



Prince George's County Council

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

Meeting Minutes - Final County Council

Thomas E. Dernoga, Chair, District 1
Wala Blegay, Vice Chair, District 6
Edward P. Burroughs, III, District 8
Wanika Fisher, District 2
Mel Franklin, At-Large
Sydney J. Harrison, District 9
Calvin S. Hawkins, II, At-Large
Jolene Ivey, District 5
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4

Jennifer A. Jenkins, Council Administrator

Tuesday, May 9, 2023

6:00 PM

Council Hearing Room

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

6:00 PM - RECONVENE

The meeting was convened at 6:23 p.m. by Chair Thomas Dernoga, with six council members present at roll call. Council Member Hawkins arrived at 6:31 p.m.

Present: 7 - Council Member Calvin S. Hawkins
Council Member Sydney Harrison
Vice Chair Wala Blegay
Chair Thomas Dernoga
Council Member Eric Olson
Council Member Jolene Ivey
Council Member Krystal Oriadha

Absent: Council Member Ingrid Watson
Council Member Wanika Fisher
Council Member Edward Burroughs
Council Member Mel Franklin

Also present:

Jennifer Jenkins, Council Administrator

Donna J. Brown, Clerk of the Council

Leonard Moses, Legislative/Zoning Assistant

James Walker-Bey, Zoning Assistant

Karen Zavakos, Legislative and Zoning Counsel

[JT 05092023](#)

Draft 1

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

JOINT PUBLIC HEARING ON THE PROPOSED BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT (CR-089-2022)

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

Attachment(s): [BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN / SECTIONAL MAP AMENDMENT](#)
[BMVSMA PGCPB TRANSMITTAL PACKET - CLERK OF THE COUNCIL](#)
[BMVSMA - Joint Public Hearing Errata Sheet](#)
[BMVSMA - Joint Public Hearing Presentation 05092023](#)

This joint public hearing convened at 6:23 p.m. with six Council Members present. Council Member Hawkins arrived at 6:31 p.m. Peter Shapiro, Chair, Manuel Geraldo, Member, A. Shuanise Washington, Member, Prince George's County Planning Board, Maryland-National Capital Park and Planning Commission were present the Planning Board members present. Karen Zavakos, Legislative and Zoning Counsel, Prince Georg's County Council, provided comments. Thomas Lester, Project Manager, M-NCPPC, introduced Kierre McCune, Supervisor, Long Range Planning, M-NCPPC, and provided a brief overview. Mr. Lester facilitated a PowerPoint presentation titled "Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment Joint Public Hearing May 9, 2023". Meet The Team; SMA Boundary; SMA Goals; Comprehensive Zoning Zones Defined; Existing Zoning Map North SMA Area; Existing Zoning Map South SMA Area;

Proposed Zoning Map North SMA Area; Proposed Zoning Map South SMA Area; COMPREHENSIVE ZONING POLICIES; COMPREHENSIVE ZONING; CZ 1.1 Reclassify all public properties that are at least 20 acres in size into the Reserved Open Space (ROS) Zone; CZ 1.2 Reclassify all public properties that share a property or lot line with a parcel in the ROS Zone to the Reserved Open Space (ROS) Zone; CZ 1.3 Reclassify Samuel Ogle Park into the Agriculture and Preservation (AG) Zone from the Residential, Rural (RR) Zone; CZ 1.4 Reclassify sensitive environmental areas marked in the map to the Reserved Open Space (ROS) Zone; CZ 1.5 Reclassify sensitive environmental areas marked in the map to Agricultural and Preservation (AG) Zone; CZ 2.1 Reclassify areas in the Rural and Agricultural Area to the Agriculture and Preservation (AG) Zone; CZ 2.2 Reclassify the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594753) to the Agricultural Residential (AR) Zone from the Residential Estate (RE) Zone to support rural, agricultural, and institutional uses within its existing woodland setting; CZ 2.3 Reclassify the properties at 6513 and 6517 NE Robert Crain Highway (Tax IDs 0822239, 5635696, and 5635708) to the Commercial, Service (CS) Zone from the Agricultural-Residential (AR) Zone to support commercial land use; CZ 3.1 Reclassify the properties at 0 Mitchellville Road (Tax ID 0681619), 1970 Mitchellville Road (Tax ID 0733451), and 15928 Peach Walker Drive (Tax ID 0680231) to the Residential Single Family-Attached (RSF-A) Zone from the Residential, Single-Family-95 (RSF-95) Zone to support the recommended single family attached residential development; CZ 3.2 Reclassify the properties at 7 and 11 SE Robert Crain Highway (Tax ID 0731372, 0731380) as Commercial Service (CS) Zone from the Agricultural-Residential (AR) Zone to support the recommended Commercial land use category; CZ 3.3 Reclassify the properties located at 3600, 3702, and 3900 Church Road (Tax ID 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741) known as Freeway Airport to the Residential, Single-Family-Attached (RSF-A) Zone from the Agricultural-Residential (AR) Zone; CZ 3.4 Reclassify the properties known as the Chiamonte properties at 3412 Robert Crain Highway/Mill Branch Road (Tax IDs 0817718 and 0817734) as Commercial Service (CS) Zone from the Agricultural-Residential (AR) Zone; CZ 3.5 Reclassify the properties known as the Blake properties at 1800 Mitchellville Road/1808 NE Robert Crain Highway (Tax IDs 0679738 and 0679746) as Commercial Service (CS) Zone from the Residential, Rural (RR) Zone; CZ 4.1 Reclassify properties (marked on the map) in East of Bowie Local Town Center into the Commercial, Service (CS) Zone from the Town Activity Center-Edge (TAC-E) Zone to discourage mixed-use development outside of the Bowie Local Town Center;

CZ 4.2 Reclassify properties (marked on the map) in East of Bowie Local Town Center into the Residential Multifamily-20 (RMF-20) Zone from the Town Activity Center-Edge (TAC-E) Zone to discourage mixed-use development and reflect existing multifamily development outside of the Bowie Local Town Center; CZ 4.3 Reclassify properties (marked on the map), east of Bowie Local Town Center into the Agricultural and Preservation (AG) Zone from the Town Activity Center-Edge (TAC-E) Zone to preserve open space outside of the Bowie Local Town Center; CZ 5.1 Reclassify properties (marked on the map) in Bowie Local Town Center into the Town Activity Center—Core (TAC-C) Zone from the Town Activity Center-Edge (TAC-E) Zone to create the core of the Bowie Local Town Center; CZ 5.2 Reclassify properties (marked on the map) in Bowie Local Town Center into the Town Activity Center—Edge (TAC-E) Zone from the Commercial, General, and Office (CGO) and Legacy Comprehensive Design (LCD) Zone to create the edge of the Bowie Local Town Center; CZ 6.1 Reclassify the portion of the BSU campus within the BSU MARC Campus Center to the Neighborhood Activity Center (NAC) Zone from the Agriculture and Preservation (AG) Zone; CZ 7.1 Reclassify the properties at the Collington Local Employment Area to the Industrial, Heavy (IH) Zone from the Legacy Comprehensive Design (LCD) Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business; CZ 8.1 Reclassify Liberty Sports Complex into the Agriculture and Preservation (AG) Zone from the Legacy Comprehensive Design (LCD) Zone; CZ 9.1 Reclassify properties (marked on the map) in Leeland Road to the Industrial, Employment (IE) Zone; CZ 10.1 Reclassify community properties (marked on the map) in Old Town Bowie into the Commercial, General, and Office (CGO) Zone from the Industrial, Employment (IE) Zone; CZ 11.1 Reclassify the property known as Frank’s Nursery property located at 12205 and 12105 Annapolis Road (Tax ID 0733741 and 0733782) and 5015 Enterprise Rod (Tax ID 0817676) to the Commercial, General, Office (CGO) Zone from the Residential Estate (RE) to support the recommended commercial development; Existing and Proposed Zoning Inventory; and Project Schedule.

Joseph Meinert, Jill Oliver, Matthew Tedesco, Robert Antonetti, Andrew Roud, Bradley Farrar, Peter Frandsen, Thomas Zizos, Dan Lynch, Arthur Horne, Russell Shipley, Eric Afoakwah, Loiy Mustafa, Patrick McCloskey, Phillippa Johnston, Frederick Tutman, Sandy Rick, Justin Korenblatt, Carolyn Allen, Milly Hall, Janet Gingold, Monica Roebuck, Omar Nicholson, Clarence McClosky, Bruce Szmajda, Gregory Hayes, Derrick

Coley, Ronald Beverly, Robert Campbell, Taalib AzSalaam, Dr. Kimberly Bolling, Tajudlin Sabreee, and Jonah Perkins signed up for this item. All persons wishing to speak having done so this public hearing was declared held. Council Chair Dernoga announced the close of the record as close of business on May 24, 2023. The meeting concluded at 7:58 p.m.

This Joint Public Hearing was held.

HEARING PROCEDURES:

Time limitation of three (3) minutes per speaker has been imposed. There will be no relinquishing of time by one speaker to another. Written statements 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, rather than by U.S. mail via the Council's eComment portal at: <https://pgccouncil.us/Speak>. 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. Written comments may be submitted through the close of business on Wednesday, May 24, 2023, when the record of public hearing testimony will close. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

HEARING AGENDA

- (a) Call to Order
- (b) Introduction of the County Council Members
- (c) Introductory remarks by County Council Chair Thomas E. Dernoga
- (d) M-NCPPC staff presentation

Thomas Lester, Project Manager

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

ADJOURN

THE MEETING WAS ADJOURNED AT 7:49 PM.

A motion was made by Vice Chair Blegay, seconded by Council Member Ivey, that this meeting be adjourned. The motion carried by voice vote.

Aye	7 -	Hawkins, Harrison, Blegay, Dernoga, Olson, Ivey and Oriadha
Absent		Watson, Fisher, Burroughs and Franklin

Prepared by:

Edgar L. Reese, III, Legislative Reference Aide

Submitted by:

Donna J. Brown, Clerk of the Council