff notes only one-half of one percent of all R-O-S properties in the County are in private ownership.</p>	N	No change to the map
							Existing:			
							Proposed:			
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	356	Nathaniel Forman	09	No street address provided Cheltenham MD	1183177, 1182690, 1183151, 1177740		<p>Existing: R-R: Rural Residential</p> <p>Proposed: RR: Residential Rural</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit was submitted jointly by Nathaniel Forman and William Shipp. The rezoning request form incorrectly notes the proposal was from R-S to LCD but it is from R-R to RR.</p> <p>The exhibit seeks the RSF-A Zone, citing environmental constraints negatively impacting the potential development yield of the RR Zone.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	357	Thomas Haller	08	6160 Livingston Road Oxon Hill- Glassmanor MD	1351105		Existing: C-S-C: Commercial Shopping Center Proposed: NAC: Neighborhood Activity Center Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed NAC Zone is in error due to how Plan 2035 does not specifically delineate each center boundary, but then goes on to contradict itself in stating that the center boundary shown in the 2006 Henson Creek/South Potomac Master Plan shows this property within the center. This is the correct conclusion - this property is in the Oxon Hill Neighborhood Center.</p> <p>The exhibit also argues there is a lack of uniformity in the CMA because this is the only 1 of 7 mixed-use areas recommended in the 2006 master plan that received a mixed-use zone by the CMA, and expresses concerns with the transition and grandfathering provisions. This exhibit is very similar in argument to Exhibits 311, 313, and 358.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Thomas Haller - Sept 14 Speaker #13	358	Thomas Haller	08	6222 Livingston Road Oxon Hill- Glassmanor MDc	1362037		Existing: C-S-C: Commercial Shopping Center Proposed: NAC: Neighborhood Activity Center Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed NAC Zone is in error due to how Plan 2035 does not specifically delineate each center boundary, but then goes on to contradict itself in stating that the center boundary shown in the 2006 Henson Creek/South Potomac Master Plan shows this property within the center. This is the correct conclusion - this property is in the Oxon Hill Neighborhood Center.</p> <p>The exhibit also argues there is a lack of uniformity in the CMA because this is the only 1 of 7 mixed-use areas recommended in the 2006 master plan that received a mixed-use zone by the CMA, and expresses concerns with the transition and grandfathering provisions. This exhibit is very similar in argument to Exhibits 311, 313, and 357.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	359	Thomas Haller	08	6289 Oxon Hill Road Oxon Hill-Glassmanor MD	1351113		<p>Existing: I-1: Light Industrial</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: IE: Industrial/Employment</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed NAC Zone is in error due to how Plan 2035 does not specifically delineate each center boundary, but then goes on to contradict itself in stating that the center boundary shown in the 2006 Henson Creek/South Potomac Master Plan shows this property within the center. This is the correct conclusion - this property is in the Oxon Hill Neighborhood Center.</p> <p>The exhibit also argues there is a lack of uniformity in the CMA because this is the only 1 of 7 mixed-use areas recommended in the 2006 master plan that received a mixed-use zone by the CMA, and expresses concerns with the transition and grandfathering provisions.</p> <p>The exhibit further expresses concern with the "flex space" use not being permitted in the new Zoning Ordinance, creation of nonconforming uses, and potential inability to re-tenant space.</p> <p>The exhibit notes an incorrect tax account number on the rezoning request form. The correct number is 1351113.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	360	Daniel Lynch	09	7400 Foxley Road Upper Marlboro MD	0849208, 0909127, 0849216		<p>Existing: I-4: Limited Intensity Industrial M-I-O: Military Installation Overlay</p> <p>Proposed: IE: Industrial/Employment MIO: Military Installation Overlay</p> <p>Requested: IH: Industrial, Heavy</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed IE Zone ignores the current use of property and proximity to Joint Base Andrews and the Beltway, that the current use is not permitted in the IE Zone, and the CMA will create a split in zoning among the client's holdings. There is discussion that the I-4 Zone does not make sense to convert to the IE Zone. Mr. Lynch also states "it is an example of how little thought was put into the CMA and the flaws in the underlying zoning matrix."</p> <p>This request includes 7400 and 7401 Foxley Rd.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Bradley Farrar - Sept 14 Speaker #11	361	Bradley Farrar	07	801 Southern Avenue Oxon Hill-Glassmanor MD	1325950		Existing: C-S-C: Commercial Shopping Center Proposed: CGO: Commercial General and Office Requested: RTO-H-c: Regional Transit-Oriented-High-Intensity-core	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This testimony asserts there is a current shopping center on the property, discusses the neighborhood and surrounding uses, cites existing development approvals and prior Council legislative action (CB-92-2018), and alleges the site is better suited for the RTO Zone due to proximity to property near the Southern Avenue Metro station (staff note the applicant incorrectly identifies the proposed zone of these properties as RTO; the proposed zoning at Southern Avenue station is NAC). Finally, the exhibit alleges the proximity of major intersections and the Plan 2035 generalized land use map support the intensification request.</p> <p>The existing zone was not identified nor was the specific sub-zone being requested within the RTO-H Zone. No tax account for the subject property was provided.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Justin Korenblatt - Sept 14 Speaker #39	362	Edward Gibbs	09	5200 Chrysler Way Upper Marlboro MD	0197764		<p>Existing: I-1: Light Industrial I-2: Heavy Industrial</p> <p>Proposed: IE: Industrial/Employment IH: Industrial, Heavy</p> <p>Requested: IH: Industrial, Heavy</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit asserts the IE Zone is not the most similar new zone to the current I-1 Zone, and is "in no way similar" based on the uses permitted, open space requirements, and lot coverage requirements. The exhibit states the IE Zone is the true successor zone to the I-3 Zone and IE is less intense than the current I-1 Zone. The exhibit seeks the IH Zone as it would permit the current concrete plant use, and expresses concerns about the transition and grandfathering provisions.</p> <p>1.57 acres associated with this request are identified as Lot 1 on Tax Map 102, Grid B-1. Mr. Gibbs submitted this Exhibit; Mr. Korenblatt testified during the Joint Public Hearing.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Bradley Farrar - Sept 14 Speaker #11	363	Paul McDonald	04	No street address provided Upper Marlboro MD	0804666		Existing: R-A: Residential-Agricultural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. McDonald seeks intensification for the construction of a restaurant, bar, and grill to replace an existing operation on another property to the north.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map
						Proposed: AR: Agricultural-Residential				
						Requested: CS: Commercial Service				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Norman Rivera - Sept 14 Speaker #7	364	Norman Rivera		No street address provided MD				<p>Existing:</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p>	N	No change to the map
								<p>Proposed:</p>			
								<p>Requested:</p>			

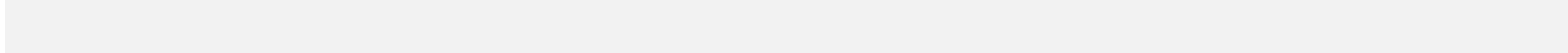
Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	365	John Lestitian	03	N/A Riverdale Park MD				<p>Town of Riverdale Park</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p>	N	No change to the map
								<p>Existing:</p>		
								<p>Proposed:</p> <p>Mr. Lestitian is the Town Manager for the Town of Riverdale Park and submits testimony expressing very general concerns about naming conventions, changes in zoning on individual lots, the application of zones, and impact on the Town's Mixed-Use Town Center designation. However, Mr. Lestitian does not provide detail as to those prior concerns, which he states were conveyed to staff in 2019 and were not subsequently addressed.</p>		
								<p>Requested:</p> <p>Staff is not able to fully evaluate this testimony missing crucial details of the nature of the Town's concerns. Staff notes it is possible the technical legislation package pertaining to revisions to CB-13-2018, CB-15-2018, and CB-65-2018 may address the Town's concerns, but it is not possible to confirm anything from this exhibit.</p>		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14	366	Andre Gingles	01	12011 Old Gun Powder Road Beltsville MD	0066092		Existing: R-R: Rural Residential O-S: Open Space Proposed: RR: Residential Rural AG: Agriculture and Preservation Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired</p> <p>This exhibit presents an update to Exhibit 108 and states there is "no appreciable justification for designating a large 20-acre land area incompatible zoning which effectively negates a coordinated development scheme utilizing one set of development guidelines." There is no assertion or attempt to assert error in the application of the Council's Approved Guide to New Zones.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	367	Thomas Haller	08	6120 Livingston Road Oxon Hill-Glassmanor MD	1351097		Existing: I-1: Light Industrial R-R: Rural Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit claims the proposed NAC Zone is in error due to how Plan 2035 does not specifically delineate each center boundary, but then goes on to contradict itself in stating that the center boundary shown in the 2006 Henson Creek/South Potomac Master Plan shows this property within the center. This is the correct conclusion - this property is in the Oxon Hill Neighborhood Center.</p> <p>The exhibit also argues there is a lack of uniformity in the CMA because this is the only 1 of 7 mixed-use areas recommended in the 2006 master plan that received a mixed-use zone by the CMA, and expresses concerns with the transition and grandfathering provisions. This exhibit is closely related to exhibits 311, 313, 357, and 358.</p> <p>Staff is intrigued by Mr. Haller's claim that "If the Subject Property were simply placed in its successor zone, the IE Zone, then it could avoid becoming nonconforming and could continue legally as a matter of right....Moreover, given that the IE Zone is recognized as the successor to the I-1 Zone, it is clear that the IE Zone is in fact the zone that is 'most similar' to the I-1 Zone in this instance." Both Mr. Haller and Mr. Gibbs argue in other exhibits that the IE Zone is NOT the successor to the I-1 Zone.</p> <p>The exhibit also contains concerns pertaining to nonconformities, transition, and grandfathering provisions, and incorrectly suggests Section 27-223(g)(2) has bearing on the CMA process.</p>	N	No change to the map
							Proposed: NAC: Neighborhood Activity Center RR: Residential Rural			
							Requested: IE: Industrial/Employment RR: Residential Rural			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	368	Marvin Storey	01	N/A	Laurel MD		Existing: I-3: Planned Industrial/Employment Park Proposed: IE: Industrial, Employment Requested: Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony speaks to the unusual zoning status of the Victoria Falls community near Laurel and requests rezoning to a residential zone from the proposed IE Zone, arguing it would be a "reasonable and legal change" to the community's zoning category.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Midgett Parker Speaker #70	369	Midgett Parker	04	6311 Robert Crain Highway Bowie MD	0699454, 0824854, 3199718		Existing: R-E: Residential Estate R-R: Rural Residential Proposed: RR: Residential Rural RE: Residential Estate Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit is submitted as supplemental to Exhibit 62 on behalf of Vivian and Anthony Dennis. The property addresses are 6311 and 6301 Robert Crain Highway. The exhibit claims there is error in the application of the Council's Guide to New Zones in that there was no study of environmental issues on the subject property.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Thomas Haller - Sept 14 Speaker #13	370	Thomas Haller	07	6666 Walker Mill Road Capital Heights MD	2101046		Existing: I-1: Light Industrial C-O: Commercial Office Proposed: IE: Industrial/Employment CGO: Commercial General and Office Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This request includes 3 properties: 6666, 1417 and 1419 Walker Mill Road, Capitol Heights, with tax account numbers as follows: Parcel 289 - 1987734, Parcel 290 - 2101046, Parcel 325 - 1987726, and Lot 3 - 987718. The testimony claims the C-O portion of the subject property is undeveloped, the I-1 portion has been used for an outdoor storage yard, and seeks to eliminate the industrial portion to build multifamily residential. No error of application of the Council's Approved Guide to New Zones is asserted.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Russell Shipley - Sept 14 Speaker #9	371	Russell Shipley	07	202 Maryland Park Drive Capital Heights MD	2083525		Existing: R-55: One-Family Detached Residential T-D-O: Transit District Overlay Proposed: RSF-65: Residential, Single-Family – 65 Requested: CN: Commercial Neighborhood	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony claims HB 980 is an illegal constraint on the District Council's zoning authority. Such allegations are not pertinent to staff's work on the CMA. The testimony also provides supplemental testimony to Exhibit 38. No demonstration of error in the application of the Council's Approved Guide to New Zones is offered.</p>	N	No change to the map
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Speaker #	372	Lee Walker					Existing: Proposed: Requested:	<p>This testimony has no bearing on staff’s analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The testimony asks several questions pertaining to a change in the location of a proposed middle school along Veteran's Parkway and a proposed multi-generational center in the vicinity and does not pertain to the CMA.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Midgett Parker Speaker #70	373	Midgett Parker	02	2130 Chillum Road Hyattsville MD	1976596		Existing: O-S: Open Space T-D-O: Transit District Overlay Proposed: AG: Agriculture and Preservation Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit is supplemental to Exhibit 19; refer to that exhibit for additional discussion.</p> <p>The subject property is located within the boundaries of the ongoing West Hyattsville-Queens Chapel Sector Plan. This testimony is not a CMA issue. Requests for consideration of zoning changes in the West Hyattsville-Queens Chapel Sector Plan area are more appropriately directed to that ongoing planning effort.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	374	Nathaniel Forman	09	4420 Accokeek Road Brandywine MD	0341842		Existing: R-A: Residential-Agricultural Proposed: AR: Agricultural-Residential Requested: RSF-95: Residential, Single-Family – 95RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit was jointly submitted by Nathaniel Forman and William Shipp. Staff notes every tax account number provided in this exhibit is missing 1 digit. There is no assertion of error attempted in the exhibit; instead it simply seems to request intensification to allow the property to develop similarly to adjoining development.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	375	Russell Shipley	04	15800 Leeland Road - Parcel 19 Upper Marlboro MD	0713990, 3466240		Existing: R-R: Rural Residential E-I-A: Employment & Institutional Area Proposed: RR: Residential Rural LCD: Legacy Comprehensive Design Zone Requested: IE: Industrial/Employment	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit is supplemental to Exhibit 49; refer to that exhibit for additional discussion. Mr. Shipley also claims HB 980 is an illegal constraint on the District Council's zoning authority. Such allegations are not pertinent to staff's work on the CMA.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Russell Shipley - Sept 14 Speaker #9	376	Russell Shipley	04	11 SE Robert Crain Highway Upper Marlboro MD	0731380		Existing: R-A: Residential-Agricultural C-M: Commercial Miscellaneous Proposed: AR: Agricultural-Residential CS: Commercial Service Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>This exhibit is supplemental to Exhibit 49; refer to that exhibit for additional discussion. Mr. Shipley also claims HB 980 is an illegal constraint on the District Council's zoning authority. Such allegations are not pertinent to staff's work on the CMA.</p>	N	No change to the map

Speaker #	377	Jody Wildy	06	N/A Upper Marlboro MD	0238022		Existing: Proposed: Requested:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The testimony requests the CMA follow the process specified by HB 980 and claims the Council should have informed the public of the provisions of HB 980. The exhibit cites reporting of thousands of pages for intensification of zoning or changes and use and claims these requests are being hidden from the public, and ends with a statement that opposes any zoning amendment that supersedes the policies of Plan 2035.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Arthur Horne - Sept 14 Speaker #8	378	Arthur Horne	06	11210 Brown Road Upper Marlboro MD	1712702		<p>Existing: R-80: One-Family Detached Residential</p> <p>Proposed: RSF-95: Residential, Single-Family - 95</p> <p>Requested: RSF-A: Residential, Single-Family-Attached</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The exhibit appears to list the R-R Zone but the County's mapping information shows the current zone as R-80 with the proposed zone becoming RSF-95. The exhibit seeks CN on the zoning form but the statement of justification seems to actually seek RSF-A.</p> <p>The exhibit alleges failing to rezone to RSF-A "shall be a clear and obvious technical error" but does not justify why this would be the case other than arguing the RSF-95 Zone would not support adjacent and proximate communities. Staff note in point of fact the predominant zoning in the vicinity consists of R-E, R-R, R-A, R-S, and a some R-M to the west; the applicant's own exhibit shows this. RSF-95 is much more compatible with these zones than RSF-A.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Speaker #	379	Gran Wilson	01	College Park MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The testimony supports comments from the North College Park Community Association Testimony and expresses how strongly her and her neighbors feel about too much density. The testimony alleges there is no infrastructure to support the potential development the CMA would support, is concerned about traffic impacts, and is weary of developer appetites to change the community.</p> <p>Requested:</p> <p>Since several exhibits from North College Park residents focus on this theme, it is important to note the US 1/Innovation Corridor "decision matrix," Part 4 of the Council's Approved Guide to New Zones, was very carefully calibrated in its development to conform as closely as possible with the character areas established in and regulated by the Central US 1 Corridor Development District Overlay Zone. These regulations and corresponding current rezonings were approved in 2010.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	380	Russell Shipley		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>The testimony claims HB 980 is an illegal constraint on the District Council's zoning authority. More importantly for this analysis of testimony, Mr. Shipley states this contention now applies to every exhibit submitted to the record by the firm Shipley & Horne, P.A.</p> <p>Requested:</p> <p>Note that staff is unable to retroactively apply this statement and comments thereto to all of those exhibits in this analysis of testimony but have noted it for the record.</p> <p>Such allegations are not pertinent to staff's work on the CMA.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Arthur Horne -Sept 14 Speaker #8	381	Arthur Horne	06	4301 Enterprise Road Bowie MD	0735829, 0735837		<p>Existing: R-E: Residential Estate</p> <p>Proposed: RE: Residential-Estate</p> <p>Requested: RSF-A: Residential, Single-Family – Attached Zone</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony mentions nearby residential developments, claims an error in that the proposed RE Zone would not support the adjacent Marleigh community "and blindly disregards the current development of the 83-acre, \$100M planned retirement community, Traditions at Beechtree," and appears to argue that just because there is a planned retirement community under development nearby the zoning of this property - which does not abut the retirement community site - should be intensified.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Speaker #	382	David Hickam		7500 Mowatt Lane College Park MD	4018024		<p>Existing: R-10: Multifamily High Density Residential</p> <p>Proposed: NAC: Neighborhood Activity Center</p> <p>Requested: Open Space or Conservation Area</p>	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The testimony pertains to land owned by the State of Maryland between Windsor Lane and Campus Drive and asserts the parcel should be rezoned as open space and as a conservation area rather than the NAC Zone.</p> <p>The subject property is located within the boundaries of the ongoing Adelphi Road-UMGC/UMD Purple Line Station Area Sector Plan. This testimony is not a CMA issue. Requests for consideration of zoning changes in the Adelphi Road-UMGC/UMD Purple Line Station Area Sector Plan. area are more appropriately directed to that ongoing planning effort.</p>	N	No change to the map

Speaker #	383	Joyce Tsepas					<p>Existing:</p> <p>Proposed:</p> <p>Requested:</p>	<p>A small number of errors in staff's application of the Council's Approved Guide to New Zones pertaining to this exhibit have already been identified and are recommended for correction. This exhibit consists of a request for confirmation that Exhibit 189 had been received, and the discussion is contained with the discussion of Exhibit 90, which both this exhibit and 189 reflect in full.</p>	Y	Change the zoning map and assign the ROS Zone to Pinkey's Park (0.5-acres) located at 5900-5902 Beecher Street and Kilmer Street Park (1.33-acres) located at 6301 Kilmer Street in Cheverly.
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2. Analysis of Verbal Testimony from the Joint Public Hearing

General Comments Speaker Report

Thursday, October 21, 2021

9:48:03 AM

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Noah Waters - Sept 13 Speaker #1				N/A Eagle Harbor MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mayor Waters represents the Town of Eagle Harbor, and posed a question as to how the plan will impact the town in terms of developer relationships. The Mayor was concerned with developers having more influence.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Fazlul Kabir - Sept 13 Speaker #2				Multiple addresses College Park MD			Existing: Proposed: Requested:	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Councilmember Kabir (City of College Park) expressed concern with proposed zoning changes in the Hollywood Commercial District, requesting that CGO zoned properties along both sides of Rhode Island Avene receive the NAC zone.</p> <p>Requests the NAC zone for 491 Nantucket Road in College Park</p> <p>Requests the LTO-e zone for the Uptown Area with Ikea.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Michael McMahon - Sept 13 Speaker #5		City of New Carrollton	03	N/A New Carrollton MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. McMann is the assistant city administrative office of the City of New Carrollton and stated the city has no objection to the CMA.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Martha Wells - Sept 13 Speaker #6			3	N/A University Park MD			Existing:	O-S: Open Space	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Councilmember Wells is a representative of the Town of University Park and spoke to the Town's official position (Exhibit 81). Councilmember Wells expressed the town's appreciation of the multi-year effort to revise the County's Zoning Ordinance and pleasure to see the proposed CMA bring everything into focus.</p> <p>Town of University Park is asking that the Town Park that is proposed to be rezoned to the AG Zone be placed back into the O-S Zone or "the more appropriate Open Space."</p> <p>Unfortunately, the Town is mistaken in its understanding of the new zones. There is no such zone as AG-RES (which the Town incorrectly indicates will be the new zone for the subject property). Further, the proposed AG Zone is the direct replacement zone for the current O-S Zone - they are identical zones with just a different name. There is no OS Zone in the new Zoning Ordinance - it becomes AG.</p> <p>As a municipality offering a zoning recommendation, Exhibit 81 requires a separate District Council vote when taking action on the CMA.</p>	N	No change to the map
							Proposed:	AG: Agriculture and Preservation			
							Requested:				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Abraham Diallo -
Sept 14 Speaker #6

N/A

Existing:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

In favor of CMA

N

No change to the map

Proposed:

Requested:

Kate Powers - Sep
13 Speaker #7

02

4017 Hamilton
Street Hyattsville
MD

Existing:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

N

No change to the map

Proposed:

Requested:

Ms. Powers is the City of Hyattsville City Planner and asked that the County Council reject Werrlein Properties' request to upzone 4017 Hamilton Street in Hyattsville to the RSF-A Zone. The properties are located within the Historic District. Lots 80-93, Tax No. 16-183134 and Lots 23-33 and 52-61, Tax No. 16-183012. The city and residents do not support the property owner's request for rezoning to the new RSF-A Zone, and if approved, that zzone would not provide an appropriate buffer to the city's largest park.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Robert Antonetti - Sept 14 Speaker #10		Robert Antonetti		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Antonetti seeks better transition provisions for properties that will become nonconforming once rezoned. It will be hard to re-tenant existing buildings in zones where current use is prohibited in the new zone.</p> <p>Requested:</p>	N	No change to the map
Alberta Redwolf - Sept 13 Speaker #10			09	N/A Upper Marlboro MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Redwolf testified that she has no issues with the CMA but expressed concern about newcomers to the neighborhood and what they may bring with them to build up the community.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Andre Gingles - Sept 14 Speaker #14

Andre Gingles

N/A

Existing:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

N

No change to the map

Proposed:

Mr. Gignles expressed his issue with with section 4-102 (b). Zone progression equates residential to be more intense than some commercial uses. Matrix does not produce equitable results.

Requested:

Paul Woodburn - Sept 13 Speaker #15

04

10101 Good luck Road Glenn Dale MD

Existing:

R-R: Rural Residential

The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.

N

No change to the map

Proposed:

RR: Residential Rural

Requested:

IE: Industrial/Employment

Mr. Woodburn represents 10101 and 10221 Good Luck Road in Glenn Dale, and is opposed to the proposed RR Zone, expressing concerns the current landscaping business would not be allowed to continue use of the property. He referenced prior legislative action (CB-12-2016) that permits the use, and believes the property should be rezoned consistent with the current use. He also urged the Council to fix the issues in the proposed legislation that may create lapses in property usage.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Olegario Gonzalez - Sept 13 Speaker #17			06	N/A MD		Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Gozalez made a request that is not related to the CMA. He asks that someone from the Planning Department contact him on an issue related to code enforcement.</p>	N	No change to the map
					Proposed:					
					Requested:					
Bonnie Bick - Sept 13 Speaker #20			08	N/A MD		Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Bick thanked the County Council and Planning Board for all the work put into the CMA but requested a second public hearing due to concerns regarding transparency and the requirements of HB 980 preventing intensification barring a confirmed error in the application of the Council's Approved Guide to New zones. She expressed concern about the climate crisis, urged the County to work on resiliency, and expressed concern about keeping the rural area rural and need to protect the Mattawoman.</p>	N	No change to the map
					Proposed:					
					Requested:					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Emily Canavan - Sept 14 Speaker #21							Existing:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Canavan testified as an individual and on behalf of the AMP Creek Council and stated the County needs to demonstrate transparency, honesty, and fairness. She seeks a second public hearing with at least 60 days notice, availability of the record of testimony online with public identification of errors, and cites concerns about the climate crisis, stating development needs to be directed to targeted growth areas. We cannot afford to destroy natural areas that capture carbon, pave over open lands and giving water no place to go, and that local food sources are critical.</p>	N	No change to the map
					Proposed:					
					Requested:					

William Walker - Sept 13 Speaker #21			07	202 Maryland Park Drive Capitol Heights MD			Existing:	R-55: One-Family Detached Residential	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Walker testified he wants the zoning for 202 Maryland Park Drive to be commercial once more and spoke about challenges in using the property for commercial use. He requested Council consideration of allowing townhouses so he could develop the property.</p>	N	No change to the map
					Proposed:	RSF-65: Residential, Single-Family – 65					
					Requested:	LTO-c: Local Transit-Oriented-core					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Emily Canavan - Sept 14 Speaker #22				N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Requests greater transparency in the CMA process and more time to review zoning intensification requests. Also requests a second public hearing to allow the public to voice their opinions on zoning intensification requests.</p> <p>Requested:</p> <p>CMA will cause climate crisis by destroying trees. Increasing density near Accokeek makes no sense. Paving over open land will increase flooding. Ask for a second set of hearing. Ask to identify which applicant have clearly demonstrate errors.</p> <p>The speaker submitted Exhibit 119 - states concerns about accessibility to searchable CMA record.</p>	N	No change to the map

Carol Boyer - Sept 13 Speaker #23			06	13900 Mount Oak Court Bowie MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Boyer testified that she wanted to applaud all the work that has been doing over the past few years but that she wished to underscore that before any new development is constructed, the County needs to conduct comprehensive studies on traffic, school capacity, emergency support services, property values, the environment, and the quality of life of existing and future residents.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Ashanti Martinez - Sept 14 Speaker #23		Ashanti Martinez	02	No street address provided Takoma-Langley				<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The testimony focused on the need for the CMA to be fair and requested the NAC Zone instead of the LTO Zone in Langley Park, stating that too much by-right density will lead to the displacement of thousands of residents. He also requested prohibition of upzoning on any property owned by DHCD or the Department of Housing that has been on the distressed properties list in the last decade.</p> <p>Prevent properties on distressed properties list from being upzoned without community benefits agreement.</p>	N	No change to the map
						Existing:				
						Proposed:				
							Requested:			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Michele Rosenfeld - Sept 13 Speaker #24			09	8500 Dangerfield Road Clinton MD			<p>Existing: R-R: Rural Residential C-S-C: Commercial Shopping Center M-I-O: Military</p> <p>Proposed: RR: Residential Rural CGO: Commercial General and Office MIO:</p> <p>Requested: RR: Residential Rural</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Ms. Rosenfeld represents Margaret Rodgers of 8500 Dangerfield Road in Clinton. She testified the property is split zoned with C-S-C zoning in the front half and R-R zoning in the rear. The small portion of C-S-C on Dangerfield Road contains a nonconforming use, and this is the last parcel at the end of a small strip of C-S-C land. Ms. Rosenfeld testified the property should be rezoned to RR to discourage strip commercial development and focus on targeted growth areas.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Ray John Shields - Sept 14 Speaker #27			04	11475 New Prospect Road Glenn Dale MD	1675644		Existing: R-18C: Multifamily Medium Density Residential - Condominium Proposed: RMF-20: Residential, Multifamily-20 Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Shields spoke as to his desire to return property on Hillmeade Road to the former R-R zoning, stating it was rezoned to R-18C in return for open space to be maintained on the former Glenn Dale Golf Course.</p> <p>Incorrect existing (RE) and proposed (RE) zones identified.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Barry Abrams - Sept 13 Speaker #27

N/A

Existing:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

N

No change to the map

Proposed:

Mr. Abrams testified that he wants shipping container structures allowed in the County, and asked why they are not permitted. He stated he was originally told they were allowed under the Zoning Ordinance but then called again and told the first interpretation was not correct. Mr. Abrams believes shipping containers are a good solution for providing affordable housing and they are akin to modular homes.

Requested:

Staff understand shipping containers are not permitted as habitable structures in Prince George's County per the building code and DPIE. Staff is not aware of recent changes to this interpretation, but would direct Mr. Abrams to DPIE for additional discussion of this topic.

Phillipa Johnston - Sept 13 Speaker #28

N/A

Existing:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

N

No change to the map

Proposed:

Ms. Johnston supports the CMA process as designed and feels there will be no impact on the Cameron Grove community. She testified the zoning rewrite is necessary to implement Plan 2035 policies. She does not support CB-59-2021 or CB-60-2021, which would allow a mixed-use development adjacent to Six Flags, and does not support zoning intensification through the CMA process.

Requested:

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Nora Wixon - Sept 14 Speaker #28				Glenn Dale Hospital and Golf Couse Glenn Dale	1699537, 1676220		Existing: O-S: Open Space R-18C: Multifamily Medium Density Residential- Condominium Proposed: AG: Agriculture and Preservation RMF-20: Residential, Multifamily-20 Requested: ROS: Reserved Open SpaceRR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Ms. Wixon testified with requests that R-18C zoned properties adjacent to the Glen Dale Golf Club be placed in the new RR zone and that the Glen Dale Hospital property currently zoned O-S be placed in the new ROS Zone. She mentioned another park in the area does not appear to have the R-O-S Zone today (Glenn Dale Neighborhood Park) and thought all M-NCPPC parks should be in the new ROS Zone.</p> <p>Ms. Wixon expressed concern about the proposed zones for the former Glenn Dale Hospital site and Glenn Dale Golf Club site. The hospital site existing zone is O-S, proposed AG and ROS, requesting ROS. It would eliminate inappropriate development. Glenn Dale Golf Club site existing zones are R-18C and O-S. proposed for proposed RMF-20 and AG. requesting R-R and ROS.</p> <p>She also noted that our Glenn Dale neighborhood park has no ROS park designation and actually it appears to have no independent zoning and I wondered if it can be corrected There are two small parks in the Camelot subdivision, they're about the same size, that do have an ROS designation.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Henry Wixon - Sept 14 Speaker #29				No street address provided				<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The Glenn Dale Citizens Association requests that Glenn Dale Hospital receive the ROS Zone, expressing that people want a park and outlining numerous reasons why the association makes the request. Mr. Wixon also spoke to the association's desire to change the proposed RMF-20 Zone for two properties near the former Glenn Dale Golf Course to be zoned RR instead to reflect their prior zoning.</p>	N	No change to the map
							Existing:			
							Proposed:			
								Requested:		

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Penny Bradley - Sept 14 Speaker #31		Penny Bradley	04	7100 Hillmeade Road Glenn Dale MD			Existing: R-18C: Multifamily Medium Density Residential - Condominium Proposed: RMF-20: Residential, Multifamily-20 Requested: RR: Residential Rural	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Ms. Bradley testified support for the testimony of Mr. Shields and Mr. Wixon and stated the proposed RMF-20 Zone is not appropriate for the community, stressing environmental and traffic impacts of development. She also supports the rezoning of the former Glenn Dale Hospital property to the ROS Zone.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Barbara Sollner-Webb - Sept 13 Speaker #32				N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Sollner-Webb is the president of the West Laurel Civic Association and testified about the CMA process itself. The association is very worried the citizens' voice is being removed from the process by having citizens speak early but not late in the process and that the Councilmembers can no longer alert citizens to when things may affect them. She states the association is concerned the County is under a cloud of dishonesty and has a bad reputation when those from the outside look in and it looks bad for this process to continue.</p> <p>Requested:</p> <p>Staff note the majority of Ms. Sollner-Webb's testimony appears to take issue with the new Zoning Ordinance and Subdivision Regulations rather than the CMA.</p>	N	No change to the map

Tonya Sweat - Sept 14 Speaker #34				N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Sweat testified to ask the Council to please consider all of the concerns that have been raised about the implementation of the CMA and that residents have concerns about what is in Plan 2035. She asked for consideration of the environment, schools, and roads and asked to please be careful in implementing the CMA and Plan 2035.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Lind Thompson - Sept 13 Speaker #37				Glenn Dale MD				<p>Existing:</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Proposed:</p> <p>Requested:</p> <p>Ms. Thompson is the vice president of the Glenn Dale Citizens Association and testified that the Glenn Dale Hospital should be rezoned ROS consistent with other M-NCPPC-owned parks and that Sectional Map Amendments dating back to 1993 have continued to overlook this oversight. Another property located at 7100 Hillmeade Road should be changed from the proposed RMF-20 Zone to the RR Zone, as it was rezoned on an outdated rationale to preserve open space at the Glenn Dale Golf Course site.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Henry Cole - Sept 13 Speaker #38		Henry Cole		N/A				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Dr. Cole testified that the Council and Board must act in recognizing we are in a climate crisis and we need to take this into consideration when discussing zoning. Developers planting seedlings is no replacement for forest coverage and the carbon mature trees absorb. New commercial and residential development in rural areas increases vehicle miles traveled and greenhouse gas emissions. Dr. Cole expressed concerns about undeveloped land to become paved over, contributing to flood hazards and removing land that may be needed to grow food or which could become recreational and tourism opportunities.</p> <p>Requested:</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Ed Gibbs - Sept 14 Speaker #38				MXT-5-14 Bowie MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: RMF-48: Residential, Multifamily-20</p> <p>Requested:</p>	<p>MXT-5-14</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The subject property (Landover Road and St. Joseph’s Drive) is located within the 171-acres mixed-use group MXT-5-14. Mr. Gibbs states that the matrix does not take into account that they did a revision to zoning condition and CSP to allow commercial uses on the property. The detailed Decision Matrix Report for Property Group MXT-5-14 does consider approved entitlement in determining the proposed zone. The decision matrix report notes that 40.6% of the development is proposed for commercial uses, a major determining factor in the matrix</p> <p>Mr. Gibbs is correct that the matrix did not consider the revisions to the more recent CSP-03001-1, dated June 20, 2019. It amends the previous CSP to reduce the commercial square footage by more than 200,000 sq ft. and increases the amount of residential by nearly 400,000 sq. ft. The findings would not change the proposed zone for MXT-5-14.</p> <p>Individual properties within an mixed-use group will not be run through the matrix separately. Please note that Part 2 of the Guide to New Zones, the Mixed-Use Decision Matrix states, “For the purposes of this decision matrix, all contiguous groups of mixed-use-zoned properties (M-X-T and M-U-I) or those within 500 feet of each other will be treated as one, unless separated by a major road, railroad track, or body of water.”</p>		No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Justin Korenblatt - Sept 14 Speaker #39		Justin Korenblatt	05	8415 Ardwick Ardmore Road Hyattsville MD	2197697		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Korenblatt represented PBW, LLC at the Joint Public Hearing, focusing on 13.66 acres identified as Parcel B on Tax Map 52, Grid B-3. His client is concerned that an existing 200,000 sq. ft. warehouse and mattress manufacturing facility will become nonconforming or impossible to expand in the new IE Zone.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Justin Korenblatt - Sept 14 Speaker #39		Justin Korenblatt	07	4990 Beech Place Temple Hills MD	5514036		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Korenblatt represented Beech Place Industrial Properties, LLC, consisting of 9.9645 acres identified as Land Condominium Unit "B" on Tax Map 97, Grids C-1 and D-1. He expressed concerns that a distribution warehouse under construction may be difficult to retenant under the IE Zone. Will have an issue to retenant the space.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Justin Korenblatt - Sept 14 Speaker #39			09	12405 Southwest Robert Crain Highway Brandywine MD	1185586, 1182955		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Korenblatt spoke of Renard Lakes Holdings, LLC, which consists of 6.41 acres identified as Parcel 29 and Parcel 30 on Tax Map 135, Grid D-3) on the west side of 301 south of Dyson Road. There is a surface mining operation on the property that wishes to provide a new warehouse to support operations, and since there is no entitlement in place there is fear new open space and lot coverage requirements will come into play.</p> <p>Staff note there is a 2-year overlap wherein the prior Zoning Ordinance can be used, and this retains a path for Mr. Korenblatt's client to use.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Justin Korenblatt - Sept 14 Speaker #39		Justin Korenblatt	03	5127 Berwyn Road College Park MD	2397370		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: IH: Industrial, Heavy	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Korenblatt testified there are numerous "flex space" buildings and that "flex space" is not listed as a use in the new Zoning Ordinance, and this may be of concern to this client since there is a fear it will become nonconforming in their proposed IE Zone.</p> <p>Staff note "flex space" is not a use but instead a way to design and use buildings. Most of the uses that may fall under the umbrella of "flex space" are permitted in the IE Zone.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Justin Korenblatt - Sept 14 Speaker #39		Justin Korenblatt	03	8145 Baltimore Avenue College Park MD	2359453, 2409787, 2359461, 2359461, 2359453		Existing: M-U-I: Mixed-Use Infill A-P-A: Aviation Policy Area Overlay Zone D-D-O:	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. Mr. Korenblatt testified for property located at the Campus Village Shopping Center (Lots 3, 4, 5, 7, 10 and 11 on Tax Map 33, Grid D-2). He stated these properties will be split zoned by the CMA since they are in two different character areas of the Central US 1 Corridor DDOZ and requested they be made the same zone.	N	No change to the map
						Proposed: LTO-e: Local Transit-Oriented-edge NAC: Neighborhood Activity Center				
						Requested:				

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Richard Patterson - Sept 13 Speaker #40		Richard Patterson	06	No street address provided Bowie			<p>Existing: C-M: Commercial Miscellaneous</p> <p>Proposed: TAC-e: Town Activity Center-edge</p> <p>Requested: CS: Commercial, Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Patterson referred to his attorney Mr. Haller, who would speak on the following day and offer written testimony, and expressed concern over the proposed TAC-e: Town Activity Center-edge zoning for his dealerships in Bowie and College Park. Mr. Patterson seeks zoning that would permit car dealerships by right and feels any other outcome would have a devastating impact on his businesses in the Coutny.</p> <p>The Bowie dealership is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p> <p>No address provided. Locations in (3) College Park (MUI > NAC, wants ____) and (2) Bowie (CM > CSC, want TAC)– new zoning does not allow their existing use.</p>	N	No change ot the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Brandon Bellamy - Sept 13 Speaker #41			06	No street address provided			<p>Existing: M-X-T: Mixed-Use Transit Oriented</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: CGO: Commercial General and Office</p>	<p>MXT-6-16</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Bellamy is with Velocity Capital, LLC and testified his firm was in the process of redeveloping Hampton Park. The property has always been commercial until placed in the M-X-T Zone in 2010. The proposed development is a true mixed-use development. Mr. Bellamy asserts the Council's Approved Guide to New Zones is flawed for Hampton Park and will lead to a nonsensical result, and that it ignores the approvals and development for the property and relies too much on abutting land. Mr. Bellamy requests the CGO Zone and feels it is closer to what has been approved and that the IE Zone would make it very difficult to re-tenant their property.</p> <p>This testimony is related to Exhibit 228. Refer to discussion of that exhibit for more analysis.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Johanna Goderre - Sept 13 Speaker #42			05	N/A Greenbelt Johanna				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Godere testified on the proposed Greenbelt Neighborhood Conservation Overlay Zone (NCOZ) and expressed concern with the proposed limitation of expansions to existing dwellings to not more than 60% of the existing square footage. The Greenbelt Homes, Incorporated cooperative has long allowed expansions to 100% and the NCOZ will force people to go beyond. The existing procedures are fine, and the community does not need city or County oversight. She is also concerned about the anti-future, anti-aging, anti-family nature of the proposed regulation, and encouraged everyone to walk around Greenbelt to see how detrimental this restriction will be for the community.</p> <p>Requested:</p> <p>This comment does not pertain to the CMA but is more appropriate as testimony to CB-104-2021, which contains the proposed development standards for the Greenbelt NCOZ.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Ruby Thomas - Sept 13 Speaker #43			09	17010 Old Marshal Hall Road Accokeek MD			<p>Existing: R-A: Residential-Agricultural</p> <p>Proposed: AR: Agricultural-Residential</p> <p>Requested: RE: Residential Estate</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Ms. Thomas and Mr. James Thomas reside at 17010 Old Marshall Hall Road in Accokeek. Ms. Thomas requests the reinstatement of their previous zoning, the R-E Zone. She cited reasons including the presence of water and sewer lines and proximity to the beginning of the road.</p> <p>Ms. Thomas kept using the term "reinstatement" of the former zoning, and staff wonder if perhaps Ms. Thomas meant a rezoning in 2009 with the Subregion 5 or Subregion 6 Sectional Map Amendments and not a 2019 rezoning action.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Benjamin Almquist- Sept 14 Speaker #43			08	2112 Brinkley Road Fort Washington MD	1346022		Existing:	R-30C: Multifamily Low Density Residential – Condominium C-O: Commercial	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. The property is a family farm. A portion of the property is isolated.	N	No change to the map
							Proposed:	RMF-12: Residential, Multifamily-12			
							Requested:	RMF-48: Residential, Multifamily-20			

Benjamin Almquist - Sept 14 Speaker #43			08	2112 Brinkley Road Fort Washington MD	1346022		Existing:	R-30C: Multifamily Low Density Residential – Condominium C-O: Commercial	The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. Mr. Almquist testified about 2112 Brinkley Road in Fort Washington, which is the family farm. A portion of the property is isolated. He is requesting the RMF-48 Zone for the existing R-30C zoned property as he fels RMF-48 would be more in keeping with the recommendations of the 2006 Henson Creek-South Potomac Master Plan and surrounding uses.	N	No change to the map
							Proposed:	RMF-12: Residential, Multifamily-12 CGO: Commercial General and			
							Requested:	RMF-48: Residential, Multifamily-20			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Leo Bruso- Sept 14 Speaker #44				N/A				Existing:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Bruso testified that rezoning many properties to the IE Zone would be a downzoning based on changes to the permitted uses and requirements for lengthy special exception applications/approvals. Mr. Bruso is concerned about the changes to the green area and lot coverage requirements of the IE Zone.</p>	N	No change to the map
								Proposed:			
								Requested:			

Tolores Homes - Sept 13 Speaker #45				N/A				Existing:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>The testimony focused on a new K-8 school being built in the community that residents oppose, feeling that it is inconsistent with other buildings in the area and that this type of development should not continue in their community. Testimony also mentioned there are numerous hard surfaces in the County suitable for redevelopment and the new Zoning Ordinance should focus on those, and that any update must include proven strategies to address stormwater management and prevent climate change.</p>	N	No change to the map
								Proposed:			
								Requested:			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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William Pommerehn - Sept 13 Speaker #48			05	2007 Connor Court Bowie MD			Existing: C-O: Commercial Office Proposed: CGO: Commercial General and Office Requested: RMF-48: Residential, Multifamily-20	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Pommerehn testified that his community (The Courts at Regent Park) seeks the RMF-48 Zone rather than the proposed CGO Zone and does not understand why their development is designated as a commercial area.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Glen Stephens - Sept 13 Speaker #49			06	1117 Ritchie Road Capital Heights MD	2084424		Existing: I-1: Light Industrial Proposed: IE: Industrial/Employment Requested: CGO: Commercial General and Office	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Stevens testified he appreciates the work done through the evening. He and his wife own a small shopping center at the intersection of Ritchie Road and Walker Mill Road in Capitol Heights at 1117, 1119, and 1121 Ritchie Road and will be represented by Thomas Haller the following evening.</p> <p>Mr. Stevens expressed many concerns covered by Exhibit 314. Please refer to discussion of that exhibit for more information.</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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John Neufeld - Sept 13 Speaker #53			07	4508 Wheeler Road (MXT-7-27) Oxon Hill MD			<p>Existing: M-X-T: Mixed Use – Transportation Oriented Development District</p> <p>Proposed: RMF-20: Residential, Multifamily-20</p> <p>Requested:</p>	<p>MXT-7-27</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Newfeld testified on property is located in mixed-use group MXT-7-27, which is proposed to transition to the RMF-20 Zone. Mr. Newfeld did not specify a zoning request, only stating that they would like a zone that will allow for the construction of a grocery store.</p> <p>This testimony relates closely to Exhibits 92 and 191. Refer to those exhibits for additional discussion.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Peter Herring - Sept 13 Speaker #55			06	Ritchie Road (MXT-6-17) Upper Marlboro MD			Existing: M-X-T: Mixed Use – Transportation Oriented Proposed: RMF-48: Residential, Multifamily-20 Requested: CS: Commercial Service	MXT-6-17 The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. Mr. Herring testified as a partner in PB&J, LLC, for property at the corner of Ritchie Marlboro Road and Sansbury Road, the location of a Royal Farms in the M-X-T Zone. The proposed RMF-48 Zone is, to Mr. Herring, inconsistent with the current zoning and approved development and would not be the most similar new zone. He requests the CS Zone instead, and stated Robert Antonetti represents the property. This testimony is closely related to Exhibits 36 and 252. Refer to discussion of those exhibits for additional information.	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Derriek Southerland - Sep 14 Speaker #61				Did not provide address				Existing:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Southerland testified concerns pertaining to the new Southern K-8 school, and how he supports the concept of the school but not the location. He expressed concerns about increased traffic, noise, and flooding and claimed the community did not receive adequate notice.</p>	N	No change to the map
								Proposed:			
								Requested:			

Maria Mackie - Sept 13 Speaker #62				No address provided				Existing:	<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Ms. Mackie is a resident of North College Park and supports the testimony of Councilman Kabir. She also testified may changes proposed for the community are not in accordance with the specificatios of the CMA process and are of great concern, that there is no ability to support the development and climate change concerns are present. Ms. Mackie urges review of the proposed zoning changes and that the process not be rushed.</p>	N	No change to the map
								Proposed:			
								Requested:			

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Anjum Durreshwar - Sept 14 Speaker #65			07	6703 Suitland Road Suitland MD			<p>Existing: C-M: Commercial Miscellaneous</p> <p>Proposed: CS: Commercial Service</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Durreshwar represented Green Bay LLC and testified that the existing zone is R-80 and proposed zone is RSF-95, which is not the case. The existing zone is C-M, and the proposed zone will be CS, which is what Mr. Durreshwar seeks. He also mentioned that the property is half zoned residential and half is commercial, which he alleges is a matrix error and should be corrected in the CMA. He mentioned two other properties they own at 6711 Suitland Road and 6815 Suitland Road.</p> <p>This testimony is closely related to Exhibits 122 and 185.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Bob Elliott - Sept 13 Speaker #68			07	No street address provided MD			Existing: M-X-T: Mixed Use – Transportation Oriented Proposed: RMF-20: Residential, Multifamily-20 Requested: CGO: Commercial General and Office	MXT-7-27 The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired. Mr. Elliott testified on behalf of Lantian Development on property located within mixed-use group MXT-7-27, seeking the CGO Zone for the property, citing its proximity to the Southern Avenue Metro Station. He alleges errors in the application of the Council's Approved Guide to New Zones in that the largest M-X-T property was not included in the grouping, and that the group was "decoupled" from the station area and does not take into account prior approvals of a church and solar array. This testimony is closely related to Exhibit 242. Refer to discussion of that exhibit for more information.	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Midgett Parker - Sept 13 Speaker #70			04	6501 North Crain Highway Bowie MD			<p>Existing: R-A: Residential-Agricultural</p> <p>Proposed: AR: Agricultural-Residential</p> <p>Requested:</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired</p> <p>Mr. Parker states that the matrix does not recognize the uses on the property and would like an appropriate zone.</p> <p>The subject property is located within the boundaries of the Preliminary Bowie-Mitchellville and Vicinity Master Plan. The Prince George's County Planning Board gave permission to print the preliminary plan for public and agency review on July 29, 2021. The new zone for the subject property is consistent with the preliminary plan's vision. The applicant may also provide testimony at the Bowie-Mitchellville and Vicinity Master Plan joint public hearing scheduled for October 4, 2021, at 5:00 p.m</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Vivian Dennis - Sept 13 Speaker #74			04	6301 North Crain Highway Bowie MD			Existing: R-E: Residential Estate R-R: Rural Residential Proposed: RE: Residential Estate RR: Residential Rural Requested: CS: Commercial Service	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Ms. Dennis testified in support of an intensification of property from the recommended Residential zones to the CS Zone due to its location in the median of MD 3, indicating there is an error in that traffic and noise were not considered.</p> <p>This testimony is closely related to Exhibit 62. Refer to that exhibit for additional discussion.</p> <p>The subject property is located within the boundaries of the ongoing Bowie-Mitchellville and Vicinity Master Plan. A joint public hearing on the preliminary master plan was held on October 4, 2021. This testimony is not a CMA issue, but there will be a subsequent Sectional Map Amendment initiated upon the approval of the Bowie-Mitchellville and Vicinity Master Plan. Requests for consideration of zoning changes in the Bowie-Mitchellville and Vicinity Master Plan area are more appropriately directed to the future Sectional Map Amendment.</p>		No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Abraham Helal - Sept 13 Speaker #75			05	8424 Central Avenue Landover MD			<p>Existing: M-U-I: Mixed-Use Infill</p> <p>Proposed: LTO-e: Local Transit-Oriented-edge</p> <p>Requested: CGO: Commercial General and Office</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Helal owns 8424 Central Avenue, which is in the M-U-I Zone in the Subregion 4 DDOZ. He states that the subject property will be split zoned when it transitions to the LTO-e Zone and that the proposed zone will not allow the Advance Auto Parts he is working to secure for his property and is concerned about tenanting the space if the deal falls through due to the rezoning.</p> <p>Staff note this property is not split-zoned, but rather there are multiple properties owned by Mr. Helal and the ownership is split. This testimony is closely related to Exhibit 229. Refer to that exhibit for more discussion.</p>	N	No change to the map
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Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Dan Smith - Sept 13
Speaker #78

Existing:

Proposed:

Requested:

Mr. Smith testifies about concerns of the climate crisis and wonders if his participation in the Zoning Rewrite process has been a waste of time or had any impact. He states the development community was absent and that the community feels the Council is acting as the developer's advocate. He expresses particular concerns about the legislative text amendment process and wishes the Council would proclaim to the development community the technical nature of this process.

No change to the map

Dawit Zena - Sept 13
Speaker #85

4016 Danville Drive Temple Hills MD

Existing:

R-R: Rural Residential

Proposed:

RR: Rural Residential

Requested:

CGO: Commercial General and Office

The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired

Mr. Zena testified in support for property located at 4016 Danville Drive and the request of the church to seek rezoning for a portion of the property to the CGO Zone. The church is represented by Midgett Parker, and this testimony is closely associated with Exhibits 15 and 316. Refer to discussion of those exhibits for more.

Mr. Zena also testified on Tuesday, September 14 as Speaker 46.

No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Peter Gentieu- Sept 13 Speaker #93

03

No address provided Beacon Heights MD

Existing:

R-55: One-Family Detached Residential One-Family Detached R-80:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

Mr. Gentieu testifies something was overlooked in the CMA process in that the "as-builts" that surround each property in the CMA have not been considered.

N

No change to the map

Proposed:

Requested:

Scott Goodwyn- Sept 13 Speaker #95

05

9911 Brightseat Road Hyattsville MD

1425552

Existing:

I-3: Planned Industrial/ Employment

The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired

N

No change to the map

Proposed:

IE: Industrial/Employment

Requested:

IH: Industrial, Heavy

Mr. Goodwin testified as representing 9911 Brightseat Road on behalf of several people who own remnants of Inglewood Farm, and expressed concerns with the proposed IE Zone, changes to the use table, green area, and lot coverage requirements, and a desire to provide a distribution facility. He stated the IE Zone is a mistake, seeks revisions of the IE Zone regulations, and petitions for common sense determining land use decisions.

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Gary Allen - Sept 13
Speaker #96

N/A

Existing:

Proposed:

Requested:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

Mr. Allen testified to urge the Council to finalize and adopt the CMA without delay since the new Zoning Ordinance is critical to support the County's transit-oriented development strategy and to address climate change. He would like to see greenhouse gas emissions covered as a public facility requirement in the future. Mr. Allen also recommending rezoning properties proposed for the LTO-e Zone in the Landover Metro Station Local Transit Center to a residential, multifamily zone or the NAC Zone to minimize concerns of displacement and address affordable housing.

N

No change to the map

Tamara Davis Brown- Sept 13
Speaker #97

N/A

Existing:

Proposed:

Requested:

This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.

Ms. Davis-Brown testified in support of other comments that individual applications for intensification be excluded from the CMA and instead be made to go through the normal rezoning process. She also testified about some concerns with the adopted Zoning Ordinance in that it eliminates the concurrent Conceptual Site Plan requirement and retains the legislative text amendment process and ability to approve special exceptions, which she feels allows deviations from the rules.

N

No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Cleveland Grant - Sept 13 Speaker #99			06	N/A MD				<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Mr. Grant testified in support of the CMA and Zoning Rewrite and feels they will not negatively impact the Cameron Grove community. He stated Plan 2035 is well thought out, but that the MD 214 corridor is not part of any designated centers yet is concerned that there are proposals to rezone property next to Six Flags which will bring no benefit to the area.</p> <p>Requested:</p>	N	No change to the map
Beverly Simmons- Sept 13 Speaker #100			04	14402 Derby Ridge Road Bowie MD	3760105			<p>Existing:</p> <p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Proposed:</p> <p>Ms. Simmons testified about her concerns on traffic, schools, public safety, infrastructure, walkability and biking, and greenhouse gases and thanked everyone for their work so far. She wishes everyone to pay more attention to climate change and greenhouse gases and work them into the CMA, and to pay attention to the physically-disabled, deaf community, and senior community, expressing the need for more single-level living opportunities.</p> <p>Requested:</p>	N	No change to the map

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Trent Leo-Lierman - Sep 13 Speaker #104			2	N/A		Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Leo-Lierman is affiliated with CASA and facilitated virtual access for eight Hispanic speakers who reside in Langley Park, including Erwin Rodas, Helia Juarez, Gianni Campos, Nilcy Alvarado, Patricia Aleman, Enma Orellana, Carolina Poz, and Juan Cuellar. These residents testified about their concerns of potential displacement and the demolition of their homes as the community looks to redevelop to take advantage of the Purple Line. These residents do not wish to relocate and feel the area provides all the services and access to transit they require and they feel at home in this area. They are concerned they will be priced out and have to split up their community in relocating elsewhere in the region.</p>	N	No change to the map
					Proposed:					
					Requested:					

Greg Smith- Sept 13 Speaker #107			02	N/A		Existing:		<p>This testimony has no bearing on staff's analysis to identify errors in assigning zones based on the 2019 Approved Guide to New Zones.</p> <p>Mr. Smith stated his opposition to the rezoning request submitted by Werrlein Properties (Exhibit 11) to the RSF-A Zone and opposes any use of the CMA to intensify the zoning of land. Mr. Smith urged a second public hearing and common sense reforms to the CMA process.</p>	N	No change to the map
					Proposed:					
					Requested:					

Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
Marcus Daniels - Sept 13 Speaker #110			06	1901 Fernwood Drive Capital Heights MD			Existing: R-R: Rural Residential Proposed: RR: Residential Rural Requested: RMH: Residential Mobile Home	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>Mr. Daniels testified on behalf of Equity Lifestyles, Inc. for property held by MCH Fernwood LLC. The testimony is closely related to Exhibits 16, 17, and 18. Refer to the discussion on those exhibits for more.</p>	N	No change to the map

3. Staff-Confirmed Errors

General Comments Report By Matrix

Thursday, October 21, 2021

9:52:02 AM

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
241	Abdullah Hijazi - Sept 13 Speaker #11	9	Abdullah Hijazi	02	5439 Annapolis Road Hyattsville MD	3763679, 3763687		<p>Existing: M-X-T: Mixed Use Transit Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: CGO: Commercial General and OfficeCS: Commercial Service</p>	<p>MXT-5-11</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests the CS or CGO zones. In reviewing this exhibit, staff determined there was an error made in the staff report for MXT-5-11. The report suggests there are 3 applicable master plan policies providing guidance to this group but there is only 1: Policy 3 on page 42 of the Port Towns Sector Plan is the only applicable policy to this grouping, and it encourages medium-density residential development. This policy</p>	Y	Change the properties included in Mixed-Use Group MXT-5-11 from the CN Zone to the RMF-48 Zone.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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changes the grouping from predominantly nonresidential to predominantly residential, and also changes the recommended zone from CN to RMF-48.

This is an error of the application of the Council's Approved Guide to New Zones.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
238	Speaker #	10	Zahid Feroze	05	5439 Annapolis Road Bladensburg MD	3763679, 3763687, 0134247, 0134254		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: CS: Commercial Service CGO: Commercial General and Office</p>	<p>MXT-5-11</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. Staff has determined that the correct zone was assigned to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.</p> <p>The applicant requests the CS or CGO zones. In reviewing this exhibit, staff determined there was an error made in the staff report for MXT-5-11. The report suggests there are 3 applicable master plan policies providing guidance to this group but there is only 1: Policy 3 on page 42 of the Port Towns Sector Plan is the only applicable policy to this grouping, and it encourages medium-density residential development. This policy changes the grouping from predominantly nonresidential to predominantly residential,</p>	Y	Change the properties included in Mixed-Use Group MXT-5-11 from the CN Zone to the RMF-48 Zone.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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and also changes the recommended zone from CN to RMF-48.

This is an error of the application of the Council's Approved Guide to New Zones.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recommendation
356	Speaker #	90	Dyland Galloway	05	Cheverly MD			<p>Existing: R-55: One-Family Detached Residential</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: ROS: Reserved Open Space</p>	<p>Please see below staff’s analysis of Dylan Galloway’s CMA requests per Exhibit 90.</p> <p>Park clarification – the ROS (Reserved Open Space) Zone vs. residential zoning: This issue was brought to staff’s attention at a December 10, 2019 community meeting in Cheverly. Subsequently, on July 31, 2020, the Planning Director approved Administrative Correction 20-05, correcting the 2018 Approved Greater Cheverly Sector Plan to recommend Parks and Open Space future land uses for Bellamy Park and Legion Park, Gast Park, Magruder Spring Park, and Woodworth Park</p> <p>Pursuant to Administrative Correction 20-05, the online version of the Sector Plan was corrected, and, on October 28, 2020, the Long-Range Planning Section recommended the Countywide Map Amendment Team (memorandum, Rowe/Ruiz to Williams et al, October 28, 2020) Zoning Changes GC10 through GC21, which recommended rezoning then-identified Town of Cheverly parks and M-NCPPC parks within the Sector Plan area to the ROS Zone. Exhibit 159, the Preliminary Zoning Map Errata Sheet, reflects this zoning.</p> <p>Exhibit 90 identifies additional properties that were not</p>	Y	Change the zoning map and assign the ROS Zone to Pinkey’s Park (0.5-acres) located at 5900-5902 Beecher Street and Kilmer Street Park (1.33-acres) located at 6301 Kilmer Street in Cheverly.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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originally captured in Administrative Correction 20-05. Exhibit 90 is correct that two of these properties are public parks, were erroneously identified as residential properties in the 2018 Sector Plan, and should be classified in the Reserved Open Space (ROS) Zone; Pinkey's Park located (0.5-acres) at 5900-5902 Beecher Street and Kilmer Street Park (1.33-acres) located at 6301 Kilmer Street, Cheverly. The remaining parks identified in the testimony are already recommended for the ROS Zone by the CMA.

Exhibit 90 identifies the "58th Place Properties" owned by the Federal government and Town of Cheverly as park properties. However, these properties are not within the right-of-way, environmental setting, or National Register Historic District of the Baltimore-Washington Parkway and are recommended for residential-medium and commercial future land uses by the Sector Plan. The CMA applied the correct zoning to these properties.

Request CGO Zone for the "RDA" Property": The CMA recommends the CGO Zone for this property (5801, 5807, 5809 Annapolis Road). See Zoning Change GC 9.

Properties Currently in the D-D-O/M-U-I Zone between 57th

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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Place, 58th Avenue, and Arbor Street; recommend LTO-c: The 2018 Sector Plan, Map 9, specifically recommends these properties for Residential-Medium future land use. LTO-c zoning in this area is reserved for properties that front on MD 459 (Arbor Street). Both parcels in question contain single-family detached houses, which are prohibited in the LTO-c zone. The CMA recommends the correct zone.

Extend LTO-c zoning to the World Recycling Site which is proposed as IE: The 2018 Sector Plan, Map 9, specifically recommends this property for Employment/Industrial future land use. The CMA recommends the correct zone.

The property just to the south and west of the Cheverly Metro Station split zoned R-55 and I-1; request ROS for the I-1 portion of the property: The 2018 Sector Plan makes the following recommendation specific to this property:

POLICY LU 10

Eliminate split-zoned properties.

Strategy LU 10.1 Ensure that each parcel is zoned to implement the future land use and development recommendations of this plan. Properties include the following:

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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60th Avenue (Tax ID 2062321):
 Currently zoned I-1 (light industrial) and R-55 (One-Family Detached Residential), this parcel should be zoned for single-family residential use. (p. 49)

Furthermore, the 2018 Sector Plan, Map 9, specifically recommends Residential-Medium future land uses on this property.

The CMA applied the correct zone.

[Prince George's] Hospital Property; recommend higher-density, mixed-use zone than CGO: The subject property is not located in a Plan 2035-designated Center and is ineligible for a Transit-Oriented/Activity Center Zone. The highest density zone available for this property is CGO.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
581	Speaker #	159	M-NCPPC Planning Department		N/A				<p>Existing:</p> <p>Countywide Map Amendment - Preliminary Zoning Map Errata Sheet (items identified as of September 3, 2021)</p> <p>Proposed:</p> <p>This staff exhibit lists 9 errata identified prior to the September 13 and 14, 2021 Joint Public Hearings. All errata should be incorporated in the proposed CMA map prior to its approval. Some items, in particular Correction Number 1, have already been incorporated in the proposed Zoning Map.</p> <p>Requested:</p>	Y	Incorporate the identified errata into the proposed zoning map/make the identified corrections to the proposed zones.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
312	John Decker - Sept 14 Speaker #49	170	John Decker	05	3308 Bladensburg Road Brentwood MD	0091421, 0139311, 0139360		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood NAC: Community Activity Center</p> <p>Requested: IE: Industrial/Employment</p>	<p>MXT-5-03.1</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that there is an error in the application of the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix).</p> <p>The subject property has incorrectly been assigned the CN Zone. As seen in the Decision Matrix Report for Property Group MXT-5-03.1, staff mistakenly concluded that the highest intensity abutting zone was Open Space (OS); Agricultural and Preservation (AG) in the new Zoning Ordinance. This conclusion impacted Question 9 of the Mixed-Use Decision Matrix, thereby incorrectly assigning the CN Zone to the properties.</p> <p>The correct abutting zone is Mixed-Use Transit Oriented (M-X-T) Zone, transitioning to the Neighborhood Activity Center (NAC) in the CMA by virtue of being located within the undefined Port Towns Neighborhood Center 1/2 mile radius. As a result, the highest abutting zone is higher than RMF-20 per Question 9 of the decision matrix and takes the user to Question 10. The subject property is located on Bladensburg Road, which</p>	Y	<p>Revise the map to change the zone of MXT-5-03.1</p> <ul style="list-style-type: none"> •Incorrect Zone: Commercial, Neighborhood (CN) •Correct Zone: Commercial, Service (CS)

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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considered a Major road (Arterial). This places the subject property in the correct CS Zone per the Council's Approved Guide.

The applicant requests the IE and not the CS Zone. It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.

This exhibit pertains to several other exhibits in the Record of Testimony, most directly 177 (addendum by Mr. Decker), 223 and 224 (Thomas Haller), 259 (Town of Bladensburg), 278 (Thomas Haller), and 344 (Alicia Melendez).

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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314	Speaker #	177	Lawrence Taub	05	3308 Bladensburg Road Brentwood MD	0139311, 0139360, 0139303, 013986, 0139329, 0139345		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: IE: Industrial/Employment</p>	<p>MXT-5-03.1</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that there is an error in the application of the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix).</p> <p>The subject property has incorrectly been assigned the CN Zone. As seen in the Decision Matrix Report for Property Group MXT-5-03.1, staff mistakenly concluded that the highest intensity abutting zone was Open Space (OS); Agricultural and Preservation (AG) in the new Zoning Ordinance. This conclusion impacted Question 9 of the Mixed-Use Decision Matrix, thereby incorrectly assigning the CN Zone to the properties.</p> <p>The correct abutting zone is Mixed-Use Transit Oriented (M-X-T) Zone, transitioning to the Neighborhood Activity Center (NAC) in the CMA by virtue of being located within the undefined Port Towns Neighborhood Center 1/2 mile radius. As a result, the highest abutting zone is higher than RMF-20 per Question 9 of the decision matrix and takes the user to Question 10. The subject property is located on Bladensburg Road, which</p>	Y	<p>Revise the map to change the zone of MXT-5-03.1</p> <ul style="list-style-type: none"> • Incorrect Zone: Commercial, Neighborhood (CN) • Correct Zone: Commercial, Service (CS)
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ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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considered a Major road (Arterial). This places the subject property in the correct CS Zone per the Council's Approved Guide.

The applicant requests the IE and not the CS Zone. It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.

This exhibit pertains to several other exhibits in the Record of Testimony, most directly 177 (addendum by Mr. Decker), 223 and 224 (Thomas Haller), 259 (Town of Bladensburg), 278 (Thomas Haller), and 344 (Alicia Melendez).

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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357	Speaker #	189	Joyce Tsepas	05	Cheverly MD			<p>Existing: R-55: One-Family Detached Residential</p> <p>Proposed: RSF-65: Residential, Single-Family – 65</p> <p>Requested: ROS: Reserved Open Space</p>	This Exhibit is related to Exhibit 90; full analysis is provided with the analysis of Exhibit 90.	Y	Change the zoning map and assign the ROS zone to Pinkey's Park located (0.5-acres) at 5900-5902 Beecher Street and Kilmer Street Park (1.33-acres) located at 6301 Kilmer Street in Cheverly.
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ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
385	Thomas Haller - Sept 14 Speaker #13	222	Thomas Haller	06	4620 Melwood Road Upper Marlboro MD	1732809		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: RMF-20: Residential, Multifamily-20</p>	<p>MXT-6-20</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that there is an error in the application of the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). The subject property has incorrectly been assigned the CN Zone.</p> <p>As seen in the Decision Matrix Report for Property Group MXT-6-20, staff mistakenly omitted CSP-19004, a Conceptual Site Plan for 475 Townhouses totaling 897,750 sq. ft. This conclusion impacts question 7 of the Mixed-Use Decision Matrix. MXT-6-20 is now considered predominantly residential per Question 7 of the Decision Matrix. The subject properties are located on Melwood Road, which is considered a minor road; placing the subject property in the RMF-20 Zone.</p>	Y	<p>Revise the map to change the zone of MXT-6-20</p> <ul style="list-style-type: none"> •Incorrect Zone: Commercial, Service (CS) •Correct Zone: Residential, Multifamily-20 (RMF-20)

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
386	Thomas Haller - Sept 14 Speaker #13	223	Thomas Haller	05	3320 Bladensburge Road Brentwood MD	0091421		<p>Existing: M-X-T: Mixed Use – Transportation Oriented D-D-O: Development District Overlay</p> <p>Proposed: CN: Commercial Neighborhood</p> <p>Requested: IE: Industrial/Employment</p>	<p>MXT-5-03.1</p> <p>The applicant has requested a zone for the subject property that differs from the proposed zone as identified on the Zoning Map. Staff has determined that there is an error in the application of the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). The subject property has incorrectly been assigned the CN Zone.</p> <p>As seen in the Decision Matrix Report for Property Group MXT-5-03.1, staff mistakenly concluded that the highest intensity abutting zone was Open Space (OS); Agricultural and Preservation (AG) in the new zoning ordinance. This conclusion impacted question #9 of the Mixed-Use Decision Matrix, thereby assigning the CN Zone to the properties.</p> <p>The applicant notes the following staff errors in administering the Mixed-Use Decision Matrix rules for MXT-5-03.1:</p> <p>1. Staff did not consider DSP-02033</p> <p>a. The applicant is correct, DSP-02033 is for the building expansion and consolidated storage</p> <p>b. However, this has no impact on the proposed zone.</p>	Y	<p>Revise the map to change the zone of MXT-5-03.1</p> <ul style="list-style-type: none"> • Incorrect Zone: Commercial, Neighborhood (CN) • Correct Zone: Commercial, Service (CS)

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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2. Staff is wrong in their assessment that there is no master plan guidance to determine the answer to Question 4. The applicant states that Policy 8 on page 32 of the Port Towns Sector Plan “Support small scale transitional development in the industrial area...” Also, the SMA rezoning the property from I-1 to M-X-T contains Footnote 6 restricting industrial uses to the Eastgate Industrial Center.

a. It must be emphasized that the answers to Questions 3, 4, and 5 are used to determine the answer to Question 7 (is the use predominantly residential?). The Port Towns Sector Plan calls for this area to be a mix of uses without explicitly stating if it should be a residential development with supporting commercial or a predominantly commercial development with limited residential. The statement “Encourage workshop structures” within a mixed-use develop does not provide enough guidance to determine the answer to Question 7.

b. Industrial uses are indeed supported per Res. No 12-24, however, it is not the only use supported for the area.

c. Arguendo, if staff were to concede this “error”, it would not change the outcome of the decision matrix.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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3. Staff is wrong in their assessment that there is no abutting zone to this property group.

a. The applicant is correct, staff did not identify the correct abutting zone.

b. The correct abutting zone is the Neighborhood Activity Center (NAC) in the new Zoning Ordinance. As a result, the highest abutting zone is higher than RMF-20 per question 9 of the decision matrix and taking the user to Question 10. The subject property is located on Bladensburg Road, which considered a Major road (Arterial).

c. This places the subject property in the CS Zone

The applicant requests the IE Zone and not the CS Zone. It is important to emphasize that property owners with active entitlements are allowed to proceed with new development or continue existing development projects under the regulations of the current zoning ordinance after the approval of the CMA, so long as the validity period for the entitlement has not expired.

This exhibit pertains to several other exhibits in the Record of Testimony, most directly 163 (Edward Gibbs), 177

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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(addendum by Mr. Decker),
 224 (Thomas Haller), 259
 (Town of Bladensburg), 278
 (Thomas Haller), and 344
 (Alicia Melendez).

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
595	Edward Gibbs - Sept 14 Speaker #38	310	Edward Gibbs	06	15200 Peerless Avenue Upper Marlboro MD	0237792, 0237800, 0237818, 0237826, 0237842, 0237867		<p>Existing: M-X-T: Mixed Use – Transportation Oriented</p> <p>Proposed: IE: Industrial/Employment</p> <p>Requested: RR: Residential Rural</p>	<p>MXT-6-18</p> <p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map. The subject property is location in Mixed-Use group MXT-6-18 a 142-acre area located at the northwest intersection of Robert Crain Highway (US 301) and Marlboro Pike (MD 725). Staff has identified an error in assigned the new zone to the subject property utilizing the rules as outlined in the District Council’s July 2019 Approved Guide to New Zones (Decision Matrix). Exhibit 159 submitted by M-NCPPC’s Planning Department is the Preliminary Zoning Map Errata Sheet. The error is identified as Correction Number 5.</p> <p>Applicant requests rezoning the subject property to the RR Zone based on assertions that proposed IE Zone is not the most similar zone.</p> <p>The only dwelling type permitted in the RR Zone is single-family detached. The errata notes that CSP-19001 was approved in July 2020 permitting the 635,000 sq. ft. of development; 105,000 sq. ft. nonresidential and 530,000 sq. ft. residential multifamily. Prior to the approval of CSP-19001, the subject properties were assigned the Industrial Employment (IE) due to master</p>	Y	The error for MXT-6-18 is noted on Exhibit 159 submitted by M-NCPPC’s Planning Department. This exhibit is the Preliminary Zoning Map Errata Sheet. The zoning map will be corrected to recommend the RR Zone instead of the IE Zone.

ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation
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plan guidance and highest abutting zone. With the approval of CSP-19001 and the rules within the Council's Approved Guide to New Zones, the subject properties are assigned the RMF-48 Zone.

This request also includes 15203, 15204, 15205, 15207, 15208, and 15209 Peerless Avenue, Upper Marlboro.

532	Edward Gibbs - Sept 14 Speaker #38	335	Edward Gibbs	09	No street address provided Brandywine MD	1147271		<p>Existing: C-M: Commercial Miscellaneous R-R: Rural Residential</p> <p>Proposed: RR: Residential Rural</p> <p>Requested: CS: Commercial Service</p>	<p>The applicant has requested a zone(s) for the subject property that differs from the proposed zone(s) as identified on the Zoning Map.</p> <p>Staff has determined that the wrong zone was assigned to the subject property utilizing the rules as outlined in the District Council's July 2019 Approved Guide to New Zones (Decision Matrix). The approval of A-10049-C on October 15, 2019 rezoned the southern-most portion of the subject property to the C-M Zone. The correct zone for this property per the CMA would be the CS Zone, not the RR Zone.</p>	Y	Change the zoning map to assign the CS Zone to the southern portion of the subject property with tax ID 1147271
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ID	Speaker	Exhibit	Applicant	Councilmanic District	Subject Property	Tax ID		Zones	Analysis	MatrixError	Recomendation	
564	Speaker #	383	Joyce Tsepas						<p>Existing:</p> <p>Proposed:</p> <p>Requested:</p>	<p>A small number of errors in staff's application of the Council's Approved Guide to New Zones pertaining to this exhibit have already been identified and are recommended for correction. This exhibit consists of a request for confirmation that Exhibit 189 had been received, and the discussion is contained with the discussion of Exhibit 90, which both this exhibit and 189 reflect in full.</p>	Y	<p>Change the zoning map and assign the ROS Zone to Pinkey's Park (0.5-acres) located at 5900-5902 Beecher Street and Kilmer Street Park (1.33-acres) located at 6301 Kilmer Street in Cheverly.</p>

4. Joint Public Hearing Notice

NOTICE OF A RESCHEDULED PUBLIC HEARING

**THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
WILL HOLD A
VIRTUAL JOINT PUBLIC HEARING
ON THE COUNTYWIDE SECTIONAL MAP AMENDMENT (CMA) FOR PRINCE GEORGE'S
COUNTY**

Due to the COVID-19 Pandemic, and certain legal requirements, the Prince George's County Council made the decision to postpone the previously scheduled November 20, 2020 Joint Public Hearing on the CMA. On April 9, 2021, the Maryland General Assembly passed House Bill 980 amending certain legal requirements of State law, which now allows the County Council to convene with the Planning Board to consider the proposed CMA.

Due to the COVID-19 Pandemic, the County Council also enacted CB-33-2020, and adopted CR-57-2020, to amend the Zoning Ordinance and District Council Rules to allow for public hearings to be conducted virtually or remotely.

Pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland and the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, hereby give notice of a Joint Virtual Public Hearing in order to receive public testimony concerning the CMA.

The CMA consists of all properties within the County except for properties located within the municipal boundaries of the City of Laurel. The CMA, which is most of the County's land area, is also referred to for legal purposes as that portion of the Maryland-Washington Regional District located within Prince George's County.

PUBLIC HEARING DATE/TIME: **Monday, September 13, 2021, at 5:00 p.m.**
Tuesday, September 14, 2021, at 5:00 p.m.

PUBLIC HEARING LOCATION: Virtual Meeting/Remote Participation

Out of concern for the health and safety of the public and County employees, in accordance with provisions of the County Code, the joint public hearing will be conducted virtually with remote participation. Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing.**

The public may view the Joint Virtual Public Hearing via live stream at the link provided at: <https://pgccouncil.us/LIVE>.

****PLEASE NOTE:** Due to the COVID-19 pandemic, County buildings are currently closed or not open to the public. If County operations change and County buildings are open to the public, accommodations may be provided for registered participants to access the virtual hearing and participate from a designated County building, subject to building capacity restrictions and/or

safety protocols. If a County building is designated to facilitate in-person access and participation of the virtual public hearing, the location will be as follows:

**County Administration Building
Council Hearing Room – First Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772**

PURPOSE OF PUBLIC HEARING: To provide all interested persons the opportunity to express their views concerning the CMA.

Members of the public can participate in the following ways:

- 1. If you wish to speak at the hearing:** you must first preregister before 3:00 p.m. on **Thursday**, September 9, 2021. You may sign-up to speak at: <https://pgccouncil.us/Speak>. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Testimony from individual speakers and representatives from a group or groups will be limited up to three minutes.
- 2. All other interested parties may view the meeting via live stream at the link provided at:** <https://pgccouncil.us/LIVE>.
- 3. Written testimony:** Please be advised that written testimony and/or exhibits will also be accepted in lieu of, or in addition to, oral testimony. Written testimony, comments and affidavits will be accepted in electronic format via the Council's eComment portal, rather than by U.S. mail. For those unable to use the portal at <https://pgccouncil.us/Speak>, comments/written correspondence and affidavits may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301)952-5178.

Written comments may be submitted through the close of business on Wednesday, September 29, 2021, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

If you intend to provide testimony at the Virtual Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, **please read carefully the affidavit requirements explained in this notice.**

The public hearing is part of a process leading to the approval of a new zoning map, thereby implementing the zones contained in the new Zoning Ordinance for Prince George's County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018.

If your property is located within that portion of the Maryland-Washington Regional District within Prince George's County (all properties in the County except those located within the City of Laurel), approval of the Countywide Sectional Map Amendment may result in the rezoning of your property, which could then affect your property values and your tax liability.

The CMA is not intended to be a venue for rezoning property except to the extent necessary to implement the new Zoning Ordinance. Nonetheless, if you intend to provide in-person testimony at the Joint Public Hearing on the CMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in

accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council at least 30 days prior to the Joint Public Hearing on the CMA. Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council's eComment portal, rather than by U.S. mail.

If you previously submitted an affidavit in this CMA process, your affidavit is still valid and does not need to be resubmitted. However, the State Public Ethics Law requires you to file a supplemental affidavit if you made a contribution to a Council Member since the submittal of your first affidavit(s).

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>


For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

To view the preliminary zoning map, please visit the Zoning Rewrite website at <http://zoningPGC.pgplanning.com>. Currently, all Prince George's County buildings including libraries and community centers are closed to the public. Copies of the preliminary zoning map will be available for pick up by **Friday, July 30, 2021** from the Prince George's County Planning Department's green distribution boxes (see image below) stationed outside the locations listed below. Please note, that due to the high volume and demand, limited copies of the preliminary zoning map will be available. Locations where copies are exhausted will be replenished periodically:

County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772	
Hillcrest Heights Community Center 2300 Oxon Run Drive, Oxon Hill, MD 20745	
Laurel-Beltsville Senior Activity Center 7120 Contee Road, Laurel, MD 20707	
Southern Regional Technology and Recreation Complex 7007 Bock Road, Fort Washington, MD 20744	
Wayne K. Curry Sports & Learning Center 8001 Sheriff Road, Landover, MD 20785	

Distribution Box

To stay up to date on the Virtual Joint Public Hearing or to find additional information on the Zoning Rewrite and the CMA, please visit the County Council’s project website at <https://pgccouncil.us/ZOR>. For further information, please contact Planning Department staff by telephone: 301-952-4944; by e-mail: Zoningpgc@ppd.mncppc.org; or visit the Zoning Rewrite website: <http://zoningPGC.pgplanning.com>.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release.

**BY ORDER OF THE COUNTY COUNCIL,
 SITTING AS THE DISTRICT COUNCIL,
 PRINCE GEORGE’S COUNTY, MARYLAND**
 Calvin S. Hawkins II, Chair

ATTEST:
 Donna J. Brown
 Clerk of the Council

**THE MARYLAND-NATIONAL CAPITAL PARK
 AND PLANNING COMMISSION**
 By: Asuntha Chiang-Smith
 Executive Director

ATTEST:
 Joseph Zimmerman
 Secretary-Treasurer

5. Joint Public Hearing Agenda



Prince George's County Council

County Administration
Building
14741 Governor Oden
Bowie Drive
Upper Marlboro,
Maryland
20772-3050

Meeting Agenda - Final County Council

Calvin S. Hawkins, II, Chair, At-Large
Monique Anderson-Walker, District 8
Derrick Leon Davis, District 6
Thomas E. Dernoga, District 1
Mel Franklin, At-Large
Dannielle M. Glaros, District 3
Sydney J. Harrison, District 9
Jolene Ivey, District 5
Rodney C. Streeter, District 7
Deni L. Taveras, Vice Chair, District 2
Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Monday, September 13, 2021

5:00 PM

VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>
eCOMMENT PORTAL: <https://pgccouncil.us/SPEAK>

5:00 P.M. - RECONVENE - (VIRTUAL MEETING)

JOINT PUBLIC HEARING:

[JT 09132021](#)

Draft: 1

**JOINT PUBLIC HEARING - THE PRINCE GEORGE'S COUNTY COUNCIL
SITTING AS THE DISTRICT COUNCIL, AND THE
PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
VIRTUAL JOINT PUBLIC HEARING ON:**

**THE COUNTYWIDE SECTIONAL MAP AMENDMENT (CMA)
FOR PRINCE GEORGE'S COUNTY**

Pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland and the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board of

The Maryland-National Capital Park and Planning Commission, is holding a Joint Virtual Public Hearing in order to receive public testimony concerning the CMA. The CMA consists of all properties within the County except for properties located within the municipal boundaries of the City of Laurel. The CMA, which is most of the County's land area, is also referred to for legal purposes as that portion of the Maryland-Washington Regional District located within Prince George's County.

Attachment(s): [09132021 & 09142021 CMA LegalAd](#)
[CMA Record Link \(as of November 3, 2020\)](#)
[CMA Record Update Link \(as of March 31, 2021\)](#)
[CMA Record Update Link \(as of August 7, 2021\)](#)
[CMA Record Update Link \(as of August 20, 2021\)](#)
[CMA Record Update \(as of September 10, 2021\)](#)

HEARING PROCEDURES:

Time limitation of three (3) minutes per speaker has been imposed. Your cooperation in immediately concluding your remarks at that point will be very much appreciated. There will be no relinquishing of time by one speaker to another. Attorneys representing multiple clients will have up to three (3) minutes per client to provide verbal testimony. However, Attorneys are encouraged to consolidate verbal testimony for multiple clients making the same requests, when possible.

Written testimony or comments may be submitted for the record in addition to, or in lieu of, verbal testimony. Written testimony or comments will be accepted in electronic format through the online eComment Portal, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. Comments must be received by the Clerk of the Council no later than Wednesday, September 29, 2021 at 5:00 p.m. and should be addressed to:

The Honorable Calvin S. Hawkins, II, Chair
Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

HEARING AGENDA

- (a) Call to Order
- (b) Introduction of the County Council Members and Planning Board Commissioners
- (c) Introductory remarks by County Council Chair Calvin S. Hawkins, II
- (d) M-NCPPC staff presentation

Derick Berlage, Acting Deputy Planning Director
Planning Department Kierre McCune, Planner Coordinator

- (e) Comments by elected and appointed officials:
- (f) Comments by citizens:

ADJOURN



Prince George's County Council

County Administration
Building
14741 Governor Oden
Bowie Drive
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Meeting Agenda - Final County Council

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Dannielle M. Glaros, District 3
Sydney J. Harrison, District 9
Jolene Ivey, District 5
Rodney C. Streeter, District 7
Deni L. Taveras, Vice Chair, District 2
Todd M. Turner, District 4

Robert J. Williams, Jr., Council Administrator

Tuesday, September 14, 2021

5:00 PM

VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>
eCOMMENT PORTAL: <https://pgccouncil.us/SPEAK>

5:00 P.M. - RECONVENE

[JT 09142021](#)

Draft: 1

JOINT PUBLIC HEARING - THE PRINCE GEORGE'S COUNTY COUNCIL SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION VIRTUAL JOINT PUBLIC HEARING ON:

THE COUNTYWIDE SECTIONAL MAP AMENDMENT (CMA) FOR PRINCE GEORGE'S COUNTY

Pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland and the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, is holding a Joint Virtual Public Hearing in order to receive public testimony concerning the CMA.

The CMA consists of all properties within the County except for properties located within the municipal boundaries of the City of Laurel. The CMA, which is most of the County's land area, is also referred to for legal purposes as that portion of the Maryland-Washington Regional District located within Prince George's County.

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Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

HEARING AGENDA

- (a) Call to Order
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- (d) M-NCPPC staff presentation

Derick Berlage, Acting Deputy Planning Director
Planning Department Kierre McCune, Planner Coordinator

- (e) Comments by elected and appointed officials:
- (f) Comments by citizens:

ADJOURN

6. List of Exhibits

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

Hearing: September 13 & 14, 2021

Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
1.	Letter dated August 22, 2019 To: Council Chair and Acting Deputy Director, Planning Department Re: Countywide Sectional Map Amendment – rezoning of principal residence to LTO; rezoning of Mann Street lot to RMMF-12 or RU and requested changes to the decision matrix Property Addresses: 415 Zelma Avenue, vacant lots in District 5 and District 7 and 4702 Mann Street	Bradley E. Heard	8/23/2019
2.	Rezoning Request Form: Tommy McGhee and Fred McGhee Property Address: 6125 Old Central Avenue, Capitol Heights, MD 20743 Current: R-T & T-D-O Proposed: None specified Request: C-S	Tommy McGhee Fred McGhee Robert Y. Clagett	11/15/2019
3.	Rezoning Request Form: Jackie W. Dickerson and Clara B. Dickerson Property Address: 2917 Ritchie Road, Forestville, MD 20747 Current: R-55 & I-1 Proposed: RSF-65 & I-E Request: IE	Clara B. Dickerson	12/17/2019
4.	Countywide Map Amendment – Preliminary Zoning Map - February 2020 (17 sheets)	Chad Williams, MNCPPC	2/10/2020
5.	Countywide Map Amendment – Aviation Policy Area	Chad Williams, MNCPPC	2/10/2020
6.	Countywide Map Amendment – Military Installation Overlay Zones	Chad Williams, MNCPPC	2/10/2020
7.	Countywide Map Amendment – Greenbelt Neighborhood Conservation Overlay	Chad Williams, MNCPPC	2/10/2020
8.	Countywide Map Amendment – Chesapeake Bay Critical Area Overlay (2015)	Chad Williams, MNCPPC	2/10/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

Hearing: September 13 & 14, 2021

Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
9.	Rezoning Request Form Bladensburg Services, LLC Property Address: 5439 Annapolis Road, Hyattsville, MD 20784 Current: M-X-T Proposed: CN Request: CS or CGO	Abdullah Hijazi, Esq.	2/13/2020
10.	Rezoning Request Form Bladensburg Services, LLC Property Address: 5439, 5445, 5441 Annapolis Road, Bladensburg, MD 20710 Current: MXT Proposed: CN Request: CS or CGO	Nam Commercial Zahid Feroze, Esq.	2/13/2020
11.	Letter dated February 18, 2020 to Clerk of the Council and Rezoning Request Form: Werrlein WSSC, LLC Property Address: 4017 Hamilton Street and 40th Avenue Hyattsville, MD Current: R-55 Proposed: RSF-65 Request: RSF-A	Norman D. Rivera, Esq.	2/18/2020
12.	Letter dated February 19, 2020 to Clerk of the Council and Rezoning Request Form: Total Civil Construction/Buck Lane Holdings, LLC Property Address: 15100 Buck Lane, Upper Marlboro MD 20772 Current: I-1 Proposed: IE Request: I-H	Norman D. Rivera, Esq.	2/19/2020
13.	Rezoning Request Form: Amira Chalabi Property Address: Parcel P & Parcel R, Greenville Road (Tax Account: 1638907 & 1638915) Current: O-S Proposed: AG Request: CGO	Amira Chalabi	2/20/2020
14.	Rezoning Request Form: Tuka Chalabi Property Address: 6212 Seabrook Road, Lanham, MD 20706 Current: R-80 Proposed: RSF-95 Request: NAC	Tuka Chalabi	2/20/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

Hearing: September 13 & 14, 2021

Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
15.	Letter dated February 21, 2020 to Clerk of the Council Rezoning Request Form: Debre Genet Medhane Alem Ethiopian Orthodox Tewahido Church Property Address: 4016 Danville Drive, Temple Hills, MD 20748 Current: R-R Proposed: RR Request: CGO	Midgett S. Parker, Esq.	2/21/2020
16.	Letter dated February 21, 2020 to Clerk of the Council Rezoning Request Form: MHC Fernwood, LLC Property Address: 1901 Fernwood Drive, Capitol Heights, MD 20743 (namely Pt. 2 of Parcel 0189) Current: R-R Proposed: RR Request: RMH	Midgett S. Parker, Esq.	2/21/2020
17.	Letter dated February 21, 2020 to Clerk of the Council Rezoning Request Form: MHC Fernwood, LLC Property Address: 1901 Fernwood Drive, Capitol Heights, MD 20743 (namely Pt. 3 of Parcel 0189) Current: R-R Proposed: RR Request: RMH	Midgett S. Parker, Esq.	2/21/2020
18.	Letter dated February 21, 2020 to Clerk of the Council Rezoning Request Form: MHC Fernwood, LLC Property Address: 2021 Sansbury Road, Upper Marlboro, MD 20774 Current: R-R Proposed: RR Request: RMH	Midgett S. Parker, Esq.	2/21/2020
19.	Letter dated February 21, 2020 to Clerk of the Council Rezoning Request Form: Washington Gas & Light Company Property Address: 2130 Chillum Road, Hyattsville, MD 20782 Current: O-S and T-D-O Proposed: AG Request: IE or IH	Midgett S. Parker, Esq.	2/21/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

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Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
20.	Letter dated February 21, 2020; March 27, 2020 & May 12, 2020 (2) to Clerk of the Council Rezoning Request Form: Harbor View Development, LLC Property Address: 101 - 121 Chippewa Drive; 100 – 110 Crow Drive; 5808 - 6008 Bald Eagle Drive; 6403 and 6407 Oxon Hill Drive Current: R-55 Proposed: R-55 and R-R Request: RTO-L	Traci R. Scudder	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020
B.	Town of Forest Heights letter of support		3/27/2020
C.	Project Overview and letter from Economic Development Corporation		5/13/2020
D.	Updated Affidavits		10/19/2020
21.	Letter dated February 21, 2020 & March 18, 2020 to Clerk of the Council and Rezoning Request Form: Christopher D. Parker and Elizabeth Parker Property Address: 12711 Parker Lane, Clinton, MD 20735 Current: R-A Proposed: R-A Request: R-R	Traci R. Scudder	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020
B.	Statement of Disagreement		3/18/2020
C.	Updated Affidavits		10/19/2020
22.	Letter dated February 21, 2020 & March 18, 2020 to Clerk of the Council and Rezoning Request Form: Parker Heights, LLC Property Address: Piscataway Road, Clinton, MD 20735 Current: R-A Proposed: R-A Request: R-R	Traci R. Scudder	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020
B.	Statement of Disagreement		3/18/2020
C.	Updated Affidavits		10/19/2020

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

Hearing: September 13 & 14, 2021

Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
23.	Letter dated February 21, 2020 & March 18, 2020 to Clerk of the Council and Rezoning Request Form: Parker Five, LLC Property Address: 12720 Parker Lane, Clinton, MD 20735 Current: R-A Proposed: R-A Request: R-R	Traci R. Scudder	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020
B.	Statement of Disagreement		3/18/2020
C.	Updated Affidavits		10/19/2020
24.	Letter dated February 21, 2020 & March 18, 2020 to Clerk of the Council and Rezoning Request Form: Parker Piscataway Fourteen, LLC Property Address: 12700 Parker Lane, Clinton, MD 20735 Current: R-A Proposed: R-A Request: R-R	Traci R. Scudder	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020
B.	Statement of Disagreement		3/18/2020
C.	Updated Affidavits		10/19/2020
25.	Letter dated February 21, 2020 & April 29, 2020 to Clerk of the Council and Rezoning Request Form: Stealth Construction, Inc. Property Address: 7310 Livingston Road, Oxon Hill, MD 20745 Current: R-R Proposed: R-R Request: TBD, *information forthcoming	Traci R. Scudder	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020
B.	Statement of Disagreement		4/29/2020
C.	Updated Affidavits		10/19/2020
26.	Rezoning Request Form: Castellanos, LLC Property Address: 4506 Buchanan Street, Hyattsville, MD 20781 Current: R55 Proposed: RSF-65 Request: CS	Abdullah H. Hijazi	2/21/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

Hearing: September 13 & 14, 2021

Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
27.	Rezoning Request Form: Gladis E. Denham Property Address: 10700 Montgomery Road, Beltsville, MD 20705 Current: RR Proposed: RR Request: CN	Gladis E. Denham	2/21/2020
28.	Rezoning Request Form: William Nahhas Property Address: 4932 Prince George's Avenue, Beltsville, MD 20705 Current: R-R Proposed: RR Request: CS	William Nahhas	2/21/2020
29.	Letter dated February 12, 2020 To: Clerk of the Council Re: Effect on property values near MGM National Harbor	Lewis S. Collins	2/24/2020
30.	Rezoning Request Form: Jose & Lynda S. (Briscoe) Roman Property Address: 11015 & 11019 Livingston Road, Ft. Washington, MD 20744 Current: Residential Proposed: Resident Request: CGO	Jose & Lynda S. (Briscoe) Roman	3/9/2020
31.	Rezoning Request Form: Jose & Lynda S. (Briscoe) Roman Property Address: District 5, Parcel 107 (Unimproved Land Lot at Parcel 107, District 05 Account #0403568) Current: Residential Proposed: Resident Request: CGO	Jose & Lynda S. (Briscoe) Roman	3/9/2020
32.	Letter dated March 9, 2020 To: Clerk of the Council Re: Countywide Sectional Map Amendment (CMA) Comments supersede correspondence presented via August 12, 2019 Property Address: 415 Zelma Avenue Capitol Heights, MD 20743-3126 Request: R-55 and RSF-65 to LTO-E Large Map Included (Scanned in 8 sections)	Bradley E. Heard	3/13/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

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Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
33.	Letter dated March 18, 2020 to Clerk of the Council and Rezoning Request Form: Parker Farms II, LLC Property Address: 14251 Livingston Road, Oxon Hill, MD 20735 Current: R-A Proposed: R-A Request: R-R	Traci R. Scudder	3/18/2020
34.	Rezoning Request Form: Stephen M. Berry and Catherine L. Berry Property Address: 921 Palmer Road, Fort Washington, MD 20744 Current: R-18 Proposed: RMF-20 Request: R-R	Stephen L. Berry	3/31/2020
35.	Letter dated March 31, 2020 to Clerk of the Council and Rezoning Request Form: Forks of the Road, LLC Property Address: Ritchie Marlboro Road, Upper Marlboro, MD 20773 Current: M-X-T Proposed: CN Request: CS	Joseph Addison, II Robert J. Antonetti, Jr. Shiple & Horne, P.A.	3/31/2020
36.	Letter dated March 31, 2020 to Clerk of the Council and Rezoning Request Form: PB&J, LLC Property Address: 1700 Sansbury Road; 1705 and 1709 Ritchie Marlboro Road, Upper Marlboro, MD 20773 Current: M-X-T Proposed: RMF-48 Request: CS	Joseph Addison, II Robert J. Antonetti, Jr. Shiple & Horne, P.A.	3/31/2020
37.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Daniel P. & April M. Smith Property Address: 9336 Annapolis Road, Lanham, MD 20706 Current: R-80 Proposed: RSF-95 Request: CS	Daniel P. & April M. Smith Russell W. Shiple, Esq. Shiple & Horne, P.A.	5/11/2020
38.	Letter dated May 5, 2020 to Clerk of the Council and Rezoning Request Form: PJRLW 202 Limited Partnership Property Address: 202 Maryland Park Drive, Capitol Heights, MD 20743 Current: R-55/T-D-O Proposed: RSF-65 Request: CN	Russell W. Shiple, Esq. Shiple & Horne, P.A.	5/11/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

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Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
39.	Letter dated May 6, 2020 to Clerk of the Council and Rezoning Request Form: 5601 Ryan Luke Highmount Limited Partnership Property Address: 5601 Highmount Lane, Capitol Heights, MD 20743 Current: R-55 Proposed: RSF-65 Request: RSF-A	Russell W. Shipley, Esq. Shipley & Horne, P.A.	5/11/2020
40.	Letter dated May 6, 2020 to Clerk of the Council and Rezoning Request Form: 5603 Pam Highmount Limited Partnership Property Address: 5603 Highmount Lane, Beltsville, MD 20705-2751 Current: R-55 Proposed: RSF-65 Request: RSF-A	Russell W. Shipley, Esq. Shipley & Horne, P.A.	5/11/2020
41.	Letter dated May 5, 2020 to Clerk of the Council and Rezoning Request Form: Donald V. & Katherine L. Borgwardt Property Address: 4400 Powder Mill Road, Capitol Heights, MD 20743 Current: R-R Proposed: R-R Request: R-R	Donald V & Katherine L. Borgwardt Russell W. Shipley, Esq. Shipley & Horne, P.A.	5/11/2020
42.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Hart 3, LLC Property Address: 5019 Brown Station Road, Upper Marlboro, MD 20772 Current: R-R Proposed: R-R Request: CGO	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
43.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Hart 3, LLC Property Address: 13904 Old Marlboro Pike, Upper Marlboro, MD 20772 Current: R-R Proposed: R-R Request: CGO	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
44.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Marlboro Tobacco, Inc. Property Address: 12800 Missouri Avenue, Brandywine, MD 20613 Current: C-M Proposed: C-S Request: C-S	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

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Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
45.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Marlboro Tobacco, Inc. Property Address: 12801 Robert Crain Highway, Brandywine, MD 20613 Current: C-M Proposed: C-S Request: C-S	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
46.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Old Central Avenue Property I, LLC Property Address: 7 SE Robert Crain Highway, Upper Marlboro, MD 20774 Current: R-A Proposed: AR Request: CS	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
47.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Old Central Avenue Property II, LLC Property Address: 11 SE Robert Crain Highway, Upper Marlboro, MD 20774 Current: R-A/C-M Proposed: AR/CS Request: CS	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
48.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Diane L. Wellons III Revocable Trust Property Address: 1 SE Robert Crain Highway, Upper Marlboro, MD 20774 Current: R-E Proposed: R-E Request: CS	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
49.	Letter dated May 4, 2020 to Clerk of the Council and Rezoning Request Form: Thomas L. Wellons Revocable Trust Property Address: 15800 Leeland Road, Upper Marlboro, MD 20772 Current: E-I-A Proposed: LCD and R-R Request: IE	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

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Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
50.	Letter dated May 5, 2020 to Clerk of the Council and Rezoning Request Form: Dyson Road, LLC – (Tax Acct. #1146075) Property Address: Dyson Road No assigned Street address, Brandywine, MD 20613 Current: C-M Proposed: C-S Request: C-S	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
51.	Letter dated May 5, 2020 to Clerk of the Council and Rezoning Request Form: Dyson Road, LLC Property Address: 8901 Dyson Road, Brandywine, MD 20613 Current: C-M Proposed: C-S Request: C-S	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
52.	Letter dated May 5, 2020 to Clerk of the Council and Rezoning Request Form: 8935 Dyson Road, LLC Property Address: 8935 Dyson Road, Brandywine, MD 20613 Current: C-M Proposed: C-S Request: C-S	Russell W. Shipley, Esq. Shipley & Horne, P.A.	7/6/2020
53.	Letter dated February 21, 2020 & August 24, 2020 to Clerk of the Council and Rezoning Request Form: Duvar Family Trust Property Address: 9310 Old Marlboro Pike, Upper Marlboro, MD 20772 Current: C-S-C Proposed: (CGO) Request: C-S	Traci R. Scudder	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020
B.	Statement of Disagreement		8/25/2020
C.	Updated Affidavits		10/19/2020
54.	Letter dated February 21, 2020 & August 24, 2020 to Clerk of the Council and Rezoning Request Form: Khan Properties, LLC Property Address: 2414 Robert Crain Highway, Upper Marlboro, MD 20772 Current: R-R (O-S) Proposed: A-G Request: RSF-A	Traci R. Scudder	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

Hearing: September 13 & 14, 2021

Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
B.	Statement of Disagreement		8/25/2020
C.	Updated Affidavits		10/19/2020
55.	Rezoning Request Form: Juan Aguirre and William Peter D'Amico, III Property Address: 9307 D'Arcy Road, Upper Marlboro, MD 20774 Current: R-R Proposed: R-R Request: IE	Marva Jo Camp, Esq	9/4/2020
56.	Letter dated September 9, 2020 to Clerk of the Council and Rezoning Request Form: Cool Springs Road, LLC Property Address: Cool Springs Road, Hyattsville, MD 20783 Current: R-R Proposed: R-R & AG Request: LTO-e	Arthur J. Horne, Jr., Esq. Shipley & Horne, P.A.	9/14/2020
57.	Letter dated September 10, 2020 to Clerk of the Council and Rezoning Request Form: Mrs. Maria Volpe and Mrs. Sandra Carey Property Address: Cool Springs Road, Hyattsville, MD 20783 Current: R-R Proposed: R-R Request: TAC-e	Arthur J. Horne, Jr., Esq. Shipley & Horne, P.A.	9/14/2020
58.	Letter dated September 11, 2020 to Clerk of the Council and Rezoning Request Form: Greater Morning Star Apostolic Ministries, Inc and Greenwood Park, LLC Property Address: 1700 Ritchie Marlboro Road, Upper Marlboro, MD 20774 Request: I-3/R-T/R-55 Zones to RSF-A Zone	Arthur J. Horne, Jr., Esq. Shipley & Horne, P.A.	9/14/2020
59.	Letter dated September 25, 2020 to Clerk of the Council and Rezoning Request Form: John N. Blake, Jr., TTEE/ Millicent A. Blake Living, Don A. Blake, Guy B. Blake, Joseph N. Blake, Kevin F. Blake, Roslyne D. Blake Property Address: 1800 Mitchellville Road, 1808 Robert Crain Highway, Bowie, MD 20716 Current: R-R Proposed: RR Request: TAC-e	L. Paul Jackson, II, Esq. Shipley & Horne, P.A.	9/29/2020

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
60.	Rezoning Request Form: Debra Sandlin Property Address: Annapolis Road/450 – Gateway Character Area of the Port Towns Sector Plan Current: None provided Proposed: CS Request: NAC, TAC or LTO	Debra Sandlin Town Administrator Town of Bladensburg	4/14/2020
61.	Rezoning Request Form: Jacob L. Yerkie Property Address: 13521 Brandywine Road, Little Worth Subdivision, Brandywine, MD Current: R-R Proposed: RR Request: RSF-A	Jacob L. Yerkie	10/19/2020
62.	Rezoning Request Form: Vivian Dennis and Anthony Dennis Property Address: 6301 Robert Crain Highway, Bowie, MD 20715 Current: R-E and R-R Proposed: RR Request: CS	Midgett S. Parker, Esq.	10/20/2020
63.	Rezoning Request Form: DPJ Properties, LLC, Bowie Motor Company (Contract Purchaser) Property Address: 6501 Robert Crain Highway, Bowie, MD 20715 Current: R-A Proposed: AR Request: CS	Midgett S. Parker, Esq.	10/20/2020
64.	Rezoning Request Form: 59th Avenue Associates, LLC Property Address: 5805, 5807, 5809, 5811 Beecher Street, Cheverly, MD 20785 Current: None specified Proposed: None specified Request: None specified	Philip D. Galiano, Managing Manager	10/20/2020
65.	Email dated October 5, 2020 General Concerns regarding the Dania Hills subdivision	Sherril Thomas	10/5/2020

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Exhibit No.	Item Description	Received From	Date
66.	Rezoning Request Form: Joseph P. Perez Property Address: 5420 Sargent Road, Hyattsville, MD 20782 Current: R-55 Proposed: RMF-20 Requested: RMF-20	Joseph P. Perez	10/16/2020
67.	Rezoning Request Form: Sargent I Cleaners Ltd Property Address: 1316 Chillum Road, Hyattsville, MD 20782 Current: R-55 Proposed: RSF-65 Request: CGO	Paulette Griffin	10/19/2020
68.	Rezoning Request Form: Sargent I Cleaners Ltd Property Address: 5600 Sargent Road, Hyattsville, MD 20782 Current: R-55 Proposed: RSF-65 Request: CGO	Paulette Griffin	10/19/2020
69.	Rezoning Request Form: Benjamin Almquist, Janice Almquist and David Almquist Property Address: 2112 Brinkley Road, Ft. Washington, MD 20744 Current: C-O/R-30C Proposed: CGO/RMF-12 Request: CGO/RMF-48	Benjamin Almquist	10/20/2020
70.	Rezoning Request Form: Onyx Properties LLC Property Address: Parcels 151, 152,153 and 154 Tax Map 147, 29.06 Ac. Off Candy Hill Road Current: R-O-S Proposed: AG Request: AR	Benjamin P. Robertson III	10/20/2020
71.	Rezoning Request Form: Richardson Investment Properties LP, French C. Wallop, Scott M. Goodwyn Property Address: 9911 Brightseat Road, Landover, MD 20785 Current: I-3 Proposed: IE Request: IH	Fred C. Wallop	10/20/2020

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Exhibit No.	Item Description	Received From	Date
72.	Rezoning Request Form: Addison Central Management, LLC Property Address: 6500 - 6502 Central Avenue, Seat Pleasant, MD 20743 Current: C-S-C w/ DDO Proposed: LTO-e Request: RTO-H	Bradley S. Farrar, Esq.	10/30/2020
73.	Rezoning Request Form: Evergreen Ventures, LLC Property Address: 7310 Livingston Road, Oxon Hill, MD 20745 Current: R-R Proposed: R-R Request: MF-20	Traci R. Scudder, Esq.	
A.	Transmittal of Zoning Request, Affidavits and Statement of Disagreement		2/21/2020
B.	Updated Affidavits		10/19/2020
74.	Rezoning Request Form: Accopark, Inc. Property Address: 17317 Pine Drive, Accokeek, MD 20607 Current: R-R Proposed: R-R Request: C-S	Traci R. Scudder, Esq.	2/21/2020
75.	Rezoning Request Form: Bock Limited Partnership c/o Jim Bock Property Address: 14203 Livingston Road, Clinton, MD 20735 Current: R-A Proposed: R-A Request: R-R	Traci R. Scudder, Esq.	
A.	Transmittal of Zoning Request and Affidavits		2/21/2020
B.	Updated Affidavits		10/19/2020
76.	Rezoning Request Form: James E. and Ruby M. Thomas (Tax Account #: 3126828) Property Address: 17010 Old Marshall Hall Road, Accokeek, MD 20607 Current: R-A Proposed: R-A Request: R-E		11/3/2020

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Exhibit No.	Item Description	Received From	Date
77.	Letter dated November 3, 2020 to Clerk of the Council Rezoning Request Form: Cambridge Place at Westphalia, LLC. Property Address: 8711 Westphalia Road, Upper Marlboro, MD 20772 (Tax Map 90, Gird C1; Plat 1 Parcel 1, Plat 1 Parcel 2, Plat 2 Parcel 2, Plat 3 Parcel 2 and Plat 4 Parcel 2) Current: I-1 Proposed: RMF-20 Request: I-3	Arthur J. Horne, Jr. Shiple & Horne, P.A.	11/5/2020
78.	Email dated November 19, 2020 General Concerns regarding rezoning and community issues	Timeka Mcrae	11/19/2020
79.	Letter dated November 20, 2020 to Clerk of the Council Rezoning Request Form: Beverly R. Hall-Keller Property Address: 1810 Mitchellville Road and 1814 Mitchellville Road, Bowie, MD 20716 (Tax Account #s: 07-0732743 and 07-0800102) Current: R-R Proposed: RR Request: TAC-e or CGO	Beverly Hall-Keller	11/21/2020
80.	Email dated December 4, 2020 General Concerns regarding a "special classification" for single family homes	Anthony Powell	12/4/2020
81.	Letter dated December 7, 2020 to Clerk of the Council Re: Town Park Current: O-S Proposed: AG-RES Request: O-S	Town of University Park Lenford C. Carey, Mayor	12/9/2020
82.	Letter dated December 8, 2020 to Clerk of the Council Re: Request for rezoning from residential to commercial Property Address: 3309 Springdale Avenue, District Heights, MD 20747	Angie K. Ko	12/9/2020
83.	Email dated December 9, 2020 General Concerns regarding noise from commercial businesses which abut residential communities	Constance Whalum	12/9/2020

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Exhibit No.	Item Description	Received From	Date
84.	Email dated December 29, 2020 Rezoning Request Form: Frank Fannon, Ryan Fannon, Bennett Omodt, et al, Frank Slye Property Address: 18011 Indian Head Highway, Accokeek, MD (Tax Account #s: 05-0411652 and 05-0318402) Current: R-R Proposed: Non Identified Request: Commercial or Industrial	Frank Fannon	12/29/2020
85.	Rezoning Request Form: Dwight F. Williams Property Address: 9011 Normal School Road, Bowie, MD 20715 (Tax Account # 14-1650399) Current: R-A Proposed: R-A Request: M-X-T (up to 48%)	Dwight F. Williams	3/3/2021
86.	eComment dated October 13, 2020 Concerns about the expense of rezoning request procedures.	Helen Abadzi	10/13/2020
87.	Letter dated March 23, 2020 to Clerk of the Council Re: Greenbelt Neighborhood Conservation Overlay (NCO) Zone, Roosevelt Center, Greenbelt Station South Core, North side of Branchville Road, Board of Education owned properties, Forest Preserve and City Park.	City of Greenbelt Colin A. Byrd, Mayor	10/28/2020
88.	Rezoning Request Form: Carmela Properties, LLLP Property Address: 7591 Annapolis Road, Lanham, MD, Tax Account #: 20-2201408 Current: C-2 Proposed: NAC Request: RTO-H (edge)	Matthew M. Gordon	3/31/2021
89.	Letter dated February 19, 2021 General concerns about crime, finances, and the impact of rezoning on tax rates	Peggie Davis	5/3/2021

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Exhibit No.	Item Description	Received From	Date
90.	Memorandum dated February 21, 2020 (Revised March 15, 2021) Proposed Greater Cheverly Zoning Changes: Park Clarification, RDA Property near Wyndham Hotel, Arbor Street properties, World Recycling, property near Cheverly Metro Station and Hospital property	Cheverly Planning Board Dylan Galloway	5/4/2021 7/27/2021
91.	Letter dated July 30, 2021 Concerns about the impact of zoning changes on tax rates	Carla Gilham	7/30/2021
92.	Zone Intensification of Property Address: 4805 Wheeler Road, Oxon Hill, MD 20745 Request: M-X-T	Chang Sub Lee Mi Ouk Lee	8/5/2021
93.	Rezoning Request Form: 1111 19th Street Associates LP Property Address: Baltimore Avenue, Laurel, MD 20702, Tax Account #1034925 Current: I-3 Proposed: IE Request: E-I-A	Andre Gingles Caleb Gould	8/12/2021
94.	Rezoning Request Form: Craftsman Circle LLC Property Address: 2300 Craftsman Circle, Hyattsville, MD 20781 Current: I-1 Proposed: IE Request: IH	Andre Gingle Maurice Dashiell, Jr.	8/12/2021
95.	Rezoning Request Form: 6710 Oxon Hill Road LLC Property Address: 6710 Oxon Hill Road, Oxon Hill, MD 20745 Current: M-X-T Proposed: IE Request: RTO-L-e	Andre Gingles James Vecchiarelli	8/12/2021
96.	Rezoning Request Form: BE Glenwood LLC Property Address: 6915 Central Avenue, Capitol Heights, MD 20743 Current: R-55 Proposed: RSF-65 Request: RSF-A	Andre Gingles Brian Berman	8/12/2021

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97.	Rezoning Request Form: BE Glenwood LLC Property Address: 6917 Central Avenue, Capitol Heights, MD 20743 Current: R-55 Proposed: RSF-65 Request: RSF-A	Andre Gingles Brian Berman	8/12/2021
98.	Rezoning Request Form: Glenwood Hills Venture, LLP a wholly owned subsidiary of BE Glenwood LLC Property Address: South side of Central Avenue and West side of Shady Glen Drive, Capitol Heights, MD 20743 Current: M-X-T Proposed: RMF-48 Request: RSF-A & IH	Andre Gingles Brian Berman	8/12/2021
99.	Rezoning Request Form: Brinkley Road Associates LLC Property Address: 0 Brinkley Road (1292119), 2423 Brinkley Road (1292515), 2505 Brinkley Road (1292507), 6209 Rosecroft Drive (1292481 & 129249), 6225 Rosecroft Drive (1226422), 6330 Rosecroft Drive (1226430) Current: R-R Proposed: RR Request: IH	Andre Gingles James Vecchiarelli	8/12/2021
100.	Rezoning Request Form: CPSC Hartwick Member, LLC Property Address: 7242 Baltimore Avenue, College Park, MD 20740 Current: M-U-I Proposed: LTO-e Request: LTO-c	Andre Gingles Robert Rosenfeld	8/12/2021
101.	Rezoning Request Form: CPSC Knox Member, LLC Property Address: College Park Shopping Center, 7300 Baltimore Avenue, College Park, MD 20740 Current: M-U-I Proposed: LTO-e Request: LTO-c	Andre Gingles Robert Rosenfeld	8/12/2021

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102.	Rezoning Request Form: Konterra Associates, LLC Property Address: 6401 Van Dusen Road Laurel, MD 20707 Current: R-R Proposed: R-R Request: IH	Andre Gingles Caleb Gould	8/12/2021
103.	Rezoning Request Form: Konterra Associates, LLC Property Address: Muirkirk Road Beltsville, MD 20705 Current: R-R Proposed: R-R Request: IH	Andre Gingles Caleb Gould	8/12/2021
104.	Rezoning Request Form: Livingston Road Associates, LLC Property Address: Livingston Road - 0396622 (Parcel 110) Livingston Road - 0343350 (Parcel 111) Livingston Road - 0396713 (Parcel 112) 10907 Livingston Road - 0308148 (Parcel 114) 10905 Livingston Road - 0308155 (Parcel 115) Livingston Road - 0310094 (Pt Parcel 225) Livingston Road - 0310086 (Pt Parcel 225) Current: I-3 Proposed: IE Request: IH	Andre Gingles James Vecchiarelli	8/12/2021
105.	Rezoning Request Form: National Harbor Beltway, L.C. Property Address: National Harbor Beltway Parcel PT PARCEL 94 Current: MXT (99%) OS (1%) Proposed: RTO-L-E (99%) AG (1%) Request: RTO-L-Core or RTO-H-Core	Andre Gingles James Vecchiarelli	8/12/2021

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106.	Rezoning Request Form: Route 210 Associates, LLC Property Address: West side of Indian Head Highway, between Palmer Road and Kerby Hill Road Current: R-R (79.81 AC) & R-80 (29.88 AC) Proposed: RR (79.81 AC) & RSF-95 (29.88 AC) Request: IE	Andre Gingles James Vecchiarelli	8/12/2021
107.	Rezoning Request Form: Tanger National Harbor, LLC Property Address: 6800 Oxon Hill Road Oxon Hill, MD 20745 Current: M-X-T Proposed: IE Request: RTO-L-e	Andre Gingles Charles Worsham	8/12/2021
108.	Rezoning Request Form: Turkey Flight, LLLP Property Address: 12011 Old Gunpowder Road Beltsville, MD 20705 Current: R-R (71%) O-S (29%) Proposed: RR (71%) AG (29%) Request: RR	Andre Gingles Willie Spicknall	8/12/2021
109.	eComment dated 8/13/2021: General concerns about District County boundaries Property Address: Concerns about the Willburn Community boundaries	Belinda Queen	8/13/2021 & 8/16/2021
110.	Rezoning Request Form: Roach Family Investment Group, LLC Property Address: 7620 Moores Road Brandywine, MD 20613 Current: Wooded/raw land/undeveloped Proposed: Request: RSFA	Sassan Gharai	8/18/2021
111.	Email dated September 7, 20201 Concerns about the CMA close of record and focused development	Paul McVinney	9/7/2021

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112.	Email dated August 26, 2021 Concerns about property values in the County, specifically the Aragona subdivision	Samantha Benjamin-Allen	8/26/2021
113.	Email dated September 1, 2021 Testimony in support to rezoning request Property Address: 2817 Ritchie Road, Forestville, MD 20747, JD Towing	Jack Dickerson, Jr.	9/1/2021
114.	Email dated September 1, 2021 General concerns about restaurants, funding for schools, rental housing, minority-owned businesses, environmental hazards and grocery stores.	Richard DeShay Elliott	9/1/2021
115.	Email dated September 3, 2021 Concerns about the CMA public hearings, requests for intensification, new hearing and review processes Suchitra Balachandran and Kelly Canavan, Accokeek, Mattawoman, Piscataway Creeks Communities Council, Chapman Forest Foundation, Clean Air Prince George's, Community Research, Concerned Citizens of Prince George's County District 4, Friends of Lower, Beaverdam Creek, Friends of Oxon Hill, Friends of Quincy Run Watershed, Greater Accokeek Progressive Activists, Greenbelt Climate Action Network, Heron There Farm, Laurel for the Patuxent, Moyaone Association, The NAACP – Prince George's Chapter, Our Revolution Prince George's, Patuxent Riverkeeper, PGChangemakers, Plane In Hand Farm, Prince George's County Young Democrats, Southern Maryland Audubon Society, Sustainable Hyattsville, West Laurel Civic Association	Multiple Signatories as listed below	9/3/2021
116.	Emails dated September 6, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Peter Loan, Jason Swift, Leah Wolf	9/6/2021
117.	Email dated September 6, 2021 Concerns about zoning amendment near Cameron Grove Community	Eunice P. Owens	9/6/2021
118.	Emails dated September 7, 2021 (Form Letter) Concerns about zoning amendment near Cameron Grove Community	Najmah Aleem, Faith Lyles, Sandra Minor, Hildred Roach-Stafford, Dorothy E. Thomas	9/7/2021

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119.	Emails dated September 7, 2021 (Form Letter) Concerns about accessibility to searchable CMA record	Michael Architzel, Emily Canavan, Amanda Truett	9/7/2021
120.	Email dated September 7, 2021 Concerns about proposed Mitchellville Park Development	Karen L. Mason	9/7/2021
121.	Emails dated September 7, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes Charles Askins, Suchitra Balachandran, Kathy Bartolomeo, Marcella Biggins, Margaret Boles, Vicki Brewer, Denise Brown, Jessica Cabness, Anthony Creamer, Ayanna Crosse, Carroll Dixon, Dominique Edmondson, Mary Ernsberger, Crystal Faison, Ina Fells, Chantel Fuqua, Eleanor Hancock, , Zaneilia Harris, Katherine Henry, Pauletta Hodges-Lewis, Priscilla Johnson, April Kennedy, Diane La Voy, James Lawson, Elena Love, Corine May, Jennifer Mendenhall, Cynthia Newcomer, Linda Nivens, Angela Oddone, Joan Oxendine, Vijay Parameshwaran, Tisha Payne, Bobbie Poe, James Riley, Lore Rosenthal, Annie Shaw, Warren Shelton, James Soulé, Monique Taylor, Shirley Thompson, Wayne Titus, Diane Young, Miller Einsel, Charlene Ben, Kathleen Beres, Bonnie Bick, Victoria Boyer, Brian Bridges, Michael Bridges, Donna Brooks, Ann Butwell, Millicent Carroll, Carol Cooper, Melissa Daston, Susan Dickerson, Susan Barnett, Joyce Evans, Marilyn Guterman, Milly Hall, Jeffrey Harrison, Louis Hemans, Christine Hough, Douglas Igelsrud, Carlasha Jenkins, Geraldine Johnson, Charlie Knapp, Meya Law, Oscar Lawson, Linda Ivey Lewis, Rhonda Long, Jennifer Loss, Susan Mccutchen, Milton Mitchell, Cassandra Ogden, Kathy Ogle, Nicky Penttila, Betty Phelps, Rick Ruggles, Linda Saffell, Beverly Simmons, John Spillane, Stephen Steenrod, Sandra Stephon, Lillian Wilkerson, Levi Zangai, Ren Zheng, Deborah Atkinson	Multiple Signatories as listed below	9/7/2021
122.	Email dated September 7, 2021 Questions regarding rezoning procedures Property Address: 6703 Suitland Road, Morningside, Maryland 20746	Mohammad Javed (Jay, Mo)	9/7/2021
123.	Email and letter dated September 7, 2021 Concerns about proposed Mitchellville Park Development	Phillippa Johnston, President Cameron Grove Community Association, Inc	9/7/2021
124.	Rezoning Request Form: Piscataway Road, LLC Property Address: Piscataway Road South and Tippett Road Current: R-E Proposed: R-E Request: RMS-20	JocCole "JC" Burton Norman Rivera	8/13/2021

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125.	Email dated September 6, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Christine Blackerby	9/6/2021
126.	Emails dated September 7, 2021 (Form Letter) Concerns about zoning amendment near Cameron Grove Community	Dionne Crosby, Karen Mason, Jimmeyer Claire Walker	9/7/2021
127.	Emails dated September 7, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes John and Francis Addison, Carol Boyer, Craig Boyer, Justin Brown, Michael Brown, Sharon Dreher, Lucy Duff, Jane Edmonds, Allison Galloway, Lisa Gunn, Dannine Johnson, Irene Marsh, DJ Owens, Agbedina Roalat, Charles Rones, Gaye Seifeer, Jeri Smith, Robert and Deborah Smith, therapy@doctor-jon, Charmayne Tyler-Jackson, unnamed-phl	Multiple Signatories as listed below	9/7/2021
128.	Emails dated September 8, 2021 (Form Letter) Concerns about accessibility to searchable CMA record	Flora Maina Amwayi, Shakia Barnes, Erica Barry, Milo Bruner, Karen Hoagberg, Michele Mangum, Christina Nienaber, David and Eve Ullrich	9/8/2021
129.	Emails dated September 8, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes Victoria Boucher, Carolyn Bowden, Willene Brown, Shannon Chapman, Marjory Donn, Martha M. Faxio, Paula Jean Freeman, Yvette Graves, Sarah Harper, Virginia Melissa Holland, Sheila Hunt, Asha Jackson, Judy McCalla-Courtney, Velda McGhee, K., Moody, Samuel Mundy, Jr., Edward Porter, Nathan Santry, Mary Wade, Sherry Wilder, Sadie Willoughby, John Wright	Multiple Signatories as listed below	9/8/2021
130.	Emails dated September 8, 2021 (Form Letter) Concerns about zoning amendment near Cameron Grove Community	Tawana Adams, Veronica Groom, Bernadette Vaughn Farley	9/8/2021

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131.	Email dated September 8, 2021 Support for rezoning of Stone Property, North College Park	Ashley Rodriguez	9/8/2021
132.	eComment dated 9/8/2021: General concerns about development, its impact on the climate and preservation of forests	Maureen Fine	9/8/2021
133.	eComment dated 9/8/2021: Comments regarding the Greenbelt Neighborhood Conservation Overlay Zone and requested changes to certain properties within the city	City of Greenbelt Terri Hruby	9/8/2021
134.	Email dated September 9, 2021 Comments regarding the zoning of certain properties in North College Park and in the Hollywood Commercial district	Philip Aronson	9/9/2021
135.	Emails dated September 9, 2021 (Form Letter) Concerns about zoning amendment near Cameron Grove Community	Charles and Priscilla Brown, Sandra Prather, Denise Sloan	9/9/2021
136.	ADDENDUM TO EXHIBIT 70: <i>Map of proposed layout</i> Rezoning Request Form: Onyx Properties LLC Property Address: Parcels 151, 152,153 and 154 Tax Map 147, 29.06 Ac. Off Candy Hill Road Current: R-O-S Proposed: AG Request: AR	Benjamin P. Robertson III	9/9/2021
137.	Email dated September 9, 2021 Concerns about postal trucking depot and related commercial vehicle activity in the Timothy Branch community	Jeffrey Cox	9/9/2021
138.	Letter dated September 13, 2021 To: District Council and Planning Board Re: Implementation of the Countywide Sectional Map Amendment with meticulous attention to ethics consideration and good governance practices	Sierra Club Janet Gingold	9/9/2021

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139.	Email dated September 9, 2021 Concerns about compliance with HB980 and request for community hearings	Herbert Jones III Tantallon Area Civic Association	9/9/2021
140.	eComment dated 9/9/2021: General concerns about transparency and community engagement	Tolson Banner Executive Director, PGCCDC	9/9/2021
141.	Emails dated September 9, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes Sonya Baughman-Jackson, Delores Booker, Dawn Burress, Helen Butt, Gladys Canada, Henry Cole, Christopher Currie, Carter Ferrington, Kelsey Field, Maureen Fine, Mary Forsht-Tucker, Cal Foster, Howard Gordon, Linda Green, Robin Hawley Gorsline, Rick Helmer, Gregory Kitchens, Allison Kole, Cliff Mayo, Kimberly McGriff, Rachel McIntyre, Hattie Moore, Janis Oppelt, Heather O'Rourke Dengler, Nathan Rich, Robert Riddle, William Stellmacher, Carolyn Vaughn, Rochelle Vinson, Sam Williams	Multiple Signatories as listed below	9/9/2021
142.	Rezoning Request Form: Genethia G. Willingham Property Address: 3708 92nd Avenue, Springdale, MD 20769 Current: R-R Proposed: RR Request: RSF-95	Genethia G. Willingham	9/10/2021
143.	Letter dated September 10, 2021 To: Clerk of the Council Re: Countywide Map Amendment 9-13-2021 Public Hearing, Freeway Airport rezoning	Michael M. Bridges	9/10/2021
144.	Email dated September 10, 2021 Concerns about citizen correspondence and communications being deemed ex parte	Sean Canavan on behalf of AMP Creeks Council, Plane In Hand (PIH), Milo Bruner and Kelly Canavan	9/10/2021
145.	eFax dated September 10, 2021 Concerns about exemptions to the Industrial Development (IE) Zone for gas stations near residential dwellings	Dwight Jones	9/10/2021

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146.	<p>Emails dated September 10, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes</p> <p>Linda Aston, Daniel Broder, Nicole Clem, Lisa Joan Reardon, Clarissa Salcedo, Maureen Whalen</p>	Multiple Signatories as listed below	9/10/2021
147.	<p>Emails dated September 11, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes</p> <p>Nancy Bhargava, Kathleen McNeely, Elizabeth Passariello, Marsha Salzberg, Sonya Simek, Ioana Stoica</p>	Multiple Signatories as listed below	9/11/2021
148.	<p>eComment dated 9/12/2021: General concerns compliance with HB980 and exclusion of owner- or agent-initiated zoning applications</p>	Michael Kelley	9/12/2021
149.	<p>Emails dated September 12, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes</p>	Lawanda Harris, Joshua Hudson, Marc Imlay	9/12/2021
150.	<p>Email dated September 12, 2021 Support for zoning to permit hens, rabbits and small livestock</p>	Roberto Gato Echanique	9/12/2021
151.	<p>Emails dated September 13, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes</p> <p>Kathleen Beres, Claudette M. Berry, Adonica Black, Darryl Brown, Jyna Brown, Liz Bryan, Valencia Cam Campbell, Derwin Conwell, Karen Egloff, Gail Elkins, Jeryl Fish, Narvell Hall, Dawn Hobson, Denise Mckenney, Derrick Plummer, Patricia Preware, Deborah Rice, John Rice, Abiodun Salisu, Natalie Stephenson, Tonya Sweat, Linda Thomas, Charlean Thompson, Denise McKan Toyer, Isaac Truth, Viola Underdue-Mitchell, Jerry Williamson, Karen Williamson</p>	Multiple Signatories as listed below	9/13/2021
152.	<p>Email and letter dated September 13, 2021 Concerns about protection of natural resource and agricultural land</p>	Daniel A. Donohue	9/13/2021

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153.	Email dated 9/13/2021 Comments regarding the Greenbelt Neighborhood Conservation Overlay Zone and related limits on home additions	Johanna Goderre	9/13/2021
154.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 108) Concerns about compliance with HB 980	Milly Hall	9/13/2021
155.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 112) Opposition to Mitchellville Park Town Center Project	Linda Ivey Lewis	9/13/2021
156.	Email dated 9/13/2021 Comments regarding rezoning of Route 450/Annapolis Road corridor to the Commercial Service (CS) Zone	Susan McCutchen	9/13/2021
157.	Email dated 9/13/2021 Concerns about compliance with HB 980	Terry Nuriddin	9/13/2021
158.	Email dated 9/13/2021 Concerns about zoning of the following property addresses: 1051 Owens Road, Oxon Hill, MD 1305 Owens Road, Oxon Hill, MD 3110 Perry Street, Mt. Rainier, MD 1215 Heritage Hill Drive, Upper Marlboro, MD	Sami Satouri Quest Realty Management	9/13/2021
159.	Countywide Map Amendment - Preliminary Zoning Map Errata Sheet (items identified as of September 3, 2021)	Kierre McCune, M-NCPPC	9/9/2021
160.	Written statement of verbal testimony provided during the September 14, 2021 Joint Public Hearing (Speaker 36) Concerns about compliance with HB 980 and CMA approval process	Charles Askins	9/14/2021
161.	Email dated 9/14/2021 Concerns about impact on tax rates	Tawana Brown	9/14/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
162.	Letter dated September 14, 2021 To: Council Chair and Planning Board Chair Re: Support with recommendation to address risk of displacement in multifamily residential zones in Transit Centers	Cheryl Cort Coalition for Smarter Growth	9/14/2021
163.	Letter dated 14, 2021 To: Clerk of the Council Re: Public Hearing Issues and Inconsistencies Pertaining to Mixed-Use Zoned Decision Matrix	Edward C. Gibbs, Jr. Gibbs and Haller	9/14/2021
164.	Letter in lieu of verbal testimony (September 13, 2021 hearing speaker number 26) Concerns about housing inequality and environmental justice	Ashley Minor Minor Yet Major, Inc.	9/14/2021
165.	Email dated 9/14/2021 Opposition to the inclusion of the Western Gateway Project into the Adelphi Road-UMGC/UMD Purple Line Station Area Sector Plan and the CMA	Chris Oehrle College Heights Estates Association (CHEA)	9/14/2021
166.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 61) Concerns about climate change	Kathy Ogle	9/14/2021
167.	eComment dated September 14, 2021 Support for adoption of CMA and the County's Transit-oriented Development strategy	Gary Allen	9/14/2021
168.	Emails dated September 14, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes Julia Baltimore, Nancy Bhargava, cmg8wood, Grace Dant, Tamara Davis Brown, Yetunde Ewegbemi, Christine Hanley, Aaron Harris, Franchella Kendall, James McIlhargey, William Peek, Loretta Rich, Virginia Robinson, Jilliam Schweitzer, Valencia Scott, Jeffrey Sowa, tdugg101, William Twyman, Cynthia Vaughn, Rhonda Washington, Leonora Weimer	Multiple Signatories as listed below	9/14/2021
169.	Email dated September 15, 2021 Concerns about a transparent and ethical process	Daniel Broder	9/15/2021

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Exhibit No.	Item Description	Received From	Date
170.	Written statement of verbal testimony provided during the September 14, 2021 Joint Public Hearing (Speaker 49) Rezoning of ten (10) properties Current: M-X-T with I-1 uses Proposed: CN & NAC Request: IE	J.G. Decker The Eastgate Trust	9/15/2021
171.	Email dated September 15, 2021 Concerns about the consequences of development, climate change and citizen participation	Vijay Parameshwaran	9/15/2021
172.	Emails dated September 15, 2021 (Form Letter) Concerns about accessibility to searchable CMA record	Jocelyn SchmidJones	9/15/2021
173.	Emails dated September 15, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Robin Chouce, Barbarol James, Maritsa Serlemitsos-Day, Deborah Taylor	9/15/2021
174.	Email dated September 16, 2021 Concerns about proposed NAC zone and request to zone Cherry Hill/North Autoville neighborhood to NCO	Stasia Myron Hutchinson	9/16/2021
175.	Email dated September 16, 2021 Request for a new zone "Single Family #48"	Anthony Powell	9/16/2021
176.	Emails dated September 16, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes Richard Alexander, Walter Batts, Joe Brice, Carrie Bridges, Corryne Carter, Joyce Dowling, Keima Fludd, Claire Gerhard, Sol Hamilton, Thomas, Kelsall, Mildred Kriemelmeyer, Bryan McCormick, Edward McKenney Sr., Vickie McLean, Nicholas Orrick, LaTasha Ward	Multiple Signatories as listed below	9/16/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
177.	ADDENDUM TO EXHIBIT 170: Rezoning Request Form Property Addresses: 3308 Bladensburg Road 3342 Bladensburg Road 3450-58 Bladensburg Road 3500 Bladensburg Road 3550 Bladensburg Road 3554 Bladensburg Road 3556 Bladensburg Road 3570 Bladensburg Road (aka 3552) 3566-70 Bladensburg Road Vacant land/ Bladensburg Road Current: M-X-T with I-1 uses Proposed: CN & NAC Request: IE	J.G. Decker The Eastgate Trust	9/17/2021
178.	Email dated September 17, 2021 Concerns about citizen participation and compliance with HB 980	Michele Haywood	9/17/2021
179.	Statement dated September 17, 2021 Concerns about the CMA approval process an opposition to zoning intensification request for 2300 Craftsman Circle (Exhibit 94)	Karen Mo Progressive Cheverly	9/17/2021
180.	Email dated September 17, 2021 and Rezoning Request Summary for Property Addresses: 6101 and 6105 Sheriff Road, Capitol Height, MD 20743 Current: I-1 Proposed: IE Request: IH	David M. Struminger Virginia Linen Service (VLS) of Maryland, Inc.	9/17/2021
181.	Emails dated September 17, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Alicia Lyons, Carnation Wooten	9/17/2021
182.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 4) Concerns about municipal inclusion and community outreach and opposition to request by Werrlein at 4017 Hamilton Street and 40 th Avenue in Hyattsville	Hon. Danny Schaible Council Member, City of Hyattsville	9/18/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
183.	Emails dated September 18, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Hal Ginsberg, Serena Parrish	9/18/2021
184.	Emails dated September 19, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Beri Ndifon, Lancelot Ward	9/19/2021
185.	ADDENDUM TO EXHIBIT 122: Rezoning Request Form Property Addresses: 6703 Suitland Road, Morningside, Maryland 20746 6711 Suitland Road, Morningside, Maryland 20746 6815 Suitland Road, Morningside, Maryland 20746	Mohammad Javed (Jay, Mo) Green Bay LLC	9/20/2021
186.	Email dated September 20, 2021 Opposition to town center project near six flags	Joyce Williams	9/20/2021
187.	Emails dated September 20, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Greg Coggeshall, Melissa Daston, Doretha Herald, Stuart Knazik, Krista McCall, Maryl Ridgway, Victoria Ridgway	9/20/2021
188.	Emails dated September 21, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes David Allen, Biana Bostic, Jennifer Boyd-Morin, Lesley Brinton, Carmen Camacho, Peter Daniels, Lenora Dernoga, Joyce Dowling, Jean Gaetjens, Audrey Geatz, Lauren Geatz, Mary Hambleton, Joseph Heidelberger, Anne Humphreys, Bob Humphreys, Brenda Johnson, Alexia Martinez, Kay Miller, Henry Nathan, Harshad Parikh, Nancy Peake, Mary Peters, Monique Roar, Mary Rosenberg, Linda Salmon, Chris Sasiela, James Shotwell, Jane M. Smith, Barbara Sollner-Webb, Tom Taylor, Vanessa van der Have, Judith Wheatley, Justin Woods	Multiple Signatories as listed below	9/21/2021
189.	Email and memorandum dated September 22, 2021 Re: Aligning Zoning in the CMA with the Greater Cheverly Sector Plan	Joyce Tsepas, Chair Cheverly Planning Board	9/22/2021

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Exhibit No.	Item Description	Received From	Date
190.	Emails dated September 22, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Peter Daniels, Cindy Farley, Dean Goeldner, Lil Kitt, Meya Law	9/22/2021
191.	eFax dated September 23, 2021 ADDENDUM TO EXHIBIT 92: <i>Support documentation</i> Zone Intensification of Property Address: 4805 Wheeler Road, Oxon Hill, MD 20745 Request: M-X-T	Tae K. Chung, Esq. on behalf of Lee and Seo Investment Co., Ince, Chang Sub Lee and Mi Ouk Lee	9/23/2021
192.	Email dated September 23, 2021 Re: CMA legislation and adjustments planned for industrial zones	Leilani Lowman on behalf of Leo Brusco Land & Commercial Inc.	9/23/2021
193.	Emails dated September 23, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Rush Kester, Joyce Phillips	9/23/2021
194.	Email dated September 25, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Jacqueline Jackson	9/25/2021
195.	eComment dated September 26, 2021 ADDENDUM TO EXHIBIT 59: Property Addresses: 1800 Mitchellville Road, 1808 Robert Crain Highway, Bowie, MD 20716 Current: R-R Proposed: RR Request: TAC-PD	Don Blake	9/26/2021
196.	Email and letter dated September 27, 2021 Second organizational letter – Request for essential, common-sense reforms to ensure the County-side Map Amendment process is transparent, fair, ethical and legal	Multiple Signatories as listed below	9/29/2021
	Kelly Canavan for Accokeek, Mattawoman, Piscataway Creeks Communities Council, Suchitra Balachandran for Our Revolution Prince George's, Greg Smith for Sustainable Hyattsville, Michael Bridges, Concerned Citizens of Prince George's County District 4 and the Surrounding Areas, Cameron Grove Community Association, Clean Air Prince George's, Friends of Lower Beaverdam Creek, Friends of Oxon Hill, Friends of Quincy Run Watershed, Laurel for the Patuxent, Mattawoman Watershed		

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Exhibit No.	Item Description	Received From	Date
	Society, Moyaone Association, The NAACP – Prince George’s Chapter, North College Park Civic Association, One Westphalia, Our Revolution Prince George’s, Patuxent Riverkeeper, PG Changemakers, Prince George’s County Young Democrats, Progressive Cheverly, Southern Maryland Audubon Society, Sustainable Hyattsville, West Laurel Civic Association		
197.	Letter dated September 27, 2021 To: Council Chair Re: Concerns regarding minimum lot sizes for residential properties	Town of Capitol Heights Hon. Renita Cason, Mayor Pro Tem	09/27/2021
198.	Email dated September 27, 2021 Re: Opposition to Werlein project and its effect on adjacent watershed	Fred Seitz	9/27/2021
199.	Email dated September 27, 2021 Re: Subdivision issues in Caltor Manor/Dania Hills	Sherril Thomas	9/27/2021
200.	Letter dated September 27, 2021 To: Planning Board Chair Re: Suggested land use changes for the College Park, Southern Avenue, Suitland and West Hyattsville metro stations	WMATA Liz Price	9/27/2021
201.	Emails dated September 27, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes Suzanne Aolga, Jennifer Bosworth, Sarah Eisen, Jon Faye, Jennifer Goltz, John Goltz, Peter Loan, Roma Strathman Tara Susman-Pena, Kara Viegas, Sherry Wilder, Francine Williams, Leah Wolf	Multiple Signatories as listed below	9/27/2021
202.	Emails dated September 27, 2021 (Form letter) Opposition to Werrlein project	Helen Butt, Chris Currie, Sarah, Eisen, Jennifer Muller Goltz, Iren Marsh, Tara Susman-Pena	9/27/2021
203.	Emails dated September 28, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes	Multiple Signatories as listed below Victoria Boucher, Claire Flintoff, Marsha Mazz	9/28/2021

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Exhibit No.	Item Description	Received From	Date
204.	Email dated September 28, 2021 (Form letter) Opposition to Werrlein project	Marsha Mazz	9/28/2021
205.	Apparent re-transmittal of Rezoning Request Form (EXH 93): 1111 19th Street Associates LP Property Address: Baltimore Avenue, Laurel, MD 20702, Tax Account #1034925 Current: I-3 Proposed: IE Request: E-I-A	Andre Gingles Caleb Gould	9/28/2021
206.	Apparent re-transmittal Rezoning Request Form (EXH 94): Craftsman Circle LLC Property Address: 2300 Craftsman Circle, Hyattsville, MD 20781 Current: I-1 Proposed: IE Request: IH	Andre Gingles Maurice Dashiell, Jr.	9/28/2021
207.	Rezoning Request Form: 3700 Forestville Road, LLC Property Address: Southwest quadrant of intersection of I-95 and Pennsylvania Avenue Current: I-1 Proposed: IE Request: IH	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
208.	Apparent re-transmittal Rezoning Request Form (EXH 100): CPSC Hartwick Member, LLC Property Address: 7242 Baltimore Avenue, College Park, MD 20740 Current: M-U-I Proposed: LTO-e Request: LTO-c	Andre Gingles Robin Rosenfeld	9/28/2021
209.	Apparent re-transmittal Rezoning Request Form (EXH 95): 6710 Oxon Hill Road LLC Property Address: 6710 Oxon Hill Road, Oxon Hill, MD 20745 Current: M-X-T Proposed: IE Request: RTO-L-e	Andre Gingles James Vecchiarelli	9/28/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
210.	Rezoning Request Form Annapolis Road JOF AAI II LLC Property Address: 6801 Annapolis Road, Hyattsville, MD 20784 Current: M-U-I DDOZ Proposed: CS Request: CGO	Edward Gibbs, Jr. Gibbs and Haller	9/28/2021
211.	Rezoning Request Form Balk Hill Ventures LLC Property Address: Northeast quadrant of intersection of MD 202 and St. Joseph's Drive Current: M-X-T Proposed: RMF-48 Request: CGO	Edward Gibbs, Jr. Gibbs and Haller	9/28/2021
212.	Rezoning Request Form Baltimore Avenue JOA AAI I LLC Property Address: 9604 Baltimore Avenue, College Park, MD 20740 Current: C-S-C DDOZ Proposed: NAC Request: CGO	Edward Gibbs, Jr. Gibbs and Haller	9/28/2021
213.	Apparent re-transmittal Rezoning Request Form (EXH 96): BE Glenwood LLC Property Address: 6915 Central Avenue, Capitol Heights, MD 20743 Current: R-55 Proposed: RSF-65 Request: RSF-A	Andre Gingles Brian Berman	9/28/2021
214.	Apparent re-transmittal Rezoning Request Form (EXH 97): BE Glenwood LLC Property Address: 6917 Central Avenue, Capitol Heights, MD 20743 Current: R-55 Proposed: RSF-65 Request: RSF-A	Andre Gingles Brian Berman	9/28/2021
215.	Apparent re-transmittal Rezoning Request Form (EXH 98): Glenwood Hills Venture, LLP a wholly owned subsidiary of BE Glenwood LLC Property Address: South side of Central Avenue and West side of Shady Glen Drive, Capitol Heights, MD 20743 Current: M-X-T Proposed: RMF-48 Request: RSF-A & IH	Andre Gingles Brian Berman	9/28/2021

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Exhibit No.	Item Description	Received From	Date
216.	Rezoning Request Form Beech Place Industrial Properties LLC Property Address: 4900 Beech Place, Temple Hills, MD 20748 Current: I-1 Proposed: IE Request: IH	Edward Gibbs, Jr. Gibbs and Haller Mark Robinson	9/28/2021
217.	Rezoning Request Form Berwyn Granite LLC Property Address: 5127 Berwyn Road, College Park, MD 20740 Current: I-1 Proposed: IE Request: IH	Edward Gibbs, Jr. Gibbs and Haller Jay Klug	9/28/2021
218.	Rezoning Request Form: American Resource Management Group Limited Partnership Property Address: East side of Westhampton Road, south of its intersection with Central Avenue (MD 21) in Capitol Heights Current: I-1/ DDOZ Proposed: LTO-e Request: IE	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
219.	Rezoning Request Form: Black Eyed Susan LLC Property Address: 12600 Brandywine Road, Brandywine, MD 20613 Current: M-X-T Proposed: RMF-48 Request: RMF-20	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
220.	Rezoning Request Form: BLK Real Estate, LLC Property Address: 9533 Baltimore Avenue, College Park, MD 20740 Current: M-U-I/DDOZ Proposed: NAC Request: CS	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
221.	Email dated September 28, 2021 Opposition to adoption of the Countywide Map Amendment, Neighborhood Conservation Overlay for North College Park	Judy Gail Blumenthal	9/28/2021

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Exhibit No.	Item Description	Received From	Date
222.	Rezoning Request Form: Braveheart Land LLC Property Address: 4620 Melwood Road, Upper Marlboro, MD 20772 Current: M-X-T Proposed: CN Request: RMF-20	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
223.	Rezoning Request Form: Brentwood Development Group LLC Property Address: 3320 Bladensburg Road, Brentwood, MD 20722 Current: M-X-T and Port Towns Sector Plan DDOZ Proposed: Approved guide IE, New Zoning Map CN Request: IE	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
224.	Rezoning Request Form: Brentwood Development Group II LLC Property Address: 3380 Bladensburg Road, Brentwood, MD 20722 Current: M-X-T and Port Towns Sector Plan DDOZ Proposed: NAC Request: IE	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
225.	Email dated September 28, 2021 Support for the Countywide Map Amendment to address affordable housing needs and Local Transit Centers	Steven Brigham	9/28/2021
226.	Apparent re-transmittal Rezoning Request Form (EXH 99): Brinkley Road Associates LLC Property Address: 0 Brinkley Road (1292119), 2423 Brinkley Road (1292515), 2505 Brinkley Road (1292507), 6209 Rosecroft Drive (1292481 & 129249), 6225 Rosecroft Drive (1226422), 6330 Rosecroft Drive (1226430) Current: R-R Proposed: RR Request: IH	Andre Gingles James Vecchiarelli	9/28/2021
227.	Rezoning Request Form Campus Village Shopping Center Joint Venture Property Address: East side of Route 1 between Melbourne Place and Navahoe Street in College Park Current: I-1 Proposed: IE Request: IH	Edward Gibbs, Jr. Gibbs and Haller	9/28/2021

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Exhibit No.	Item Description	Received From	Date
228.	Rezoning Request Form: Cap Heights Central LLC et.al Property Address: Lots 1-8 and 10 in the "Hampton Park" Subdivision Plat Book 249, Plat 75 Current: M-X-T Proposed: I-E Request: CGO	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
229.	Rezoning Request Form: Central Property Group LLC Property Address: North side of Central Avenue, east of its intersection with Norair Avenue Current: M-U-I Proposed: LTO-e Request: CGO	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
230.	Rezoning Request Form: Christmas Farm LLC Property Address: 8200 Rosaryville Road, Upper Marlboro, MD 20772 Current: M-X-T Proposed: I-E Request: CGO	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
231.	Rezoning Request Form: CPHH LLC Property Address: 9400 and 9500 Baltimore Avenue, College Park, MD 20740 Current: M-U-I Proposed: NAC Request: CS	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
232.	Rezoning Request Form: CPSC Knox Member LLC Property Address: 7300 Baltimore Avenue, College Park, MD 20740 Current: M-U-I Proposed: LTO-e Request: LTO-c	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
233.	Email dated September 28, 2021 Re: Zoning of Eastgate Industrial Properties, Cottage City, Maryland	Diane M. Gelespe Denis Hamler	9/28/2021

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Exhibit No.	Item Description	Received From	Date
234.	Rezoning Request Form: Family Center LLC Property Address: North side of Central Avenue, west of its intersection with Jonquil Avenue Current: C-M Proposed: LTO-e Request: CS	Thomas H. Haller, Esq. Gibbs and Haller	9/28/2021
235.	SUPPLEMENTAL FILING TO (EXH 35): Letter dated March 31, 2020 to Clerk of the Council and Rezoning Request Form: Forks of the Road, LLC Property Address: Ritchie Marlboro Road, Upper Marlboro, MD 20773 Current: M-X-T Proposed: CN Request: CS	Joseph Addison, II Robert J. Antonetti, Jr. Shiple & Horne, P.A.	9/28/2021
236.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: GDR III Limited Partnership Property Address: 7901 – 7963 Central Avenue, Capitol Heights, MD 20743 Current: C-S-C Proposed: LTO-e Request: CGO	Thomas H. Haller Gibbs & Haller	9/28/2021
237.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Brandywine Self Storage, LLC Property Address: East side of US 301, south of its intersection with Short Cut Road Current: I-1 Proposed: TAC-e Request: IH	Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021
238.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Hepe Property Property Address: 9007 Westphalia Road, Upper Marlboro, MD 207772 Current: R-R Proposed: RR Request: RSF-A	Rob Strittmatter Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021

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Exhibit No.	Item Description	Received From	Date
239.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: JFS Apollo, LLC Property Address: 9750 Apollo Drive, Largo, MD 20774 Current: M-U-I DDOZ Proposed: RTO-H-e Request: CGO	Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021
240.	Apparent re-transmittal Rezoning Request Form (EXH 102): Konterra Associates, LLC Property Address: 6401 Van Dusen Road, Laurel, MD 20707 Current: R-R Proposed: R-R Request: IH	Andre Gingles Caleb Gould	9/28/2021
241.	Apparent re-transmittal Rezoning Request Form (EXH 103): Konterra Associates, LLC Property Address: Muirkirk Road, Beltsville, MD 20705 Current: R-R Proposed: R-R Request: IH	Andre Gingles Caleb Gould	9/28/2021
242.	Rezoning Request Form: Annapolis Junction Holdings, LP (successor-by-name change to Konterra Limited Partnership) Property Address: 14900 Old Gun Powder Road, Laurel, MD 20707 Current: R-R Proposed: R-R Request: IE	Andre Gingles Caleb Gould	9/28/2021
243.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Lantian Hills LLC Property Address: North and south sides of Wheeler Hills Road in Oxon Hill, MD Current: M-X-T Proposed: RMF-20 Request: CGO	Thomas H. Haller Gibbs & Haller	9/28/2021

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Exhibit No.	Item Description	Received From	Date
244.	Apparent re-transmittal Rezoning Request Form (EXH 104): Livingston Road Associates, LLC Property Address: Livingston Road - 0396622 (Parcel 110) Livingston Road - 0343350 (Parcel 111) Livingston Road - 0396713 (Parcel 112) 10907 Livingston Road - 0308148 (Parcel 114) 10905 Livingston Road - 0308155 (Parcel 115) Livingston Road - 0310094 (Pt Parcel 225) Livingston Road - 0310086 (Pt Parcel 225) Current: I-3 Proposed: IE Request: IH	Andre Gingles James Vecchiarelli	9/28/2021
245.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: M & M Joint Venture, Walter M. Meinhardt, Sr., Meinhardt Investments II LLC Property Address: Southeast quadrant of intersection of Route 301 and Short Cut Road Current: I-1 Proposed: TAC-e Request: IH or IE	Thomas H. Haller Gibbs & Haller	9/28/2021
246.	Email dated September 28, 2021 Re: Opposition to zoning along US 1 and Rhode Island Avenue, north of MD 193 and east of US 1	Carol Macknis	9/28/2021
247.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Manekin Investment Associates 9 LLC Property Address: 9911 Brightseat Road, Landover, MD 20785 Current: I-3 Proposed: IE Request: IH	Thomas H. Haller Gibbs & Haller	9/28/2021
248.	Email dated September 28, 2021 Re: Concerns about CMA process and potential regentrification of the County	Tamara and Howard McKinney	9/28/2021
249.	Email dated September 28, 2021 Re: Support for College Park City Council's requested zoning changes	Elizabeth McMahan	9/28/2021

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Exhibit No.	Item Description	Received From	Date
250.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Queenstown Apartments Limited Partnership Property Address: East side of Queens Chapel Road, north and south of its intersection with Chillum Road Current: R-18 Proposed: RFM-20 Request: RFM-48	Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021
251.	Apparent re-transmittal Rezoning Request Form (EXH 105): National Harbor Beltway, L.C. Property Address: National Harbor Beltway Parcel PT PARCEL 94 Current: MXT (99%) OS (1%) Proposed: RTO-L-E (99%) AG (1%) Request: RTO-L-Core or RTO-H-Core	Andre Gingles James Vecchiarelli	9/28/2021
252.	SUPPLEMENTAL FILING TO (EXH 36): Letter dated March 31, 2020 to Clerk of the Council and Rezoning Request Form: PB&J, LLC Property Address: 1700 Sansbury Road; 1705 and 1709 Ritchie Marlboro Road, Upper Marlboro, MD 20773 Current: M-X-T Proposed: RMF-48 Request: CS	Joseph Addison, II Robert J. Antonetti, Jr. Shipley & Horne, P.A.	9/28/2021
253.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: PBW LLC Property Address: 8415 Ardwick Ardmore Road, Hyattsville, MD 20785 Current: I-1/R-R Proposed: IE/RR Request: IH/RR	Edward C. Gibbs, Jr. Gibbs & Haller Stuart Bannett	9/28/2021
254.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: PRH Bowie LLC Property Address: 16600, 16620, 16700, 16702 Governor's Bridge Road, Bowie, MD 20716 Current: C-M Proposed: TAC-e Request: CS	Thomas H. Haller Gibbs & Haller	9/28/2021

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
255.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Renard Lakes Holdings LLC Property Address: West side of southbound lanes of US 301, approximately 1700 feet north of its intersection with Dyson Road in Brandywine, MD Current: I-1 Proposed: IE Request: IH	Edward C. Gibbs, Jr. Gibbs & Haller	
256.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Renard Lakes Holdings LLC Property Address: Northwest quadrant of the intersection of MD 301 and Dyson Road Current: R-S Proposed: LCD Request: IH	Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021
257.	Email dated September 28, 2021 Re: Support for CMA as a means to affordable housing and upzonings in Local Transit Centers	Sandra Roberts	9/28/2021
258.	Apparent re-transmittal Rezoning Request Form (EXH 106): Route 210 Associates, LLC Property Address: West side of Indian Head Highway, between Palmer Road and Kerby Hill Road Current: R-R (79.81 AC) & R-80 (29.88 AC) Proposed: RR (79.81 AC) & RSF-95 (29.88 AC) Request: IE	Andre Gingles James Vecchiarelli	9/28/2021
259.	Letter dated September 28, 2021 to Council Chair Re: Recommended Zoning for Property Group MXT-5-08 in Bladensburg, MD	Town of Bladensburg Hon. Jocelyn Route	9/28/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
260.	Rezoning Request Form: Route 210 Associates, LLC Property Address: Shapiro -Silver Property (Tax Acct No: 2094613, 2094571, 2094589, 2094597, 2094605, 209621, 2094639, 2095768, 2095735, 2095743, 2095750, 2095776, 2095784, 2095792, 2095800, 2095818, 2105138 Current: R-20/D-D-O Proposed: RSF-A Request: LTO-e or RMF-48	O'Malley, Miles, Nysten & Gilmore, P.A. Nathaniel Forman	9/28/2021
261.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Sharpers Florist, Inc. Property Address: 2101 Brinkley Road, Fort Washington, MD 20744 Current: C-S-C, R-30C, R-R Proposed: CGO, RMF-12, RR Request: CGO, RR	Thomas H. Haller Gibbs & Haller	9/28/2021
262.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Signature 2016 Commercial LLC Property Address: 7009 Berry Road, Accokeek, Maryland 20607 Current: M-X-T Proposed: CN Request: CGO	Edward C. Gibbs, Jr. Gibbs & Haller Robert Smith	9/28/2021
263.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Signature 2016 Commercial LLC Property Address: NE corner of intersection of Berry Road and Manning Road east Current: M-X-T Proposed: RMF-48 Request: CGO	Edward C. Gibbs, Jr. Gibbs & Haller Robert Smith	9/28/2021
264.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Signature 2016 Commercial LLC Property Address: East quadrant of intersection of Berry Road (MD 228) and Indian Head Highway (MD 210) Current: M-X-T Proposed: RMF-48 Request: RSF-A	Edward C. Gibbs, Jr. Gibbs & Haller Mark Somerville	9/28/2021

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Exhibit No.	Item Description	Received From	Date
265.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Signature Land Holdings LLC Property Address: West side of Manning Road east, just north of its intersection with Berry Road (MD 228) Current: M-X-T Proposed: RMF-48 Request: RSF-20	Edward C. Gibbs, Jr. Gibbs & Haller Mark Somerville	9/28/2021
266.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Soresi Family Limited Partnership Property Address: 6720 Saint Barnabas Road, Oxon Hill, MD 20745 and east quadrant of intersection of St. Barnabas Road and Livingston Road Current: Parcel B: C-S-C, Parcel 26: R-80, Parcel 27: R-80 Proposed: Parcel B: CN, Parcel 26: RSF95, Parcel 27: RSF95 Request: CS zone for each parcel or, in the alternative, the CGO zone	Thomas H. Haller Gibbs & Haller	9/28/2021
267.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Route 301 Industrial CPI Limited Partnership Property Address: Northeast quadrant of the intersection of US 301 and Brandywine Road Current: M-X-T Proposed: RMF-48 Request: CGO	Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021
268.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Hannah Storch Property Address: South side of Lanham Severn Road (Route 564), east of its intersection with Seabrook Road Current: C-M Proposed: NAC Request: CS	Thomas H. Haller Gibbs & Haller	9/28/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
269.	Apparent re-transmittal Rezoning Request Form (EXH 107): Tanger National Harbor, LLC Property Address: 6800 Oxon Hill Road Oxon Hill, MD 20745 Current: M-X-T Proposed: IE Request: RTO-L-e	Andre Gingles Charles Worsham	9/28/2021
270.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Velocis Brandywine MZL LP Property Address: East side of US 301, north of its intersection with Timothy Branch Drive Current: C-S-C Proposed: TAC-core Request: TAC-edge	Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021
271.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Camp Springs Allentown LLC Property Address: Northeast quadrant of intersection of Branch Avenue and Allentown Road Current: M-X-T Proposed: RMF-48 Request: CGO and CS, or in the alternative, CGO	Thomas H. Haller Gibbs & Haller	9/28/2021
272.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Virginia Linen Service, Inc. Property Address: 6101 and 6105 Sheriff Road, Capitol Heights, MD 20743 Current: I-1 Proposed: IE Request: IH	Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021
273.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Robert M. Watkins, Jr. Property Address: East side of Baltimore Avenue (Route 1), south of its intersection with Guilford Road Current: R-18, M-U-I, DDOZ Proposed: NAC, RMF-20 Request: RMF-48	Thomas H. Haller Gibbs & Haller	9/28/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
274.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Westphalia Meadows LLC Property Address: South side of Westphalia Road, approximately 1950 west of its intersection with Ritchie Marlboro Road in Upper Marlboro Current: R-M Proposed: LCD Request: RSF-A	Thomas H. Haller Gibbs & Haller	9/28/2021
275.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Woodmore Town Centre, LLC Property Address: Northeast quadrant of intersection of Capital Beltway (I-495) and Landover Road (MD 202) Current: M-X-T Proposed: TAC-e Request: TAC-c	Edward C. Gibbs, Jr. Gibbs & Haller	9/28/2021
276.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: ZP NO 140 LLC Property Address: West side of US Route 301, between its intersections with Chadds Ford Road and Clymer Drive Current: C-S-C, L-A-C, R-M Proposed: TAC-e Request: LCD, CGO	Thomas H. Haller Gibbs & Haller	9/28/2021
277.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: ZP NO 141 LLC Property Address: South side of Central Avenue, east of its intersection with Hill Road Current: C-S-C Proposed: LTO-e Request: CGO	Thomas H. Haller Gibbs & Haller	9/28/2021
278.	eComment dated September 28, 2021 and Rezoning Request Form: Brentwood Development Group II LLC Property Address: 3380 Bladensburg Road, Brentwood, MD 20722 Current: M-X-T and Port Towns Sector Plan DDOZ Proposed: NAC Request: IE	Thomas H. Haller Gibbs & Haller	9/28/2021

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Exhibit No.	Item Description	Received From	Date
279.	eFax dated September 28, 2021 ADDENDUM TO EXHIBIT 68: Rezoning Request Form: Sargent I Cleaners Ltd Property Address: 5600 Sargent Road, Hyattsville, MD 20782 Current: R-55 Proposed: RSF-65 Request: CGO	Paulette Griffin	9/28/2021
280.	Emails dated September 27, 2021 (Form letter) Concerns about the CMA public review and comment process, compliance with HB980, new hearing and review processes Rudolph Blyden, Vernessa Broddie, Michelle Rekstad, Michael Roach, Jared Robinson, Janis Willard Robinson, Paul Robinson, Zelma Willard Robinson, Kimberly SharpsHall, Carolyn Thomas, Carol Tucker	Multiple Signatories as listed below	9/29/2021
281.	Email dated September 29, 2021 (Form letter) Opposition to Werrlein project	Herb Hill	9/29/2021
282.	Letter dated September 29, 2021 to Clerk of the Council and Rezoning Request Form: Crystal and Cristen Williams Property Address: 8100 Neville Place, Fort Washington, MD 20744 Current: R-R Proposed: R-R Request: RDF-65 & RSF-A	Norman D. Rivera, Esq.	9/29/2021
283.	Letter dated September 29, 2021 to Clerk of the Council and Rezoning Request Form: Neighborhood Partners 100 LLC Property Address: 1900 Brightseat Road, Hyattsville, MD 20785 Current: M-X-T/O-S Proposed: TAC-c/AG Request: TAC-e/AG	Christopher L. Hatcher Christopher L. Hatcher LLC	9/29/2021
284.	Rezoning Request Form: Potomac Energy Holdings LLC Property Address: 3333 Naylor Road, Temple Hills, MD 20748 Current: M-X-T Proposed: LTO-c Request: CS	Daniel F. Lynch	9/29/2021

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Exhibit No.	Item Description	Received From	Date
285.	Rezoning Request Form: 4500 St. Barnabas LLC Property Address: 4500 St. Barnabas Road, Holly Tree Road, Temple Hills, MD 20748 Current: C-S-C, R-R Proposed: CGO, RR Request: CGO	Daniel F. Lynch	9/29/2021
286.	Letter dated September 29, 2021 to Council Chair and Planning Board Chair Re: Comments concerning the restrictions placed on the District Council by the Maryland Legislature in its amendment of the Maryland Ethics Code which are in direct conflict with the provision of the Maryland Land Use Code (Regional District Act) and apparent addendum to Rezoning Request Form (EXH 39): 5601 Ryan Luke Highmount Limited Partnership Property Address: 5601 Highmount Lane, Capitol Heights, MD 20743 Current: R-55 Proposed: RSF-65 Request: RSF-A	Russell W. Shipley, Esq. Shipley & Horne, P.A.	9/29/2021
287.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 35) and restatement of concerns filed in Exhibit 64 Rezoning Request Form: 59th Avenue Associates, LLC Property Address: 5805, 5807, 5809, 5811 Beecher Street, Cheverly, MD 20785 Current: None specified Proposed: None specified Request: None specified Supporting letters submitted from Joshua Althouse, Chang An Shieh, Constantine and Amy Efantis, Paul Leavitt	Philip D. Galiano, Managing Manager	9/29/2021
288.	Rezoning Request Form: Inter-Continental Capital LLC Property Address: 6118 Old Central Avenue; 8601 Uline Place; and 4 Uline Place, Capitol Heights, MD 20743 Current: R-55/T-D-O Proposed: RSF-65 Request: CS	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
289.	Rezoning Request Form: KHM Route 3 LLC, TMC 450 LLC Property Address: 6513 AND 6517 NW Robert Crain Highway, Bowie, MD 20715 Current: R-A Proposed: AR Request: CS	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021
290.	Letter dated September 29, 2021 regarding Property Address: 7011 Muirkirk Road Parcel 181 and Parcel 9, 7011 Muirkirk Rockwood Parcel 181 and 7011 Muirkirk Excalibur Parcel 9 Current: unspecified Proposed: NAC Request: I-1	Matthew McCaughey	9/29/2021
291.	Rezoning Request Form: HWH Investors LLC Property Address: 7101 Greenbelt Road, Greenbelt, MD 20770 Current: R-R Proposed: RR Request: RMF-48	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021
292.	Rezoning Request Form: Calvert Road LLC Property Address: 7307 Rhode Island Avenue, College Park, MD 20740 Current: R-55 Proposed: RSF-65 Request: RMF-20	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021
293.	Rezoning Request Form: Potomac Energy Holdings LLC Property Address: 7430 Riggs Road, Hyattsville, MD 20783 Current: C-S-C Proposed: LTO-c Request: CS	Daniel F. Lynch	9/29/2021
294.	Rezoning Request Form: Three Roads Corner LLC Property Address: 7611 Accokeek Road, Brandywine, MD 20613 Current: C-S-C Proposed: CGO Request: CS	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
295.	Rezoning Request Form: 10101 Good Luck Road LLC Property Address: 10101 & 10021 Good Luck Road, Glenn Dale, MD 20769 Current: R-R Proposed: RR Request: IE	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021
296.	Rezoning Request Form: Potomac Energy Holdings LLC Property Address: 10211 Baltimore Avenue, College Park, MD 20740 Current: C-S-C Proposed: CN Request: CS	Daniel F. Lynch	9/29/2021
297.	Rezoning Request Form: 1 Salon Studios LLC Property Address: 10401 Greenbelt Road, Lanham, MD 20706 Current: R-R Proposed: RR Request: CGO	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021
298.	Rezoning Request Form: New Market Free State LLC Property Address: Free State Shopping Center, 15500 Annapolis Road, Bowie, MD 20715 Current: C-S-C & R-R Proposed: CGO & RR Request: CGO	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021
299.	Rezoning Request Form: Juan Lopez Property Address: 16009 Livingston Road, Accokeek, MD 20607 Current: R-A Proposed: AR Request: IE	O'Malley, Miles, Nysten & Gilmore, P.A. Lawrence N. Taub	9/29/2021
300.	Rezoning Request Form: Addison Station LLC (Skip Gault) Property Address: 6232 Addison Road "plus" (Existing 139 Lot Platted Subdivision) Capital Heights, MD 20706 Current: R-T Proposed: R-T Request: RSR-a	Shipley & Horne, P.A. Arthur J. Horne, Jr., Esq.	9/29/2021

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
301.	Rezoning Request Form: Aggregate Industries Land Company, Inc. Property Address: 6705 Accokeek Road, Brandywine, MD 20613 Current: R-R Proposed: RR Request: TAC-e	Daniel F. Lynch	9/29/2021
302.	Rezoning Request Form: CBR Amber Ridge LLC Property Address: On the west side of US 301 (Robert Crain Highway) approximately 1200 feet south of its intersection with Mitchellville Road and 500 feet north of its intersection with Pointer Ridge Drive Current: M-X-T Proposed: RMF-48 Request: RSF-A and CGO or CGO	McNamee Hosea, P.A. Matthew Tedesco	9/29/2021
303.	Letter dated September 29, 2021 To: Council Chair, Planning Board Chair and Planning Director Re: Transparent, equitable, and ethical Countywide Map Amendment process	The AMP Creeks Council Kelly Canavan	9/29/2021
304.	Rezoning Request Form: Bardon Inc. Property Address: 5401 Kirby Road, Clinton, MD 20735 Current: I-2, R-55 Proposed: IH, RR, RSF-95 Request: IH	Daniel F. Lynch	9/29/2021
305.	Email dated September 29, 2021 General Concerns about development along Church road and the zoning text amendment process	Carol Boyer	9/29/2021
306.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 33) and addendum to (EXH 143): Opposition to rezoning of 3900 Church Road, Bowie, MD	Michael Bridges	9/29/2021

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Exhibit No.	Item Description	Received From	Date
307.	Letter dated September 29, 2021 To: Council Chair, Planning Board Chair and Planning Director Re: Lack of public review of CMA process and request for second set of public hearings	Michael Bridges	9/29/2021
308.	Email dated September 29, 2021 Opposition to proposed zoning changes in North College Park and large buildings in residential areas	brujalba@aol.com	9/29/2021
309.	Letter dated September 29, 2021 and Rezoning Request Form: Empirian Village of MD LLC Property Address: West side of intersection of Kenilworth Avenue and Capital Beltway Current: M-U-I/DDOZ Proposed: RTO-L-e Request: RTO-L-c	Justin S. Korenblatt Gibbs and Haller	9/29/2021
310.	Letter dated September 29, 2021 and Rezoning Request Form: Enterprise Office Park, Inc. Property Address: 15200, 15203, 15204, 15205, 15207, 15208, 15209 Peerless Avenue, Upper Marlboro, MD 20772 Current: M-X-T Proposed: IE Request: R-R	Edward Gibbs, Jr. Gibbs and Haller	9/29/2021
311.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: James P. Soresi Property Address: 6218 Livingston Road, Oxon Hill, MD 20745 Current: C-S-C Proposed: NAC Request: CS	Thomas H. Haller Gibbs & Haller	9/29/2021
312.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 108): Concerns about compliance with HB 980 See also Exhibit 154	Milly Hall	9/29/2021

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Exhibit No.	Item Description	Received From	Date
313.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Soresi Family Limited Partnership Property Address: 6246 Oxon Hill Road, Oxon Hill, MD 20745 Current: C-S-C Proposed: NAC Request: CS	Thomas H. Haller Gibbs & Haller	
314.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Concord Plaza II LLC Property Address: 1117-11212 Ritchie Road, Capitol Heights, MD 20743 Current: I-1 Proposed: IE Request: CGO	Thomas H. Haller Gibbs & Haller	
315.	Email dated September 29, 2021 Opposition to proposed zoning changes along US 1, Rhode Island Avenue and north of MD 193 and request for North College Park Neighborhood Conservation Overlay	Mary C. Cook	
316.	Letter dated September 28, 2021 regarding Property Address (See also Exhibit 15): Debre Genet Medhane Alem Ethiopian Orthodox Tewahido Church Property Address: 4016 Danville Drive, Temple Hills, MD 20748 Current: R-R Proposed: RR Request: CGO	Abel Gashe	

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Exhibit No.	Item Description	Received From	Date
317.	Rezoning Request Form: Walton Maryland LLC Property Address: Dobson Property Parcels, Tax Account No: 1133958, 1151992, 1152032, 1156447, 1156447, 1156447, 1156454, 1156454, 1156454, 1156462, 1156470, 1156488, 1156496, 1156504, 1156512, 1156520, 1156538, 1156546, 1156553, 1156561, 1156579, 1156587, 1156595, 1156603, 1156611, 1156629, 1156637, 1156645, 1156652, 1156660, 1156678, 1156686, 1156694, 1156702, 1156710, 1156728, 1156736, 1156744, 1156751, 1156769, 1156777, 1156785, 1156793, 1156801, 1156819, 1156827, 1156835, 1156843, 1156850, 1156868, 1156876, 1156884 Current: R-A & R-E (Pending R-S) Proposed: AR & RE (Pending LCD) Request: RSF-A	O'Malley, Miles, Nysten & Gilmore, P.A. Nathaniel Forman	
318.	Rezoning Request Form: Walton Maryland LLC Property Address: Dobson Property 150 Parcels, Tax Account No: 3215068 15849 McKendree Road, Brandywine, MD 20613 Current: R-R Proposed: RR Request: RSF-A	O'Malley, Miles, Nysten & Gilmore, P.A. Nathaniel Forman	
319.	Rezoning Request Form: Walton Maryland LLC Property Address: Erco Bruso Property, Tax Account No: 1189158 5204 Accokeek Road, Brandywine, MD 20613 Current: R-A Proposed: AR Request: RR	O'Malley, Miles, Nysten & Gilmore, P.A. Nathaniel Forman	
320.	Two emails dated September 29, 2021 Concerns regarding compliance with HB 980 and request for additional public hearings	Joanne Flynn and Nick Newlin Greater Baden Aquasco Citizens Association	

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Exhibit No.	Item Description	Received From	Date
321.	Letter dated September 29, 2021 and Rezoning Request Form: Rodenhauser Family Trust, et. Al (See Exhibits 1-A for All Owners) Freeway Realty LLC Property Address: Parcel 7 Tax Map 54 Grid Map C4; Parcel 49 Tax Map 54 Grid Map C4; Parcel 50 Tax Map 54 Grid Map B3; Parcel 51 Tax Map 54 Grid Map C3; Parcel 57 Map 54 Grid B3; Parcel 58 Tax Map 54 Grid Map B3; Parcel 59 Map 54 Grid Map C3; Parcel 60 Map 54 Grid C4 Current: R-A Proposed: AR Request: RSF-A	Robert J. Antonetti, Jr. Shiple & Horne, P.A.	
322.	Letter dated September 29, 2021 To: Clerk of the Council Re: Transitional Provisions	Edward C. Gibbs, Jr. Gibbs & Haller	
323.	Letter dated September 14, 2021 To: Clerk of the Council Re: Issues and Inconsistencies Pertaining to Mixed-Use Zoned Decision Matrix	Edward C. Gibbs, Jr. Gibbs & Haller	
324.	Rezoning Request Form: Glenn Dale Square LLC (Skip Gault) Property Address: 10203 & 10205 Greenbelt Road, Lanham, MD 20706 Current: R-R Proposed: R-R Request: RMF-12	Shiple & Horne, P.A. Arthur J. Horne, Jr., Esq.	
325.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 95) and addendum to (EXH 71): Rezoning Request Form: Richardson Investment Properties LP, French C. Wallop, Scott M. Goodwyn Property Address: 9911 Brightseat Road, Landover, MD 20785 Current: I-3 Proposed: IE Request: IH	Scott M. Goodwyn	
326.	Letter dated September 29, 2021 To: Clerk of the Council Re: Transit-Oriented or Activity Center Base Zones as a result of the Decision Matrix	Thomas H. Haller Gibbs & Haller	

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Exhibit No.	Item Description	Received From	Date
327.	Rezoning Request Form: The Irmgard H. Hawkins By-Past Trust c/o Timberlake Homes, BT Property Address: 12205 & 12105 Annapolis Road; 5015 Enterprise Road, Bowie, MD 20720 Current: R-E Proposed: RE Request: CN	McNamee Hosea, P.A. Matthew Tedesco	
328.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 38): Concerns about compliance with HB 980 and climate change	Henry S. Cole Environmental Associates, Inc. Clean Air Prince George's	
329.	Letter dated September 29, 2021 re-transmitting Exhibits 9, 26 & 28) Bladensburg Services, LLC (EXH 9) Property Address: 5439 Annapolis Road, Hyattsville, MD 20784 Current: M-X-T Proposed: CN Request: CS or CGO Castellanos, LLC (EXH 26) Property Address: 4506 Buchanan Street, Hyattsville, MD 20781 Current: R55 Proposed: RSF-65 Request: CS William Nahhas (EXH 28) Property Address: 4932 Prince George's Avenue, Beltsville, MD 20705 Current: R-R Proposed: RR Request: CS	Abdullah Hijazi, Esq. Hijazi Law Group LLC	
330.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Michael J. Soresi & James P. Soresi Property Address: 6301 Livingston Road, Oxon Hill, MD 20745 Current: C-S-C Proposed: NAC Request: CGO	Thomas H. Haller Gibbs & Haller	
331.	Letter dated September 28, 2021 Re: Concerns about CMA process and potential regentrification of the County	Beverly John	

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332.	Letter dated September 29, 2021 regarding Property Address: 8100 Martin Luther King, Jr. Blvd, Lanham, MD 20706 Zoning changed without his knowledge	Elgin Jolly	
333.	Letter dated September 29, 2021 regarding Joseph Smith and Sons Concerns about green area open space set asides and parking (Amendment number 2 to CB-13-2018)	Norman D. Rivera, Esq.	
334.	Rezoning Request Form: Walton Maryland LLC Property Address: Kenwood Village Parcels, Tax Account No.: 5566837, 5566848, 556850, 5566861, 5566872, 5566883, 5566894, 5566906, 5566917, 5566928, 5566930, 5566941, 5566952, 5566963, 5566974, 5566985, 5566996, 5567001, 5567012, 5567023, 5567034, 5567045, 5567056, 5567067, 5567078, 5567080, 5567091, 5567103, 5567114, 5567125, 5567136, 5567147, 5567158, 5567160, 5567581, 5567592, 5567604, 5567615, 5567637, 5567648, 5567650, 5567661, 5567672, 5567683, 5567694, 5567706, 5567717, 5567728, 5567978, 5567980, 5567991, 5568005, 568016, 5568027, 5568038, 5568040, 5568051, 5568062, 5568073, 5568084, 5568095, 5568107, 5568118, 5568120, 5568131, 5568142, 5568153, 5568164, 5568175, 5568186, 5568197, 5568200, 5568211, 5568222, 5568233, 5568244, 5568255, 5568266, 5568277 Current: R-S Proposed: LCD Request: RSF-A	O'Malley, Miles, Nylen & Gilmore, P.A. Nathaniel Forman	
335.	Letter dated September 29, 2021 and Rezoning Request Form: Khan Properties LLC Property Address: East side of Missouri Avenue between the northbound and the southbound lanes of US 301 Current: C-M & R-R Proposed: R-R Request: CS	Edward Gibbs, Jr. Gibbs and Haller	

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

Hearing: September 13 & 14, 2021

Record Close: September 29, 2021

EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
336.	Letter dated September 29, 2021 and Rezoning Request Form: MCQ Auto ServiceCenter Inc. Property Address: 15717 Livingston Road, Accokeek, MD 20607 Current: C-M Proposed: RR Request: CS	Edward Gibbs, Jr. Gibbs and Haller	
337.	Letter dated September 29, 2021 Supplement to Public Testimony regarding Exhibits 16, 17 & 18) MHC Fernwood, LLC Property Address (EXH 16): 1901 Fernwood Drive, Capitol Heights, MD 20743 (namely Pt. 2 of Parcel 0189) Current: R-R Proposed: RR Request: RMH Property Address (EXH 17): 1901 Fernwood Drive, Capitol Heights, MD 20743 (namely Pt. 3 of Parcel 0189) Current: R-R Proposed: RR Request: RMH Property Address (EXH 18): 2021 Sansbury Road, Upper Marlboro, MD 20774 Current: R-R Proposed: RR Request: RMH	Midgett S. Parker, Esq.	
338.	Rezoning Request Form: Moore's Corner LLC Property Address: None assigned. Location – East side of MD 5; at the southeast quadrant of its intersection with Moore's Road Current: R-R Proposed: RR Request: CN	McNamee Hosea, P.A. Matthew Tedesco	
339.	Letter dated September 29, 2021 to Clerk of the Council and Rezoning Request Form: NCBP Property LLC (National Capital Business Park) Property Address: 442+/- acre site located north of Leeland Road and west of US 301 Current: R-S, I-1 & R-A Proposed: LCD, IE & AR Request: IH	Robert J. Antonetti, Jr. Shipley & Horne, P.A.	

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

Record Open: September 27, 2019

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
340.	Rezoning Request Form: North Andrew's Employment Park LLC Property Address: 7101, 7151, 7201, 7301, 7100, 7150, 7200, 7300, 7350 Foxley Road, Upper Marlboro, MD 20772 Current: I-4 Proposed: IE Request: HI	Daniel F. Lynch	
341.	Rezoning Request Form: Old Chapel LLC (Skip Gault) Property Address: 6907 & 6909 High Bridge Road and 13512 Old Chapel Road, Bowie, Maryland 20720 Current: R-R Proposed: RR Request: CN	Arthur J. Horne, Jr., Esq. ShIPLEY & Horne, P.A.	
342.	Rezoning Request Form: Patricia A. Bruce Children's Trust u/a/d January 25, 2004 Property Address: 7601, 7607, 7613, Adelphi Road, Hyattsville, MD 20783 Current: R-55 Proposed: RSR-65 Request: NAC	Arthur J. Horne, Jr., Esq. ShIPLEY & Horne, P.A.	
343.	Letter dated September 29, 2021 To: Council Chair Re: Recommended Zoning for Property Group MXT 5-05, Bladensburg, MD	Alicia C. Melendez The Port Towns Community Development Corporation	
344.	Letter dated September 29, 2021 To: Council Chair Re: Recommended Zoning for Property Group MXT 5-08, Bladensburg, MD	Alicia C. Melendez The Port Towns Community Development Corporation	

JOINT PUBLIC HEARING

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Record Open: September 27, 2019

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
345.	Rezoning Request Form: Walton Maryland LLC Property Address: Current: R-S Proposed: LCD Request: RSF-A or RSF-95 Potomac Landing Parcels, Tax Account No: 3919552, 3919560, 3919578, 3919586, , 3919594, 3919602, 3919610, 3919628, 3919636, 3919644, 3919651, 3919669, 3919677, 3919685, 3919693, 3919701, 3919719, 3919727, 3919735, 3919743, 3919750, 3919768, 3919776, 3919784, 3919792, 3919800, 3919818, 3919826, 3919834, 3919842, 3919859, 3919867, 3919875, 3919883, 3919891, 3919909, 3919917, 3919925, 3919933, 3919941, 3919958, 3919966, 3919974, 3919982, 3919990, 3920006, 3920014, 3920022, 3920030, 3920048, 3920055, 3920063, 3920071, 3920949, 3920956, 3920964, 3920972, 3920980, 3920998, 3921004, 3921012, 3921020, 3921038, 3921046, 3921053, 3921061, 3921079, 3921087, 3921095, 3921103, 3921111, 3921129, 3921137, 3921145, 3921152, 3921160, 3921178, 3921186, 3921194, 3921202, 3921210, 3921400, 3921418, 3921426, 3921434, 3921442, 3921459, 3921467, 3921475, 3921483, 3921491, 3921509, 3921517, 3921525, 3921533, 3921541, 3921558, 3921566, 3921574, 3921582, 3921590, 3921608, 3921616, 3921624, 3921632, 3921640, 3921657, 3921665, 3921673, 3921681, 3921699, 3921707, 3921715, 3921723, 3921731, 3921749, 3921756, 3921764, 3921772, 3921780, 3921798, 3921806, 3921814, 3921822, 3921830, 3921848, 3921855, 3921863, 3921871, 3921889, 3921897, 3921905, 3921913, 3921921, 3921939, 3921947, 3921954, 3921962, 3921970, 3921988, 3921996, 3922002, 3922010, 3922028, 3922036, 3922044, 3922051, 3922069, 3922077, 3922085, 3922093, 3922101, 3922119, 3922127, 3922135, 3922143, 3922150, 3922168, 3922176, 3922184, 3922192, 3922200, 3922218, 3922226, 3922234, 3922242, 3922259, 3922267, 3922275, 3922283, 3922291, 3922309, 3922317, 3922325, 3922333, 3922341, 3922358, 3922366, 3922374, 3922382, 3922390, 3922408, 3922416, 3922424, 3922432, 3922440, 3922457, 3922473, 3922481, 3922499, 3922507, 3922515, 3922523, 3922531, 3922549, 3922556, 3922564, 3922572, 3922580, 3922598, 3922606, 3922614, 3922622, 3922630, 3922648, 3922655, 3922663, 3922671, 3922689, 3922697, 3922705, 3922713, 3922739, 3922747, 3922754, 3922762, 3922770, 3922788, 3922796, 3922804, 3922812, 3922820, 3922838, 3922846, 3922853, 3922861, 3922879, 3922887, 3922895, 3922903, 3922911, 3922929, 3922937, 3922945, 3922952, 3922960, 3922978, 3922986, 3922994, 3923000, 3923018, 3923026, 3923034, 3923042, 3923059, 3923067, 3923075, 3923083, 3923091, 3923109, 3923117, 3923125, 3923133, 3923141, 3923158, 3923166, 3923174, 3923182, 3923190, 3923208, 3923216, 3923224, 3923232, 3923240, 3923257, 3923265, 3923273, 3923281, 3923299, 3923307, 3923315, 3923323, 3923331, 3923349, 3923356, 3923364, 3923372, 3923380, 3923398, 3923406, 3923414, 3923422, 3923430, 3923448, 3923455, 3923463, 3923471, 3923489, 3923497, 3923505, 3923513, 3923521, 3923539, 3923547, 3923554, 3923562, 3923570, 3923588, 3923596, 3923604, 3923612, 3923620, 3923638, 3923646, 3923653, 3923679, 3923687, 3923703, 3923711, 3923729, 3924305, 3924313, 3925120	O'Malley, Miles, Nylen & Gilmore, P.A. Nathaniel Forman	
346.	Letter dated September 29, 2021 and Rezoning Request Form: Randolph Scott Property Address: East side of Hill Road, north of its intersection with Central Aveune Current: R-80 Proposed: RSF-95 Request: RSF-A	Edward Gibbs, Jr. Gibbs and Haller	

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
347.	Rezoning Request Form: Prince George's Racing Ventures LLC Property Address: 6336 Rosecroft Drive, Ft. Washington, MD 20744 Current: R-R Proposed: RR Request: IH	McNamee Hosea, P.A. Matthew Tedesco	
348.	Written statement of verbal testimony provided during the September 13, 2021 Joint Public Hearing (Speaker 24): Regarding Property Address; 8500 Dangerfield Road, Clinton, MD 20735 Applicant: Margaret Rogers Current: C-S-C, R-R & MIO Proposed: CGO & R-R Request: R-R	Michele McDaniel Rosenfeld Law Office of MR LLC	
349.	Rezoning Request Form: Walton Maryland LLC Property Address: Saddle Creek Parcels, Tax Account No: 1137017, 1137025, 1140235, 1161199, 1174572, 1182534, 1189091, 1189109, 1189125, 1189141, 1189182, 1189190, 1199323 Current: RE, RR (Pending R-S) Proposed: RE, RR (Pending LCD) Request: RSF-A	O'Malley, Miles, Nysten & Gilmore, P.A. Nathaniel Forman	
350.	Letter dated September 29, 2021 and Rezoning Request Form: Sandpiper Arena Drive LLC Property Address: 1601 Brightseat Road, Landover, MD 20785 Current: I-3 Proposed: IE Request: CGO	Edward Gibbs, Jr. Gibbs and Haller	
351.	Rezoning Request Form: Santos LLC Property Address: 14217 Woodcliff Court, Bowie, MD 20720 Current: R-R Proposed: RR Request: CS	Arthur J. Horne, Jr., Esq. Shipley & Horne, P.A.	

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
352.	Rezoning Request Form: Peter N.G. Schwartz Property Address: Northeast quadrant of the intersection of Old Soper Road, Auth Road and Capital Gateway Drive, Suitland, MD 20746 Current: R-80 Proposed: RSR-95 Request: RTO-L-e	Arthur J. Horne, Jr., Esq. Shipley & Horne, P.A.	
353.	Rezoning Request Form: Juan Scott Property Address: 6143-6145 Old Central Avenue, Capitol Heights, MD 20743 Current: RT/TDO Proposed: RSF-A Request: LTO-C	Bradley S. Farrar, Esq. Shipley & Horne, P.A.	
354.	eComment dated September 29, 2021 Concerns regarding noise in residential neighborhoods near the National Harbor mixed-use development	James Yesinowski	
355.	Letter dated September 29, 2021 to Council Chair and Planning Board Chair Re: Comments suggesting that R-OS zoned properties, no longer used as public land, be administratively placed in the O-S zone	Russell W. Shipley, Esq. Shipley & Horne, P.A.	
356.	Rezoning Request Form: Walton Maryland LLC Property Address: Smith Lake Estates Parcels, Tax Account No: 1183177, 1182690, 1183151, 1177740 Current: R-S Proposed: LCD Request: RSF-A	O'Malley, Miles, Nylen & Gilmore, P.A. Nathaniel Forman	
357.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Soresi Family Limited Partnership Property Address: 6160 Livingston Road, Oxon Hill, MD 20745 Current: C-S-C Proposed: NAC Request: CGO or CS	Thomas H. Haller Gibbs & Haller	

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
358.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Soresi Family Limited Partnership Property Address: 6222 Livingston Road, Oxon Hill, MD 20745 Current: C-S-C Proposed: NAC Request: CGO or CS	Thomas H. Haller Gibbs & Haller	
359.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Soresi Family Limited Partnership Property Address: 6289 Oxon Hill Road, Oxon Hill, MD 20745 Current: I-1 Proposed: NAC Request: IE	Thomas H. Haller Gibbs & Haller	
360.	Rezoning Request Form: South Andrew's Employment Park LLC Property Address: 7400 & 7401 Foxley Road and Woodyard Road, Upper Marlboro, MD 20772 Current: I-4 Proposed: IE Request: HI	Daniel F. Lynch	
361.	Letter dated September 29, 2021 to Clerk of the Council regarding Property Address: Southern Avenue Shopping Center, 801 Southern Avenue, Oxon Hill, Maryland 20745 Rezoning from CGO Zone to RTO-H	Bradley S. Farrar, Esq. Shipley & Horne, P.A.	
362.	Letter dated September 29, 2021 and Rezoning Request Form: Southstar Limited Partnership Property Address: 5200 Chrysler Way, Upper Marlboro, MD 20772 Current: I-1/I-2 Proposed: IE/IH Request: IH	Edward Gibbs, Jr. Gibbs and Haller	
363.	Rezoning Request Form: Supreme Landscaping LLC Property Address: Southeast of the intersection of Crain Highway and Market Place Boulevard Current: R-A Proposed: AR Request: CS	Bradley S. Farrar, Esq. Shipley & Horne, P.A.	

JOINT PUBLIC HEARING

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
364.	Letter dated September 28, 2021 regarding Total Civil Construction Request I-2 Zone for the entire site or the I-H Zone	Norman D. Rivera, Esq.	
365.	Letter dated September 29, 2021 To: Council Chair Re: Concerns about naming configurations, zone changes and impact on Mixed-use Town Center designations	John N. Lestitian Town of Riverdale Park	
366.	Apparent re-transmittal of Rezoning Request Form (EXH 108): Turkey Flight, LLLP Property Address: 12011 Old Gunpowder Road Beltsville, MD 20705 Current: R-R (71%) O-S (29%) Proposed: RR (71%) AG (29%) Request: RR	Andre Gingles Willie Spicknall	
367.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: U-Store Delta Limited Partnership Property Address: 6120 Livingston Road, Oxon Hill, MD 20745 Current: Split-zoned I-1 & RR Proposed: Split-zoned NAC & RR Request: IE for the portion that is proposed NAC	Thomas H. Haller Gibbs & Haller	
368.	Letter dated September 28, 2021 regarding Victoria Falls Planned Retirement Community Requesting down-zoning to Residential	Marvin Storey Victoria Falls HOA Zoning Working Group	
369.	Supplement to Public Testimony regarding Property Address: 6311 & 6301 Robert Crain Highway, Bowie, MD 20715 See also (EXH 62) Rezoning Request Form: Vivian Dennis and Anthony Dennis Property Address: 6301 Robert Crain Highway, Bowie, MD 20715 Current: R-E and R-R Proposed: RR Request: CS	Midgett S. Parker, Esq.	

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
370.	Letter dated September 28, 2021 to Clerk of the Council and Rezoning Request Form: Walker Mill Development Group LLC Property Address: 6666, 1417 & 1419 Walker Mill Road, Capitol Heights, MD 20743 Current: Split-zoned I-1/C-O Proposed: IE/CGO Request: CGO	Thomas H. Haller Gibbs & Haller	
371.	Letter dated September 29, 2021 to Council Chair and Planning Board Chair Re: Comments concerning the restrictions placed on the District Council by the Maryland Legislature in its amendment of the Maryland Ethics Code which are in direct conflict with the provision of the Maryland Land Use Code (Regional District Act) and apparent addendum to Rezoning Request Form (EXH 38): Rezoning Request Form: PJRLW 202 Limited Partnership Property Address: 202 Maryland Park Drive, Capitol Heights, MD 20743 Current: R-55/T-D-O Proposed: RSF-65 Request: CN	Russell W. Shipley, Esq. Shipley & Horne, P.A.	
372.	Email dated September 29, 2021 Location of Middle School and multi-generational center in Landover Hills vicinity	Lee P. Walker	
373.	Supplement to Public Testimony and Rezoning Request: O-S to Industrial, Heavy (IH) See also Rezoning Request Form (EXH 19): Washington Gas & Light Company Property Address: 2130 Chillum Road, Hyattsville, MD 20782 Current: O-S and T-D-O Proposed: AG Request: IE or IH	Midgett S. Parker, Esq.	

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
374.	<p>Rezoning Request Form: Walton Maryland LLC Property Address: Washington Oaks Parcels, Tax Account No.: 341834, 341842, 341859, 341867, 341875, 341883, 341891, 341909, 341917, 341925, 341933, 341941, 341974, 341982, 341990 Current: R-A Proposed: AR Request: RSF-95 or RR</p>	<p>O'Malley, Miles, Nylen & Gilmore, P.A. Nathaniel Forman</p>	
375.	<p>Letter dated September 29, 2021 to Council Chair and Planning Board Chair Re: Comments concerning the restrictions placed on the District Council by the Maryland Legislature in its amendment of the Maryland Ethics Code which are in direct conflict with the provision of the Maryland Land Use Code (Regional District Act) and Supplement to Testimony presented on September 14, 2021 (Speaker 9) Wellons Property: Leeland Road west of Route 301 See also Rezoning Request Form (EXH 49): Thomas L. Wellons Revocable Trust Property Address: 15800 Leeland Road, Upper Marlboro, MD 20772 Current: E-I-A Proposed: LCD and R-R Request: IE</p>	<p>Russell W. Shipley, Esq. Shipley & Horne, P.A.</p>	
376.	<p>Letter dated September 29, 2021 to Council Chair and Planning Board Chair Re: Comments concerning the restrictions placed on the District Council by the Maryland Legislature in its amendment of the Maryland Ethics Code which are in direct conflict with the provision of the Maryland Land Use Code (Regional District Act) and Supplement to Testimony presented on September 14, 2021 (Speaker 9) Wellons Property: Route 301 and Route 214 (Central Avenue) See also Rezoning Request Form (EXH 47): Old Central Avenue Property II, LLC Property Address: 11 SE Robert Crain Highway, Upper Marlboro, MD 20774 Current: R-A/C-M Proposed: AR/CS Request: CS</p>	<p>Russell W. Shipley, Esq. Shipley & Horne, P.A.</p>	

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EXHIBIT LIST			
Exhibit No.	Item Description	Received From	Date
377.	Letter dated September 29, 2021 regarding access to documents and compliance with HB 980 and County Zoning Plan 2035	Jody Wildy	
378.	Rezoning Request Form: Winshire Park LLC (Skip Gault) Property Address: 11210 Brown Road, Upper Marlboro, MD 20774 Current: R-R Proposed: RR Request: CN	Shipley & Horne, P.A. Arthur J. Horne, Jr., Esq.	
379.	Email dated September 29, 2021 Opposition to zoning map amendment and zoning types along US 1 and Rhode Island Avenue	Gran Wilson	
380.	Revised letter dated September 29, 2021 to Council Chair and Planning Board Chair Re: Comments concerning the restrictions placed on the District Council by the Maryland Legislature in its amendment of the Maryland Ethics Code which are in direct conflict with the provision of the Maryland Land Use Code (Regional District Act) – to be applied to all previous submissions	Russell W. Shipley, Esq. Shipley & Horne, P.A.	
381.	Rezoning Request Form: Marleigh Park LLC (Skip Gault) Property Address: 4301 Enterprise Road, Bowie, MD 20720 Current: R-E Proposed: RE Request: RSF-a	Shipley & Horne, P.A. Arthur J. Horne, Jr., Esq.	
382.	eComment dated September 29, 2021 Preservation of forest owned by the State of Maryland located between Windsor Lane and Campus Drive adjacent to University of Maryland	David Hickam	
383.	eComment dated September 29, 2021 Seven recommendations to align zoning with Greater Cheverly Sector Plan – See also Exhibit 189	Joyce Tsepas, Chair Cheverly Planning Board	

JOINT PUBLIC HEARING

COUNTY-WIDE SECTIONAL MAP AMENDMENT

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Hearing: September 13 & 14, 2021

7. List of Speakers – September 13, 2021

ELECTED AND APPOINTED OFFICIALS:

NAME	ORGANIZATION
1. The Hon. Noah Waters	Mayor of Eagle Harbor
2. The Hon. Fazlul Kabir	Council member, City of College Park
3. The Hon. Mary Lehman	MD House of Delegates
4. Danny Schaible	Council Member, City of Hyattsville
5. Michael McMahon	City of New Carrollton
6. Martha Wells	Town of University Park
7. Kate Powers	City of Hyattsville
8. Belinda Queen	Wilburn Community & Central Civic Association

CITIZENS:

NAME	ORGANIZATION
9. Abraham Diallo	
10. Alberta Redwolf	
11. Abdullah Hijazi	Hijazi Law Group, LLC
12. Jackie Harris	
13. Shenna Ross	
14. Andre' Coates	Maryland Community Connection
15. Paul Woodburn	Property Owner
16. Jack Dickerson	JD Towing Inc
17. Olegario Gonzalez	N/A
18. Segun Agbaje	
19. Theresa Dudley	Citizen
20. Bonnie Bick	Mattawoman Watershed Society
21. William Walker	
22. Tommy Wellons	
23. Carol Boyer	Concerned Citizens of District 4 and Surrounding Areas
24. Michele Rosenfeld	The Law Office of Michele Rosenfeld, LLC
25. Sandra Mason	Homeowner
26. Ashley Minor	Minor Yet Major Inc
27. Barry Abrams	
28. Phillipa Johnston	Cameron Grove Community Association, Inc
29. Madeline Kochen	
30. Zula Crutchfield	Resident Beechtree Development (Community)
31. Charmayne Tyler-Jackson	Marwood Senior Community
32. Barbara Sollner-Webb	President of West Laurel Civic Assn
33. Michael Bridges	Concerned Citizens of Prince Georges County and Surrounding Areas
34. Charles Rones	
35. Philip Galiano	59th Avenue Associates, LLC

NAME	ORGANIZATION
36. Linda Briscoe Roman	Owner
37. Lind Thompson	Glenn Dale Citizens Association
38. Henry Cole	Clean the Air Prince George's County
39. Ali Abbasi	RIVUS
40. Richard Patterson	RRR Automotive - Toyota of Bowie and Kia of Bowie
41. Brandon Bellamy	Velocity Capital LLC
42. Johanna Goderre	None
43. Ruby Thomas	
44. Bruce Levine	M. Leo Storch Mgmt. Corp.
45. Tolores Holmes	
46. Janet Gingold	Sierra Club
47. Anthony Trasatti	Carmela Properties, LLLP
48. William Pommerehn	Condominium board for The Courts at Regent Park
49. Glen Stephens	DGGJ
50. Berkeley Shervin	The Wilkes Company
51. Chang Lee	Jumbo Food International
52. Mi Lee	Jumbo Food International
53. John Neufeld	
54. Kevin Kennedy	NAI The Michael Companies
55. Peter Herring	P, B & J, LLC
56. Tom Clark	M. L. Clark Real Estate, Inc.
57. Jim Clark	Signature 2016 Commercial, LLC
58. Joseph Addison	Forks of the Road LLC
59. Hazel Robinson	Tantallon Square Area Civic Association
60. Charles Bailey	Generation Properties LLC
61. Kathy Ogle	Homeowner and Resident
62. Maria Mackie	Private Homeowner
63. James Soresi	Property Owner
64. Robert Smith	Signature 2016 Commercial, LLC
65. Nicholas Cintron	Caruso Homes
66. Mildred Kriemelmeyer	
67. Maureen Fine	Salutation
68. Bob Elliott	Lantian Development
69. Blake Esherick	Renard Lakes Holdings LLC

NAME	ORGANIZATION
70. Midgett Parker	Washington Gas Light, 2130 Chillum Road, Hyattsville, MD
	Representing: <ul style="list-style-type: none"> • Bowie Motor Company - Property Address: 6501 Crain Highway, Bowie, Maryland 20715 • Debre Genet Medhane Alem Ethiopian Orthodox Tewahido Church - Property Address: 4016 Danville Drive, Temple Hills, Maryland 20748 • Dennis, Vivian - Property Address: 6301 & 6311 Crain Highway, Bowie, Maryland 20175 • Fernwood Mobile Home Community - Property Address: 2021 Sansbury Road, Upper Marlboro, Maryland 20744 & 1901 Fernwood Drive, Capitol Heights, Maryland 20743 • Washington Gas & Light Company - Chillum Site - Property Address: 2130 Chillum Road, Hyattsville, Maryland 20783
71. Jamison Weinbaum	MidCity Financial Corporation
72. Carter Rise	Sandpiper LLC
73. Julian Haffner	YK Law LLP
74. Vivian Dennis	Vivian Dennis Property - 6311 Crain Highway
75. Abraham Helal	Central Property Group, LLC
76. Jim Murray	Equity LifeStyle Properties - MHC Fernwood LLC
77. Abel Gashe	Debre Genet Medhane Alem Ethiopian Orthodox Tewahido Church
78. Dan Smith	Friends of Lower Beaverdam Creek
79. Kreshnik Krasniqi	Bowie Motor Company
80. Joanne Flynn	Greater Baden Aquasco Citizens Association
81. Heather O'Rourke	
82. Herbert Jones	President - Tantallon North Area Civic Association and a member of the Alliance for Greater County Transparency
83. Mary Cook	North College Park Community Association
84. Adam Tucker	ZP No. 140, LLC
85. Dawit Zena	Masterworks Design & Construction LLC
86. Alex Lyles	Velocity Capital LLC
87. Maralei Tang	Resident
88. Lillian Beckley	Private Citizen
89. Richard Thometz	Hailey Development, LC
90. Mike Fitzgerald	Hailey Development
91. Mallory Johnson	Ritchie Heights/Ritchie Manor Civic Association
92. Miller Einsel	
93. Peter Gentieu	NASA/Retired
94. Lori Makle-Sellman	
95. Scott Goodwyn	Property Owner
96. Gary Allen	
97. Tamara Davis Brown	
98. Derrick Southerland	
99. Cleveland Grant	Cameron Grove HOA

NAME

ORGANIZATION

100.	Beverly Simmons	Concerned Citizens
101.	Anthony Gorski	Anthony G. Gorski LLC
102.	Jocole Burton	Piscataway Road I, LLC
103.	Tori Martinez	Property Owner
104.	Trent Leo-Lierman	CASA
	Providing virtual meeting access to:	
	<ul style="list-style-type: none">• Miriam Moran• Erwin Rodas• Helia Juarez• Ruby Salazar• Eddy Monterroso• Gianni Campos• Nilcy Alvarado• Patricia Aleman• Enma Orellana• Carolina Poz• Juan Cuellar	
105.	Mamo Assefa	Delon Hampton & Associates Chartered
106.	Jimmye Walker	
107.	Greg Smith	Sustainable Hyattsville
108.	Milly Hall	Concerned Citizens of Prince George's County D4 and the Surrounding Areas.
109.	Shannon Watkins	Landlord
110.	Marcus Daniels	Equity Lifestyles - Fernwood
111.	Sam Williams	
112.	Linda Ivey Lewis	Cameron Grove Active Senior Community - Resident
113.	Daniese Johnson	On The Run 4 You

8. List of Speakers – September 14, 2021

ELECTED AND APPOINTED OFFICIALS:

NAME	LAST NAME	ORGANIZATION
1.	The Hon. Belinda Queen	Wilburn Community & Central Civic Association

CITIZENS:

NAME	LAST NAME	ORGANIZATION
2.	Anthony Trasatti	Carmela Properties, LLLP
3.	Joccole Burton	Piscataway Road I, LLC
4.	Jacquelyn Cunningham	Fort Washington Civic Association
5.	Andrea Johnson	
6.	Abraham Diallo	
7.	Norman Rivera	Law Offices

Representing:

- Total Civil, Locust Lane Upper Marlboro
- Werrlein Properties
- Shary Thur- Pecaro, CCIM, President, Thur Retail
- JocCole "JC" Burton, LEED AP BD+C, President & CEO, Maven Construction, Inc.

8.	Arthur Horne	Shiplely & Horne, P.A.
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Representing:

- Mr. Peter Schwartz (branch avenue metro area property/Old Soper Road)
- Mr. Timothy O'Brien as Successor Trustee to the Patricia A. Burch Children's Trust (Adelphi Road College Park)
- Mr. Sevag Balian (tri-zoned property on Ritchie Road in Largo)
- Hudson Holdings/Cambridge (property in Westphalia, Maryland)
- Metropolitan Development (property in College Park, Maryland)
- International Church Of The Foursquare Gospel (property in Greenbelt, Maryland)
- APB Investment L.P. Greenbelt
- APB Investment L.P. Lanham
- APB Investment L.P. Bowie
- APB Investment L.P. Upper Marlboro

NAME

LAST NAME

ORGANIZATION

9. Russell Shipley Shipley & Horne, P.A.

Representing:

- William Walker – 202 Maryland Park Drive – Existing Zone: R-55/T-D-OZ; Proposed Zone: RSF-65; Requested Zone: CN
- William Walker – 5601 Highmount Lane – Existing Zone: R-55; Proposed Zone: RSF-65; Requested Zone: RSF-A
- William Walker – 5603 Highmount Lane – Existing Zone: R-55; Proposed Zone: RSF-65; Requested Zone: RSF-A
- Roofworks – 9336 Annapolis Road – Existing Zone: R-80; Proposed Zone: RSF-65; Requested Zone: CS
- Tommy Wellons - 5019 Brown Station Road – Existing Zone R-R; Proposed Zone: R-R; Requested Zone: CGO
- Tommy Wellons – 13904 Old Marlboro Pike – Existing Zone: R-R; Proposed Zone: R-R; Requested Zone: CGO
- Tommy Wellons – 15800 Leeland Road – Existing Zone: R-R; E-I-A; Proposed R-R/LCD; Requested Zone: IE
- Tommy Wellons –1 SE Robert Crain Highway – Existing Zone: R-E; Proposed Zone: R-E; Requested Zone: CS
- Tommy Wellons – 7 SE Robert Crain Highway – Existing Zone: R-A; Proposed Zone: A-R; Requested Zone: CS
- Tommy Wellons – 11 SE Robert Crain Highway – Existing Zone: R-A/C-M; Proposed Zone: A-R/C-S; Requested Zone: CS

10. Robert Antonetti Shipley & Horne, P.A.

Representing clients listed above under Russell Shipley.

11. Bradley Farrar Shipley & Horne

Representing:

- Jonathan Taylor – 6143-6145 Old Central Avenue, Capitol Heights
- Beth Myers - 801 Southern Avenue (Southern Ave. Shopping Center)
- Paul McDonald - 180 Robert Crain Highway SE, Upper Marlboro
- Lloyd Blackwell – 6500 Central Avenue, Seat Pleasant, Maryland
- Lloyd Blackwell – 6504 Central Avenue, Seat Pleasant, Maryland
- Lloyd Blackwell – 6502 Central Avenue, Seat Pleasant, Maryland
- Lloyd Blackwell – 6506 Central Avenue, Seat Pleasant, Maryland

12. Paul Jackson Shipley & Horne, P.A.

Representing:

- Blake Family Assemblage - 1800 Mitchellville Road and 1808 Robert Crain Highway
-

NAME

LAST NAME

ORGANIZATION

13. Thomas Haller

Gibbs and Haller

Representing:

- American Resource Management Group, Ltd Partnership
- Walter Meinhardt
- Robert Watkins
- Black Eyed Susan Partners
- Camp Springs Allentown, LLC
- Cap Heights Central, LLC
- Hannah Storch
- BLK Real Estate, LLC
- CPHH, LLC
- PRH Bowie, LLC
- Central Property Group, LLC
- Family Center, LLC
- GDR III, Ltd Part
- ZP No. 141, LLC
- ZP No. 140, LLC
- Westphalia Meadows, LLC
- Braveheart Land, LLC
- Lantian Hills, LLC
- Kirk Wineland
- Walker Mill Development Group, LLC
- Brentwood Development Group, LLC
- Soresi Family Limited Partnership

14. Andre Gingles

Gingles, LLC

Representing:

- Craftsman Circle, LLC
- Glenwood Hills Venture LLLP
- BE Glenwood LLC
- CPSC Hartwick Member LLC
- CPSC Knox Member LLC
- Konterra Limited Partnership
- Annapolis Junction Holdings LP, a Maryland Limited partnership (successor-by-name-change to Konterra Limited Partnership)
- Konterra Associates LLC
- 1111 19th Street Associates LP
- Turkey Flight LLLP
- Route 210 Associates LLC
- National Harbor Beltway LC
- Brinkley Road Associates LLC
- 6710 Oxon Hill Road LLC
- Livingston Road Associates LLLC
- Tanger National Harbor LLC

15. Segun Agbaje

NAME	LAST NAME	ORGANIZATION
16.	William Walker	
17.	Tommy Wellons	
18.	Cheryl Cort	Coalition for Smarter Growth
19.	Charmayne Tyler-Jackson	Marwood Senior Community
20.	Charles Rones	
21.	Kelly Canavan	Accokeek, Mattawoman, Piscataway Creeks Communities Council
22.	Emily Canavan	AMP Creeks
23.	Ashanti Martinez	CASA
24.	K Moody	
25.	Linda Briscoe Roman	Owner
26.	Alexia Martinez	GDCA
27.	Ray John Shields	
28.	Nora Wixon	
29.	Henry Wixon	Glenn Dale Citizens' Association, Inc.
30.	Joseph Bruce	
31.	Penny Bradley	
32.	Eric Holmes	
33.	Shirley Bender	Prince George's County Resident
34.	Tonya Sweat	Friends of Moissette Tonya Sweat
35.	Ali Abbasi	
36.	Charles Askins	Resident and Home Owner
37.	David Struminger	Virginia Linen Service of Maryland, Inc.
38.	Edward Gibbs	Gibbs and Haller

Representing:

- Woodmore Towne Centre LLC (Woodmore Towne Centre/245 acres/M-X-T)
- Balk Hill Ventures LLC (Woodmore Commons/10.6 acres/M-X-T/MD 202 and St. Josephs Dr.)
- Route 301 IND CPI LTD Partnership (Stephens Crossing/170 acres/M-X-T/US 301 and Brandywine Rd.)-Split time with Stephen Garchik and Rich Thometz
- Signature 2016 Residential LLC (Signature Club/57 acres/M-X-T/Berry Rd. and Indian Head Highway)
- Signature Land Holdings LLC (Outparcels A and B/7.24 acres/M-X-T/Manning Road)
- Signature 2016 Commercial LLC (Lot 12 and Outparcel B/16.88 acres/M-X-T/Manning Road)
- Signature 2016 Commercial LLC (Lot 2 Manokeek Village Shopping Center/M-X-T/Berry Rd.)
- Enterprise Office Park, Inc. (11 Lots, Sugar Hill Subdivision/M-X-T/Peerless Ave.)
- Renard Lakes Holdings LLC (Renard Lakes/167 acres/R-S/US 301 and Dyson Rd.)
- Sandpiper Arena Drive LLC (1601 Brightseat Rd., Largo/Brightseat Rd. and Arena Dr./5.3 acres/I-3)
- Mike Khan (Khan Property/4.592 acres/US 301 and Missouri Ave./C-M)
- Broglen LLC (Parcel B, 10.5 acres/MD 450 and Bell Station Road/C-S-C and C-M)
- Katz Properties (Brandywine Crossing Shopping Center/US 301)
- JSF Apollo LLC (9750 Apollo Dr., Largo/2.27 acres/M-U-I/DDOZ)
- Baltimore Avenue JOF AAI I LLC (9604 Baltimore Avenue, College Park/0.843 acres/C-S-C/DDOZ)
- Annapolis Road JOF AAI II LLC (6801 Annapolis Road, Hyattsville/1.09 acres/M-U-I DDOZ)
- Generation Properties, LLC with regard to Parcel 14 (9.8 acres on east side of US 301, south of its intersection with Short Cut Road).nor

NAME

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ORGANIZATION

39. Justin Korenblatt

Gibbs and Haller

Representing:

- PBW LLC (13.66 acres identified as Parcel B on Tax Map 52, Grid B-3)
- Southstar Limited Partnership (1.57 acres identified as Lot 1 on Tax Map 102, Grid B-1)
- Beech Place Industrial Properties, LLC (9.9645 acres identified as Land Condominium Unit "B" on Tax Map 97, Grids C-1 and D-1)
- Renard Lakes Holdings, LLC (6.41 acres identified as Parcel 29 and Parcel 30 on Tax Map 135, Grid D-3)
- Berwyn Granite LLC (5.43 acres identified as Parcel C on Tax Map 33, Grid E-1)
- Glen Dale Holding Company, LLC (lots 1 through 26 and Parcels A through C as identified on final plats in the "Ivy Creek" Subdivision recorded in Plat Book PM 230, Plats 50-55)
- Empirian Village of MD LLC (approximately 170.83 acres located west of the intersection of the Capital Beltway and Kenilworth Avenue - "Springhill Lake Apartments")
- Campus Village Shopping Center Joint Venture (Lots 3, 4, 5, 7, 10 and 11 on Tax Map 33, Grid D-2)
- Prologis

40. Julian Haffner

YK Law LLP

41. Andrea Crooms

in my private capacity

42. Abraham Helal

Central Property Group, LLC

43. Benjamin Almquist

44. Leo Bruso

Land & Commercial, Inc.

45. Stasia Hutchison

46. Dawit Zena

Masterworks Design & Construction LLC

47. Richard Solomon

Velocity Capital LLC

48. William Chesley

W.F. Chesley Real Estate

49. John Decker

Eastgate Trust

50. Mike Khan

Colonial Auction Services, Inc.

51. Mark Robinson

Johnson Development

52. Randy Jones

Annapolis Road JOF AAI II, LLC

53. Maralei Tang

Resident

54. Richard Palumbo

Broglan LLC

55. Ryan Guheen

Campus Village Shopping Center Joint Venture

56. Lori Makle-Sellman

57. Kathy Cordero

58. Elina Bravve

59. Trey Pippin

Beech Road Solar LLC

60. Stan Glantz

Katz Properties

61. Derrick Southerland

62. Steven Darcey

N/A

63. Anna Rauch

N/A

64. Regina Smith

Marlton Neighborhood Alliance

65. Anjum Durreshwar

Green Bay LLC

NAME

LAST NAME

ORGANIZATION

66. Mohammad Javed

67. Traci Scudder

Law Office of Traci R. Scudder

Representing:

- Onyx Properties, LLC
 - The Parker Farm (Parker Heights, LLC, Parker Five, LLC, Parker Piscataway Fourteen, LLC, and Parker Farms II, LLC)
 - Christopher and Elizabeth Parker
 - The Bock Family Limited Partnership
 - Evergreen Ventures, LLC
 - Khan Properties, LLC
 - Adventure Tours
 - Stealth Construction
 - Irving and Elvira Williams
 - Joy E. Davis
 - Ashvin Patel
 - Kumlashkumar Patel
 - Jigishaben Patel
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