

# Attachment 1: Analysis of Testimony

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This analysis of testimony summarizes 82 exhibits (3 exhibits were received after the close of record) and 48 pages of transcribed oral testimony (representing 33 registered speakers, 7 of which did not provide oral testimony) from the public hearing on the *Proposed Bowie-Mitchellville Sectional Map Amendment* held May 9, 2023.

Following a review of the exhibits and oral testimony, Planning Department staff analyzed the major issues raised in the testimony and offer the Department's response. Staff recommended several changes to the proposed sectional map amendment in response to the testimony that were all included in the endorsed SMA by the Prince George's County Planning Board (PGCPB 2023-68). Copies of the speakers and exhibits list are included for reference.

This analysis is organized into three categories including new zone requests, zoning change comments, and other testimony received.

Within each subject area, the following is provided:

1. Summary of testimony, with the exhibit and/or speaker number and name.
2. Staff analysis of the issue raised in the testimony.
3. Staff recommended action (if any).

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
1.	N/A	<b>Exhibit 4</b> Spiritual Assembly of the Baha'is of Prince George's County/North  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	Jericho Park Road, Bowie, MD 20715	1648120	Existing	AR	The property is in the location of a waterway through which all the nearby watershed drainage must pass to reach the Patuxent River and Chesapeake Bay and is not suitable for any development.  The City of Bowie recommends keeping the existing AR Zone.	The CBCAO/RCO Zone is a unique overlay zone that is only applied to a base zone after extensive discussion and review by the Critical Area Commission and County officials. It is only applied to property that is within the 1,000-foot buffer along the defined critical area which typically includes shoreline and wetlands. The zone is not applied through the typical SMA process as is stated in Section 27-3503(a)(4)(A) of the Zoning Ordinance but requires special review beyond the scope of an SMA or a master plan.	No change to the map.
					Proposed	AR			
					Requested	CBCAO /RCO			

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
2.	N/A	<b>Exhibit 5</b> Guillermo and Ruth Vargas, Property Owners  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	16620 Sylvan Drive, Bowie, MD 20715	0797167	Existing	RE	The nonresidential characteristics of the surrounding neighborhood are not conducive to residential land use; CS or CGO zoning would be more appropriate.  The City of Bowie recommends keeping the existing RE Zone.	The requested zoning is not consistent with the master plan's recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The RE Zone is appropriate for this recommended land use, not CGO or CS. The property is also located in the Rural and Agricultural Area, and abuts single-family houses to the north and west, institutional (religious institution) uses to the south, and commercial uses, to the east across Robert Crain Highway. The primary character of the neighborhood is still residential.	No change to the map.
					Proposed	RE			
					Requested	CGO or CS			
3.	N/A	<b>Exhibit 7</b> Matthew C. Tedesco, Esq., on behalf of New Market Free State LLC  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	15500 Annapolis Road, Bowie, MD 20715	3742806, 3742814	Existing	RR/CGO	The requested zoning is consistent with the master plan's Land Use strategies under LU 16.2.  The City of Bowie recommends keeping the existing RR/CGO Zone.	The requested zoning is consistent with the master plan's recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Neighborhood Mixed-Use land use for the subject properties. LU 16.2 recommends redeveloping Free State Shopping Center into an integrated mixed-use destination that includes multifamily dwellings and townhouses (p. 73). The development concept is reflected in Figure 7. Free State Shopping Center and Bowie Marketplace Concept Plan (p. 77). The CGO Zone is appropriate for the recommended land use and the concept plan. However, the master plan did not include a recommendation to correct the split zoning of the property which will prevent the full realization of the plan's vision for Free State Shopping Center. Staff supports the requested zoning change.	Revise map to rezone to CGO.
					Proposed	RR/CGO			
					Requested	CGO			

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
4.	N/A	<b>Exhibit 8</b> Matthew C. Tedesco, Esq., on behalf of RSWS LLC  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	16590 Fife Way and 1550, 1610, 1620 NW Robert Crain Highway, Bowie, MD 20716  Amber Ridge Townhouse Development	5698454, 5680437, 5698443, 5680426, 5680415  Complete list of Tax IDs for Amber Ridge is in Resolution of Endorsement	<b>Existing</b>	RMF-48	The approved CMA rezoned the entire property from M-X-T to RMF-48, which does not permit the ongoing construction of townhouses and commercial uses that were permitted in the former M-X-T (Mixed Use-Transportation Oriented) Zone. However, rezoning subject property to the CGO Zone would be consistent with the Future Land Use (Map 16, p. 50) which depicts the entire Amber Ridge property in the “Neighborhood Mixed-Use” future land use designation. The CGO Zone will be consistent with the vision, policies, and strategies contained within the 2035 General Plan, which places the property within the “Established Communities” designation on the Growth Policy Map.  The City of Bowie concurs with the requested zoning.	The requested zoning is consistent with the master plan’s recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Neighborhood Mixed-Use land use for the subject properties. The CGO Zone is appropriate for the recommended land use. Staff supports the requested rezoning.	Revise map to rezone to CGO.
					<b>Proposed</b>	RMF-48			
					<b>Requested</b>	CGO			

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
5.	N/A	<b>Exhibit 11</b> Matthew C. Tedesco, Esq., on behalf of The Albert Ray Gillespie Revocable Trust  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	3704 Church Road, Bowie, MD 20721	0823807	Existing	AR	The property is adjacent to Freeway Airport property (namely Parcels 7, 57, and 59), which is recommended to be redeveloped with medium-density single-family, attached, or detached housing (see map 16 and LU 3.1, p.55). Policy CZ 3.3 (Table 15, p.83-84) also directs that the adjacent and surrounding 131.50 acres comprising Freeway Airport to be rezoned to the RSF-A Zone. Adjacent subject property, Parcel 8 (3.84 acre) is very likely to be assembled with any future development of Freeway Airport and rezoning this property to RSF-A would give the Freeway Airport Property a wider front on Church Road and create additional access points to Church Road.  The City of Bowie recommends keeping the existing AR Zone.	The requested zoning is not consistent with the master plan's recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Residential Low land use for the subject properties. The AR Zone is appropriate for this recommended land use, not RSF-A.	No change to the map.
					Proposed	AR			
					Requested	RSF-A			

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
6.	N/A	<b>Exhibit 12</b> Beverly R. Hall-Keller  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	1810 and 1814 Mitchellville Road, Bowie, MD 20716	0732743, 0800102	Existing	RR	The applicant is requesting to rezone the subject properties from RR to CGO upon recognizing the commercial uses to the north and south of the subject properties located along Crain Highway.  The City of Bowie concurs with the requested zoning.	The requested zoning is not consistent with the master plan's recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Residential Low land use for the subject properties. The RR Zone is appropriate for this recommended land use, not CGO.	No change to the map.
					Proposed	RR			
					Requested	CGO			

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
7.	N/A	<p><b>Exhibit 15, Speaker 11</b> Russell W. Shipley, Esq., on behalf of Diane L. Wellons Revocable Trust</p> <p><b>Exhibit 42,</b> John Ferrante, on behalf of Diane L. Wellons Revocable Trust</p> <p><b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council</p>	1 SE Robert Crain Highway, Upper Marlboro, MD 20774	0728675	Existing	RE	<p>The applicant is requesting for the rezoning of the property to CS Zone to permit automotive storage and/or other automobile-related uses. The entire property lies within the proposed master-planned right-of-way of Central Avenue (MD 214), Old Central Avenue, and Robert Crain Highway (US 301), and is therefore not suitable for any future residential development. The rezoning of the property to the CS Zone would permit the owner to utilize the property for automotive storage-related uses, which is both a temporary and removable use. This property was mistakenly left out of the testimony associated with ZC 106 during the master plan and should have been included with that zoning change. This collection of properties is under common ownership and under the same commercial land use.</p> <p>The City of Bowie recommends keeping the existing RE Zone.</p>	<p>The requested zoning is not consistent with the master plan's recommendations for Land Use as Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. However, due to the common ownership of the group of properties, staff recommends avoiding creating a functional split zoning of the property by only rezoning the properties under ZC 106 to CS.</p>	<p>Revise map to rezone to CS.</p>
				Proposed	RE				
				Requested	CS				

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
8.	N/A	<b>Exhibit 16</b> Thomas H. Haller, Esq., on behalf of Prince George's Boys and Girls Club, Inc.  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	13308 Woodmore Road, Bowie, MD 20721	5658802	Existing	ROS	The ownership of the subject property changed from public to private in 2019. Since the ROS Zone is intended to facilitate the permanent maintenance of both privately and publicly owned undeveloped properties within the County, the Zone is not appropriate for this property as it has already been developed with a Sports Park and other developments. The owner requests to rezone to AG to develop the sports facility in the future by replacing the current meeting house with a fully functional office space and other facilities including an indoor facility for basketball and other indoor activities. The owner also desires to expand the function of the Sport Park by transitioning the existing grass football field to turf.  The City of Bowie concurs with the requested zoning.	The requested zoning is not consistent with the master plan's recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Parks and Open Space land use for the subject properties. The RR Zone is appropriate for this recommended land use, not AG.	No change to the map.
					Proposed	ROS			
					Requested	AG			



## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
9.	N/A	Exhibit 17 Paul McDonald on behalf of Supreme Landscaping, LLC	Robert Crain Highway, Upper Marlboro, MD 20774	0804666	Existing	AR	<p>The property is currently used for both general and landscape contracting business. The general contracting business is prohibited under the zoning ordinance and the landscape contracting business is only allowed by special exception. The change in the zoning of the property to CS will allow both existing uses and this complies with the general plan's vision as it helps to sustain a "...diverse, innovative and regionally competitive economy that generates a range of well-paying jobs and strategically grows the tax (p. 121)."</p> <p>The current use of the property employs over 40 people and generates annual taxes. Policy 6 in Plan Prince George's discusses promotion and maintenance of entrepreneurship, small business development and innovation (p. 133); both businesses mentioned are significant small businesses. Moreover, this is consistent with CZ 4 in the approved master plan to "Ensure that properties east of US 301 have the appropriate zoning classification to strongly discourage mixed-use development and support existing uses."</p>	<p>The requested zoning is not consistent with the master plan's recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The AR Zone is appropriate for this recommended land use, not CZ.</p>	No change to the map.
					Proposed	AR			
					Requested	CS			

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
10.	Errata Sheet	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	Jericho Park Road, Bowie, MD 20720	1593771	Existing	AR	Expand the proposed AG zoning to the nearby property adjacent to ZC 9.	The adjacent property to ZC 9 also meets the criteria set forth in CZ 2.1 (p. 83). The property measures over five acres, is under common ownership with ZC 9, and is without dwelling units. LU 2.1 (p. 53) and Map 16, Future Land Use (p. 50), recommend Rural and Agricultural land use for the subject property. The property was added to the Errata Sheet to be rezoned since this is consistent with the master plan.	No change to the map.
					Proposed	AR			
					Requested	AG			
11.	N/A	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	Lemons Bridge Road, Bowie, MD 20720	1657279	Existing	AR	Expand the proposed AG zoning to the nearby city-owned property adjacent to ZC 10.	The adjacent property to ZC 10 almost meets the criteria set forth in CZ 2.1; however, it was excluded because it is owned by the City of Bowie and is therefore assumed to be an institutional land use. The property measures over five acres and is without dwelling units. LU 2.1 and Map 16, Future Land Use (p. 50), both recommend Rural and Agricultural land use for the subject property. The rezoning of the property is therefore supported by the master plan.	Revise map to rezone to AG.
					Proposed	AR			
					Requested	AG			
12.	N/A	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	16501 Annapolis Road, Bowie, MD 20715	1796425, 0712604, 0801563, 0692756, 0712588	Existing	AR	Rezoning the additional Jesuit properties that are south of Annapolis Road to the AG Zone. Specifically, expand the proposed AG zoning to the nearby property adjacent to ZC 30, south of MD 450.	The requested zoning is not consistent with the master plan's Comprehensive Zoning recommendations or Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Institutional land use for the subject properties.	No change to the map.
					Proposed	AR			
					Requested	AG			

## New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
13.	N/A	<b>Exhibit 56</b> Daniel Lynch, Esq., McNamee Hosea Attorneys and Advisors, on behalf of Collington Place, LLC  <b>Speaker 1</b> Joseph Meinert, on behalf of City of Bowie, City Council	3610 Elder Oaks Boulevard, Bowie, MD 20716	3070588	Existing	CGO	Rezone the property at 3610 Elder Oaks Boulevard from CGO to RMF-20 Zone to support the developer's intention for multifamily and two-family housing. The property owner asserts that commercial land use is not viable at this location and that residential land uses are compatible with surrounding neighborhoods.  The City of Bowie supports the request for the RMF-20 zone.	The requested zoning is not consistent with the master plan's Comprehensive Zoning recommendations or Land Use recommendations. Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties.	No change to the map.
					Proposed	CGO			
					Requested	RMF-20			
14.	Errata Sheet	<b>Speaker 1</b> Joseph Meinert, on behalf of City of Bowie, City Council	7096 NW Robert Crain Highway, Bowie, MD 20715	0712570	Existing	AR	Rezone the additional Jesuit properties that are south of Annapolis Road to the AG Zone.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the Errata Sheet.	No change to the map.
					Proposed	AG			
					Requested	AG			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
15.	ZC 6	<b>Exhibit 28</b> Betty Morgan, Property Owner	9401 Old Laurel Bowie Road, Bowie, MD 20720	1650704	Existing	RE/AR	The proposed AG zone will prevent the future subdivision of the property, which is intended to be bequeathed to the heirs of the property owner in the future.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 6 (p. 20-21).	No change to the map.
					Proposed	AG			
					Requested	RE/AR			
16.	ZC 8	<b>Exhibit 34</b> Dominic J. Souza, Esq. and Neil J. Adamus, Souza Roy Attorneys, LLC on behalf of Gerald and Patricia O'Barr	13100 Thompkins Lane	1616770	Existing	AR	Oppose ZC 8 since it reduces the subdivision potential of the property from 36 to 14 lots, which reduces the value of the property by over \$4,000,000 and could be considered a taking. The rezoning also creates a lack of zoning conformity with the adjacent properties and is a violation of Land Use Section 22-201(b)(2)(i) of the Maryland Annotated Code.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 8 (p. 23). Furthermore, this cannot be a taking because the application of a new zone advances the County's interests to implement the approved master plan by restricting development in the Rural and Agricultural area of the County. The application of the zone does not deny the owner of an economically viable use since use, development, and subdivision can still occur within the confines of the new zone. Lastly, the quoted section of the Maryland Annotated Code, Land Use, Section 22-201, refers to the uneven handling of development regulations within a single zone; it does not preclude a jurisdiction from rezoning property to a zone that is different from surrounding properties.	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
17.	ZC 17	Speaker 31 Dr. Kimberly Bolling, affected property owner	9009 Racetrack Road, Bowie, MD 20715	1587294	Existing	AR	The proposed AG zone will prevent the ongoing construction of a new house on the property.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 6 (p. 20-21). After reviewing the site plan, no conflicts were identified with the AG zone.	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
18.	ZC 23	<b>Exhibit 21</b> Carlos and Cristina Vicente, property owners	Zug Road, 12950 Railroad Avenue, Bowie, MD 20720	1658145, 1652965	<b>Existing</b>	IE	We oppose the proposed CGO zoning. The proposed CGO zone is inappropriate given the character of the surrounding area and would decrease the value of the property while limiting the property's use, consequently making the sale of the property more difficult. The existing IE zone is preferred because the property is perfectly suited for use by a construction trade contractor.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 15.1, p. 73) and Comprehensive Zoning (CZ 10.1, p. 89). Map 16, Future Land Use (p. 50), recommends Neighborhood Mixed-Use land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 23 (p. 44-45).	No change to the map.
					<b>Proposed</b>	CGO			
					<b>Requested</b>	IE			
19.	ZC 30	<b>Speaker 1</b> Joseph Meinert, on behalf of City of Bowie, City Council	16200 Annapolis Road, Annapolis Road, Bowie, MD 20715	1594761, 1594753 (Portion)	<b>Existing</b>	RE	Oppose rezoning the Jesuit property from the RE Zone to AR Zone but recommend rezoning to the AG Zone.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.3, p. 55) and Comprehensive Zoning (CZ 2.2, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties.	No change to the map.
					<b>Proposed</b>	AR			
					<b>Requested</b>	AG			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Requested			
20.	ZC 35	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	16505 Sylvan Drive, Bowie, MD 20715	0681742	Existing	RE	The City of Bowie opposes the proposed zoning.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 35 (p. 60).	No change to the map.
					Proposed	AG			
					Requested	RE			
21.	ZC 36	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	6220 Robert Crain Highway, Bowie, MD 20715	0815076	Existing	RE	The City of Bowie opposes the proposed zoning.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 36 (p. 61).	No change to the map.
					Proposed	AG			
					Requested	RE			

## Zoning Change Comments

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					Existing	Proposed			
22.	ZC 36	<b>Speaker 18</b> <b>Exhibit 66</b> Justin Korenblatt, Esq., on behalf of Allison and Franklin P. Reigle	6220 Robert Crain Highway	0815076	Existing	RE	The property owner opposes the proposed zoning and recommends keeping the existing zone. The property owner hopes to subdivide in the future to build an additional house for their son. The application of CZ 2.1 is creating disparate results and treating properties differently within the same subdivision.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject property.  The application of CZ 2.1 is being applied using standard criteria with the goal of discouraging the largest properties in the Rural and Agricultural Area from subdividing at densities that are not appropriate. The five-acre threshold was not arbitrary. It is the minimal lot size for properties in the AG Zone. Therefore, these properties are more similar to properties already in the AG Zone as opposed to the RE or AR Zones.	No change to the map.
					Proposed	AG			
					Requested	RE			
23.	ZC 37	<b>Speaker 8</b> Thomas Zizos on behalf of Zizos Property, LLC  <b>Exhibit 45</b> Robert J. Antonetti, Jr., Esq., Shipley & Horne, P.A., on behalf of Zizos Properties, LLC	6610 Robert Crain Highway, Bowie, MD 20715	0728527	Existing	RE	The property owner opposes the proposed zoning and recommends keeping the existing zone. The property is not over five acres but is only 3.4 acres. The property has an approved special exception and has been functioning as a funeral home for many years.	The property owner is correct in stating that the property does not meet the criteria established in LU 2.1 (p. 53) and CZ 2.1 (p. 83) and therefore it should not be rezoned. The property is less than five acres because it is deeded to two different property owners, with each entity owning a portion of the greater property that measures over five acres collectively.	Revise map to retain the RE Zone.
					Proposed	AG			
					Requested	RE			



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No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
24.	ZC 41	<b>Exhibit 3 and 78</b> Matthew C. Tedesco, Esq., on behalf of TMC 450 LLC/KHM Route 3 LLC  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council  <b>Speaker 1</b> Joseph Meinert, on behalf of City of Bowie, City Council	NE Robert Crain Highway, 6517 NW Robert Crain Highway, 6513 NW Robert Crain Highway, Bowie, MD 20715	0822239, 5635696, 5635708	Existing	AR	The requested change is consistent with CR-18-2022, Revision 4.  The City of Bowie recommends keeping the existing AR Zone.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 41 (p. 66).	No change to the map.
					Proposed	CS			
					Requested	CS			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
25.	ZC 42	<b>Exhibit 9</b> Matthew C. Tedesco, Esq., on behalf of The Irmgard H. Hawkins By-Pass Trust  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	12205 and 12105 Annapolis Road, and 5015 Enterprise Road, Bowie, MD 20720	0733741, 0733782, 0817676	Existing	RE	The requested zoning is consistent with the master plan's Land Use and Comprehensive Zoning strategies under LU 17.1 and CZ 11.1. Table 28 recommendations for zoning change.  The City of Bowie recommends keeping the existing RE Zone.	The requested zoning is consistent with the master plan's recommendations for Land Use (LU 17.1, p. 71) and Comprehensive Zoning (CZ 11.1, p. 89). Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 42 (p. 67).	No change to the map.
					Proposed	CGO			
					Requested	CGO			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
26.	ZC 42	See complete list below.	12205 and 12105 Annapolis Road, and 5015 Enterprise Road, Bowie, MD 20720	0733741, 0733782, 0817676	RE	CGO	Do not support the proposed CGO Zone for Frank's Nursery due to concerns for traffic, property values, school overcrowding, and other impacts. Rezoning will set a precedent that will lead to future rezoning of other properties in the community.	The requested zoning is consistent with the master plan's recommendations for Land Use (LU 17.1, p. 71) and Comprehensive Zoning (CZ 11.1, p. 89). Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 42 (p. 67).	No change to the map.

# Zoning Change Comments

## **Exhibit # / Speaker #**

### **Exhibit 20, 50 and 55**

#### **Speaker 20**

Milly Hall, on behalf of Concerned Citizens of Prince George's County District 4 and the Surrounding Areas

#### **Speaker 1**

Joseph Meinert, on behalf of City of Bowie, City Council

### **Exhibit 73**

#### **Speaker 2**

Jill Oliver, Resident, on behalf of Fairwood Community Association

### **Speaker 15**

Phillippa Johnston, Resident, Cameron Grove Community

### **Speaker 17**

Sandy Rinck,  
Resident

### **Exhibit 49**

#### **Speaker 21**

Janet Gingold, Chair, Prince George's County Sierra Club

### **Speaker 22,**

#### **Exhibit 52**

Monica Roebuck, Resident

### **Speaker 30**

Taalib Alsalaam,  
Resident

### **Exhibit 46**

Carol Boyer, Resident

### **Exhibit 47**

Michael Bridges, Resident

### **Exhibit 48**

Tony Butler-Sims, Resident

### **Exhibit 51**

James McClyde, President,  
on behalf of Canterbury Estates Civic Association

### **Exhibit 51**

Douglas Jackson, President,  
on behalf of Paradise Acres Civic Association

### **Exhibit 53**

Dawn Lockett Hobson, Resident

### **Exhibit 67**

Taalib alSalaam on behalf of the  
Holmehurst Community Petition  
(40 unique signatures)

### **Exhibit 70**

Michael Doaks, Resident

### **Exhibit 71**

Cynthia Harvell, Resident

### **Exhibit 72**

Carol Hurwitch, Resident

### **Exhibit 74**

Eric Parks, Resident

### **Exhibit 75**

Jon W. Robinson, Ph.D., Resident

### **Exhibit 76**

Chevonne Salmon-Ray, Resident

### **Exhibit 77**

Daniel C. Smith, Resident

### **Exhibit 64**

Terry Nuriddin, Resident

### **Exhibit 79**

Sonia McLain, Resident

### **Exhibit T-2**

Viola Underdue, Resident

### **Exhibit T-3**

Dawn Lockett Hobson, Resident

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
27.	CZ 45	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	Old Stage Road, Bowie, MD 20720	0814830	Existing	RR	The City of Bowie opposes the proposed zoning and recommends ROS since the property is owned by M-NCPPC.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 1.1, p. 53) and Comprehensive Zoning (CZ 1.5, p. 81). Map 16, Future Land Use (p. 50), recommends Parks and Open Space land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 45 (p. 71).	No change to the map.
					Proposed	AG			
					Requested	ROS			
28.	CZ 50	<b>Exhibit 59</b> Nathaniel Forman, Esq., O'Malley, Miles, Nylen, & Gilmore, P.A., on behalf of Joan Lally  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	5511 Park Drive, 5521 Park Drive, Bowie, MD 20715	0818872, 0818880	Existing	AR	Oppose ZC 50 because it is arbitrary, capricious, and unnecessary. More specifically, the goal of preserving the rural and agricultural area can be achieved by the existing AR Zone and there are no major distinctions between the AR and AG zone in terms of use and development standards. Also, CZ 2.1 does not provide justification for why it is being rezoned and fails to consider the existing conditions of the subject property; sensitive environmental features that already limit development of the property. The rezoning of the property would also create inconsistent zoning in the area.  The City of Bowie opposes the proposed zoning.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 50 (p. 76-77).	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
29.	ZC 56	<b>Exhibit 6, Speaker 4</b> Robert J. Antonetti, Jr., Esq., on behalf of Freeway Realty, LLC  <b>Speaker 5,</b> Andrew Roud, St. John's Property, on behalf of Freeway Realty, LLC	3600, 3702, and 3900 Church Road, Bowie, MD 20721	0801290, 0801233, 0801274, 0801241, 0801282, 0801340, 0801258, 0801357	Existing	AR	The requested zoning is consistent with the master plan's Land Use and Comprehensive Zoning strategies under LU 3.1 and CZ 3.3 recommendations for zoning change. The airport is a legal nonconforming use in the AR Zone. The area has had significant residential development that has changed the character of the neighborhood, making the airport inappropriate. During the entitlement process for development, adequate public facilities will be determined.  Previous entitlements for the proposed four dwelling units per acre (DU/A) community passed all Adequate Public Facilities (APF) requirements including traffic, road improvements, school capacity, and fire/police response times. Upon seeking new entitlements, staff and the community will be engaged in the process.	The requested zoning is consistent with the master plan's recommendations for Land Use (LU 3.1, p. 55) and Comprehensive Zoning (CZ 3.3, p. 83). Map 16, Future Land Use (p. 50), recommends Residential Medium land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 56 (p. 85-86).	No change to the map.
					Proposed	RSF-A			
					Requested	RSF-A			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
30.	ZC 56	See complete list below.	3600, 3702, and 3900 Church Road, Bowie, MD 20721	0801290, 0801233, 0801274, 0801241, 0801282, 0801340, 0801258, 0801357	Existing	AR	<p>The City of Bowie recommends keeping the existing AR Zone.</p> <p>Residents are not in favor of the proposed RSF-A Zone for Freeway Airport due to concerns regarding density, traffic impacts, especially along Church Road, school overcrowding, lower property values, and other concerns regarding possible impacts.</p>	<p>The requested zoning is consistent with the master plan's recommendations for Land Use (LU 3.1, p. 55) and Comprehensive Zoning (CZ 3.3, p. 83). Map 16, Future Land Use (p. 50), recommends Residential Medium land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 56 (p. 85-86).</p>	No change to the map.
					Proposed	RSF-A			
					Requested	AR			

# Zoning Change Comments

## **Exhibit # / Speaker #**

### **Exhibit 26**

Joseph Meinert, Planning Director,  
Timothy J. Adams, Mayor City of Bowie,  
on behalf of City Council

### **Speaker 1**

Joseph Meinert, on behalf of City of Bowie, City Council

### **Exhibit 20, 50 and 55**

#### **Speaker 20**

Milly Hall, on behalf of Concerned Citizens of Prince George's  
County District 4 and the Surrounding Areas

#### **Speaker 15**

Phillippa Johnston, Resident, Cameron Grove Community

### **Exhibit 49**

#### **Speaker 21**

Janet Gingold, Chair, Prince George's County Sierra Club

### **Exhibit 52**

#### **Speaker 22,**

Monica Roebuck, Resident

### **Exhibit 46**

Carol Boyer, Resident

### **Exhibit 47**

Michael Bridges, Resident

### **Exhibit 48**

Tony Butler-Sims, Resident

### **Exhibit 53**

Dawn Lockett Hobson, Resident

### **Exhibit 64**

Terry Nuriddin, Resident

### **Exhibit 70**

Michael Doaks, Resident

### **Exhibit 71**

Cynthia Harvell, Resident

### **Exhibit 72**

Carol Hurwitch, Resident

### **Exhibit 73**

Jill Oliver, Resident, on behalf of Fairwood Community  
Association

### **Exhibit 74**

Eric Parks, Resident

### **Exhibit 75**

Jon W. Robinson, Ph.D., Resident

### **Exhibit 76**

Chevonne Salmon-Ray, Resident

### **Exhibit 77**

Daniel C. Smith, Resident

### **Exhibit 79**

Sonia McLain, Resident

### **Exhibit T-2**

Viola Underdue, Resident

### **Exhibit T-3**

Dawn Lockett Hobson, resident



## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
31.	ZC 64	<b>Exhibit 1</b> Thomas H. Haller, Esq., on behalf of PRH Bowie LLC  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	16600, 16620 and 16700 Governor's Bridge Road, Bowie, MD 20716	0801472, 3319803, 3319811	Existing	TAC -E	The master plan redefined the Bowie Local Town Center and removed the subject properties from the center. The existing zoning is no longer appropriate. The requested zoning is consistent with the master plan's Land Use and Comprehensive Zoning strategies, including the LU 4.4 and CZ 4.1 recommendations for zoning change.  The City of Bowie concurs with the proposed zoning.	The requested zoning is consistent with the master plan's recommendations for Land Use (LU 4.4 and LU 4.5 (p. 58) and Comprehensive Zoning (CZ 4.1, p. 84). Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 64 (p. 99-100).	No change to the map.
					Proposed	CS			
					Requested	CS			
32.	ZC 72	<b>Exhibit 78 Speaker 3</b> Matthew C. Tedesco, Esq., on behalf of Northeast Investment Group LLC	3851 NE Robert Crain Highway, Bowie, MD 20716	3322435	Existing	TAC-E/RR	Rezone the subject property to the CS Zone to keep the collection of properties under common ownership and associated with Rips Country Inn in the same zone.	Staff concurs that the subject property should maintain a consistent commercial frontage along Robert Crain Highway and that the zoning should match the existing commercial land use associated with Rips Country Inn. Staff concurs that the collection of properties owned by Northeast Investment Group, LLC should all be within the same zone. Staff recommends rezoning the property to CS, instead of AG which aligns with ZC 70 and ZC 71.	Revise map to rezone to CS.
					Proposed	AG			
					Requested	CS			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
33.	ZC 73	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	4410 Patuxent Overlook Drive, Bowie, MD 20716	3603081	Existing	AR	The City of Bowie opposes the proposed zoning.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 73 (p. 112).	No change to the map.
					Proposed	AG			
					Requested	AR			
34.	ZC 74	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	4400 Patuxent Overlook Drive, 4402 Patuxent Overlook Drive, Bowie, MD 20716	3603008	Existing	AR/AG	The City of Bowie opposes the proposed zoning.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 73 (p. 113).	No change to the map.
					Proposed	AG			
					Requested	AR			
35.	ZC 79	<b>Exhibit 32</b> Zach Lowe, Property Owner	Nottingham Drive, 3106 Mitchellville Road, Bowie, MD 20716	0662734, 3833449	Existing	AG/RSF -A	Support ZC 79.	Staff concurs.	No change to the map.
					Proposed	ROS			
					Requested	ROS			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Requested			
36.	ZC 80	<b>Exhibit 61</b> Thomas Terry and Michael Terry on behalf of Ample Grange Farm, LLC	3412 NE Robert Crain Highway, Mill Branch Road, Bowie, MD 20716	0817718, 0817734	Existing	AR	Oppose ZC 80.	The proposed zoning is consistent with the master plan's recommendations for Land Use (LU 3.4, p. 58) and Comprehensive Zoning (CZ 4.1, p. 85). Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 80 (p. 121).	No change to the map.
					Proposed	CS			
					Requested	AR			
37.	ZC 82	<b>Exhibit 32</b> Zach Lowe, Property Owner	Oaken Drive, Atlantis Drive, Bowie, MD 20716	0754408, 0768044	Existing	AG	Support ZC 82.	Staff concurs.	No change to the map.
					Proposed	ROS			
					Requested	ROS			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
38.	ZC 89	Exhibit 19 Sarah Womble, Property Owner	2406 Mill Branch Avenue, Bowie, MD 20716	0665273	Existing	AR	The proposed AG zone is too restrictive and would decrease the value of the property. The existing AR zone is preferred because it balances the preservation of green space and the freedoms of the property owner.	The proposed AG zone is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 89 (p. 132-133).	No change to the map.
					Proposed	AG			
					Requested	AR			
39.	ZC 89	Exhibit 25 Nick Disabatino, Property Owner	17308 Queen Anne Bridge Road, Bowie, MD 20716	0718262	Existing	AR	The proposed AG zone cannot be subdivided into the number of lots desired for future housing construction, and the cost of the property was consistent with the current AR zoning. The existing AR zone is also preferred because it is more compatible with the surrounding area, which exhibits multifamily housing and luxury single-family houses such as Mill Branch Estates. The existing farming land use is not lucrative and was not intended to be the long-term land use for the property.	The proposed AG zone is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 89 (p. 132-133).	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Requested			
40.	ZC 89	<b>Exhibit 33</b> Gregory Simmons, Property Owner	2102 Hideout Lane, Bowie, MD 20716	0785717	Existing	AR	Oppose the rezoning of the subject properties. Most of the subdivision measures below 5 acres, with the subject property being targeted. This will result in a neighborhood with inconsistent zoning.	The proposed AG zone is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 89 (p. 132-133). The main purpose of this rezoning is to implement the master plan which seeks to limit subdivision and development of larger properties in the Rural and Agricultural area of the County. It is not uncommon for properties in the same neighborhood to be in different zones. Consistent zoning is only necessary for property assemblage and development of a group of properties. Therefore, consistent zoning is unnecessary for this area of the County.	No change to the map.
					Proposed	AG			
					Requested	AR			
41.	ZC 89, Errata Sheet	<b>Exhibit 44</b> <b>Speaker 19</b> Carolyn Allen, Resident  <b>Speaker 28</b> Ronald Beverly, President, on behalf of Mill Branch Estates	2600, 2601, 2602, 2700, and 2800 Weary Creek, Bowie, MD 20716	4061396, 4061388, 4061404, 4061321, 4061339	Existing	AR	Oppose the rezoning of the subject properties and the impacts, such as lower property values and lower taxes. Concerned about impacts of potential development such as traffic.	The proposed AG zone is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 89 (p. 132-133).	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
42.	ZC 94	<b>Exhibit 18</b> L. Paul Jackson, II, Esq. on behalf of John Blake, Jr., TTEE/Millicent Blake, Living Trust, et al.  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	1800 and 1808 Robert Crain Highway, Bowie, MD 20716	0679738, 0679746	Existing	RR	The combined subject properties stretch approximately 240 yards south along Crain Highway from its intersection with Mitchellville Road. In the Northwest quadrant intersection of Mitchellville Road and Crain Highway is a CVS Drugstore and carwash located in the C-M Zone along Crain Highway. Approximately 150 yards south of the subject properties is the current development of 187 townhouses that includes 20,000 square feet of commercial development that located in the M-X-T Zone. The applicant is requesting approval of a rezoning of the subject properties from RR to CS to permit the use of commercial related uses.  The City of Bowie concurs with the requested zoning.	The requested zoning is consistent with the master plan's recommendations for Land Use (LU 3.3, p. 58) and Comprehensive Zoning (CZ 3.5, p. 85). Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 94 (p. 140).	No change to the map.
					Proposed	CS			
					Requested	CS			
43.	ZC 95	<b>Exhibit 57 Speaker 13</b> Loi'y Mustafa, MD, Resident, affected property owner	16619 Peach Street, Bowie, MD 20716	2858132	Existing	AR	The property was purchased in October 2022 to act as a primary residence. Desire to subdivide in the future for children to build houses. Oppose the proposed zone and recommend keeping the existing zoning.	The proposed AG zone is consistent with the master plan's recommendations for Land Use (LU 2.1, p. 53) and Comprehensive Zoning (CZ 2.1, p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 95 (p. 141-142).	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
44.	ZC 104	<b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	Pennsbury Drive, Bowie, MD 20716	0798421	Existing	LCD	The City of Bowie opposes the proposed zoning and recommends ROS since the property is owned by Prince George's County.	The proposed AG zone is consistent with the master plan's recommendations for Land Use (LU 1.1, p. 53) and Comprehensive Zoning (CZ 1.5, p. 81). Map 16, Future Land Use (p. 50), recommends Parks and Open Space land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 104 (p. 154).	No change to the map.
					Proposed	AG			
					Requested	ROS			
45.	ZC 106	<b>Exhibit 10</b> Russell W. Shiple, Esq., on behalf of Old Central Ave Property LLC  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	7 SE Robert Crain Highway, Upper Marlboro, MD 20774	0731372	Existing	AR	The requested zoning is consistent with the master plan Comprehensive Zoning recommendation CZ 3.2, for a zoning change that will allow the property to be used for automobile storage and/or automobile-related use, which is the only appropriate use of the property given its location within a proposed master-planned right-of-way.  The City of Bowie concurs with the requested zoning.	The requested zoning is consistent with the master plan's recommendations for Comprehensive Zoning (CZ 3.2, p. 83). Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 106 (p. 156).	No change to the map.
					Proposed	CS			
					Requested	CS			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
46.	ZC 106	<b>Exhibit 14</b> Russell W. Shipley, Esq., on behalf of Old Central Ave Property LLC  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	11 SE Robert Crain Highway, Upper Marlboro, MD 20774	0731380	Existing	AR/CS	The property is split-zoned with the western portion being in the AR Zone and eastern portion being in the CS Zone. The applicant is requesting for the rezoning of western portion to the CS Zone to permit automotive storage and/or other automobile-related uses like the use in the eastern portion of the property (CS Zone). The entire property lies within the proposed master-planned right-of-way of Central Avenue (MD 214), Old Central Avenue, and Robert Crain Highway (US 301), and it is therefore not suitable for any future residential development. The rezoning of the property to the CS Zone would permit the owner to use the property for automotive storage-related uses, which is both temporary and a removable use. The rezone request is also consistent with the Approved Master Plan Comprehensive Zoning recommendation CZ 3.2 (p. 83) for a zoning change.  The City of Bowie concurs with the requested zoning.	The requested zoning is consistent with the master plan's recommendation for Comprehensive Zoning CZ 3.2 (p. 83). Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 106 (p. 156).	No change to the map.
					Proposed	CS			
					Requested	CS			



## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Requested			
47.	ZC 123	Exhibit 64 Terry Nuriddin, Resident	Karrington Center Boulevard	5668548	Existing	LCD/R R	Support ZC 123.	Staff concurs.	No change to the map.
					Proposed	ROS			
					Requested	ROS			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
48.	ZC 131	<b>Exhibit 17</b> Paul McDonald on behalf of Supreme Landscaping, LLC  <b>Exhibit 40</b> <b>Speaker 6</b> Bradley Farrar, Esq., on behalf of Supreme Landscaping, LLC, and Supreme Construction  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	180 Robert Crain Highway, Upper Marlboro, MD 20774	0804641	Existing	AR	The property is currently used for a general and landscape contracting business. The general contracting business is prohibited under the existing and proposed zoning and the landscape contracting business is only allowed by special exception. The change in the zoning of the property to CS will allow both existing uses. Rezoning complies with the general plan’s vision to sustain a “...diverse, innovative and regionally competitive economy that generates a range of well-paying jobs and strategically grows the tax base” (p. 121). The current use of the property employs over 40 people that generates annual taxes. Policy 6 in Plan 2035 discusses promotion and maintenance of entrepreneurship, small business development and innovation (p. 133); both businesses mentioned are significant small businesses. The proposed zone is also consistent with CZ 4 in the master plan, which ensures properties east of US 301 have the appropriate zoning to support existing uses.  The City of Bowie recommends keeping the existing AR Zone.	The requested zoning is not consistent with the master plan’s recommendations for Land Use. Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The property is in the Rural and Agricultural Area of the County and outside the growth boundary. The AG Zone is appropriate for the recommended land use, not CS. CZ 4 does not apply to these properties. Policy CZ is referencing properties removed from the Bowie Local Town Center and does not apply to this property.	No change to the map.
					Proposed	AG			
					Requested	CS			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
49.	ZC 132	Exhibit 29 Abigail Walter, property owner	16903 Queen Anne Road, Bowie, MD 20774	0766154	Existing	AR	We oppose the proposed AG zone for the subject property. The AG zone is more restrictive in building height and lot coverage, which would prohibit the reconstruction of two existing buildings on the property. The outbuildings were a major selling point for the property. The existing AR zone is also preferred because it is more compatible with the surrounding area, which exhibits other single-family houses. Also, the property is not used for agricultural land use but is strictly residential.	The proposed zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 2.1 (p. 53) and CZ 2.1 (p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 132 (p. 194-195).	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
50.	ZC 144	<b>Exhibit 2</b> Robert J. Antonetti, Jr., Esq., on behalf of NCBP Property LLC  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	Leeland Road, Bowie, MD 20716	5687143 (0670737), 5570123	Existing	AR/LCD/IE	The master plan defined the focus area called the Collington Local Employment Area and included the subject properties. Map 16, Future Land Use, recommended Industrial/Employment land uses. The requested zoning is consistent with the master plan's Land Use and Comprehensive Zoning policies and strategies for zoning change under LU 12 and CZ 7.1.  The City of Bowie concurs with the requested zoning.	The requested zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 12 (p. 72) and CZ 7.1 (p. 87). Map 16, Future Land Use (p. 50), recommends Industrial/Employment land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 144 (p. 214-215).	No change to the map.
					Proposed	IH			
					Requested	IH			
51.	ZC 147/ ZC 148	<b>Exhibit 41</b> Patrick McCloskey, Affected Property Owner	15620 Leeland Road, Upper Marlboro, MD 20772	0824805, 0713966	Existing	RR	Concerned about the feasibility of constructing an Industrial/Employment land use in the IE zone on a lot originally zoned RR, as well as the creation of a nonconforming use since Single-Family Detached Dwellings are prohibited in the IE zone.	The proposed zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 13.3 (p. 72) and CZ 9.1 (p. 87). Map 16, Future Land Use (p. 50), recommends Industrial/Employment land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 147 and 148 (p. 220-221). The zoning ordinance does not require a feasibility or engineering study to recommend the rezoning of property. A Zoning Certification Letter to determine buildable lot, etc., can be acquired through Planning Information Services. The rezoning of this property will create a nonconforming use. However, the use is grandfathered since it will have existed prior to the rezoning.	No change to the map.
			15700 Leeland Road, Upper Marlboro, MD 20772		Proposed	IE			
					Requested	IE			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
52.	ZC 148	<b>Exhibit 13, Speaker 11</b> Russell W. Shipley, Esq., on behalf of Thomas L. Wellons, III  <b>Exhibit 26</b> Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	15800 Leeland Road, Upper Marlboro, MD 20772	0713990, 3466240	Existing	LCD/RR	The subject property is part of the Collington Local Employment Area and abuts the newly approved National Capital Business Park (NCBP) for the IH Zone through the subject SMA process. The applicant is requesting approval of the IE zone which would allow less intense uses than IH along the frontage of Leeland Road, which will serve as a natural buffer from the more intense IH Zone.  The City of Bowie concurs with the requested zoning.	The requested zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 13.3 (p. 72) and CZ 9.1 (p. 87). Map 16, Future Land Use (p. 50), recommends Industrial/Employment land use for the subject properties. The rezoning is in the proposed SMA under Zoning Change 148 (p. 220).	No change to the map.
					Proposed	IE			
					Requested	IE			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
53.	Errata Sheet	<b>Speaker 7</b> Peter Frandsen, affected property owner  <b>Exhibit 37 and 60</b> Peter Frandsen, and Reada Robinson Frandsen, affected property owners	Central Avenue	0815654	Existing	AR	Oppose the rezoning of the subject property to the AG Zone and recommend keeping the property in the AR Zone. Rezoning rural properties decreases property values, burdens rural property owners, and rewards developers who can increase density and profits elsewhere. The zoning is piecemeal and being done so in a checkerboard fashion. The five-acre standard appears to be arbitrary for the benefit of others elsewhere. It is an unfair taking of property.	The proposed zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 2.1 (p. 53) and CZ 2.1 (p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject properties. The rezoning is in the staff Errata Sheet. Additionally, the statement regarding rewarding developers and developments outside of the rural and agricultural area is the purpose for rezoning property in the rural and agricultural area; the master plan seeks to limit development outside of the County's growth boundary and encourage development in the centers where existing infrastructure is in place that can support the development. The proposed rezoning is not piecemeal since it is all being done within the SMA process and is one of hundreds of properties proposed for rezoning based on the recommendations of the master plan. The five-acre size minimum is also not arbitrary, as it is the standard lot size for properties in the AG zone. The property better meets the definition and regulations of the AG zone than the AR zone because of its size and its location in the Rural and Agricultural Area of the County. Lastly, rezoning the property to the AG is not a taking since it does not deprive the property owner of all economic value, and the property can still be used in many ways under the guidelines of the new zone.	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
54.	Errata Sheet	<b>Exhibit 66</b> <b>Speaker 16</b> Frederick Tutman, on behalf of Allison, Franklin P., and Mark W. Reigle	18911 Central Avenue, Upper Marlboro, MD 20772	0800680	Existing	IE	Oppose the rezoning of the subject property to the AG Zone and recommend keeping the property in the IE Zone. The property includes the long-standing family business, a vehicle salvage yard, which is prohibited in the AG Zone. The business is ecologically mindful in their practices, a model operation, and does not contribute to the pollution of the Patapsco River. Rezoning the property will remove value from the property as a vehicle salvage yard and will greatly cause financial harm to the property owner and the business since the business can no longer operate if the property is sold.	The proposed zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 2.1 (p. 53) and CZ 2.1 (p. 83) and Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject property. However, the property will result in a nonconforming use for the property. This property is currently home to the long-standing small business, B&B Auto Parts, and includes a vehicle salvage yard which is prohibited in the AG Zone. Unlike the other properties identified for rezoning under strategies LU 2.1 and CZ 2.1, this is the only one that is nonresidential with an existing small business, If rezoned, it would result in a nonconforming use. Staff recommends that this property retain the existing IE zone given the unique circumstances of the property.	Revise map to retain the IE Zone
					Proposed	AG			
					Requested	IE			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
55.	Errata Sheet	<b>Speaker 32</b> Tajuddin I. Sabree, affected property owner  <b>Speaker 33</b> Jonah Perkins, affected property owner	165 Robert Crain Highway, Bowie MD 20716	0662015	Existing	AR	Oppose the rezoning of the subject property to the AG Zone and recommend keeping the property in the AR Zone. Purchased the property with the intention to subdivide and no longer have that option.	The proposed zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 2.1 (p. 53) and CZ 2.1 (p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject property.	No change to the map.
					Proposed	AG			
					Requested	AR			
56.	Errata Sheet	<b>Exhibit 33</b> Gregory Simmons, Property Owner	2233 NE Robert Crain Highway, Bowie MD 20716	5526034	Existing	AR	The subject property should be included in the rezoning to AG because it meets the criteria outlined in the master plan under LU 2.1 and CZ 2.1.	Staff became aware of the issue with certain properties meeting the criteria outlined in the master plan under LU 2.1 and CZ 2.1 but not being included in the SMA. Staff made this correction prior to the Joint Public Hearing through the Errata Sheet that was submitted as Exhibit 31. The property owners were properly notified. The subject property was added to the Errata Sheet and is recommended for AG zoning as requested by this testimony.	No change to the map.
					Proposed	AG			
					Requested	AG			
57.	Errata Sheet	<b>Exhibit 33</b> Gregory Simmons, Property Owner	Hideout Lane, Bowie MD 20716	0728220	Existing	AR	The subject property should be included in the rezoning to AG because it meets the criteria outlined in the master plan under LU 2.1 and CZ 2.1.	Staff became aware of the issue with certain properties meeting the criteria outlined in the master plan under LU 2.1 and CZ 2.1 but not being included in the SMA. Staff made this correction prior to the Joint Public Hearing through the Errata Sheet that was submitted as Exhibit 31. The property owners were properly notified. The subject property was added to the Errata Sheet and is recommended for AG zoning as requested by this testimony.	No change to the map.
					Proposed	AG			
					Requested	AG			



## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
58.	Errata Sheet	<b>Exhibit 35 and 61</b> Thomas Terry and Michael Terry on behalf of Ample Grange Farm, LLC	3001 Mill Branch Road, Bowie, MD 20716	0818526	Existing	AR	Oppose the rezoning of the subject property to the AG Zone and recommend keeping the property in the AR Zone. Also, noted that the criteria under LU 2.1 and CZ 2.1 of the master plan was being applied inconsistently.	The proposed zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 2.1 (p. 53) and CZ 2.1 (p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject property. Staff also recognized that the criteria under LU 2.1 and CZ 2.1 were being applied inconsistently and made the correction using the staff Errata Sheet.	No change to the map.
					Proposed	AG			
					Requested	AR			
59.	N/A	<b>Exhibit 35 and 61</b> Thomas Terry and Michael Terry on behalf of Ample Grange Farm, LLC	3111 Mill Branch Road, Bowie, MD 20716	0818492	Existing	AR	The property does not meet the criteria outlined under LU 2.1 and CZ 2.1 of the master plan and should not be included because the property has more than one dwelling unit on the property.	Staff concurs that the property did not fully meet the criteria under LU 2.1 (p. 53) and CZ 2.1 (p. 83) of the master plan and removed it from the Errata Sheet before submitting to the Planning Board and the District Council for consideration. It is not recommended for rezoning.	No change to the map.
					Proposed	AR			
					Requested	AR			
60.	Errata Sheet	<b>Exhibit 36</b> Betty Jo Hamilton and Martin Vermillion, Property Owners	17004 Clagett Landing Road, Upper Marlboro, MD 20774	0703298	Existing	AR	Oppose the rezoning of the subject property to the AG Zone and recommend keeping the property in the AR Zone. The property is already limited in its development potential due to other constraints. Rezoning should be optional.	The proposed zoning is consistent with the master plan's recommendations for Land Use and Comprehensive Zoning under LU 2.1 (p. 53) and CZ 2.1 (p. 83). Map 16, Future Land Use (p. 50), recommends Rural and Agricultural land use for the subject property.	No change to the map.
					Proposed	AG			
					Requested	AR			

## Zoning Change Comments

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	Proposed			
61.	N/A	<b>Exhibit 58</b> Jennifer Greiner, Refuge Manager, on behalf of the Patuxent Research Refuge	Old Jericho Park Road, Bowie, MD 20720  9801 Laurel Bowie Road, Bowie, MD 20720	1660430, 2789972	Existing	NAC/ ROS	The U.S. Fish and Wildlife Service is interested in purchasing a portion of the County-owned tracts, totaling 219 acres to support local wildlife and habitat conservation efforts as well as providing access to undisturbed natural places. A portion of the subject properties are nationally significant wildlife habitat that should be protected to prevent forest loss and impacts on migratory birds, threatened and endangered species, water quality, and aquatic species.	The U.S. Fish and Wildlife Service should contact the appropriate County agency to purchase a portion of the property that is environmentally significant.	No change to the map.
					Proposed	NAC/ ROS			
					Requested	ROS			
62.	Errata Sheet	<b>Exhibit 63</b> David Moore and Deena Rubinson, Affected Property Owner	17500 Clagett Landing Road, Upper Marlboro, MD 20774	0718874, 4006078	Existing	AR	Only support the rezoning if all properties east of US 301 on Clagett Landing Road are zoned AG or a less intense zone.	The master plan does not support the complete rezoning of property east of US 301 on Clagett Landing Road to AG. It only supports rezoning the properties that are over five acres in size, which is the minimal lot size for properties in the AG zone. Overall, there are approximately 26 properties on Clagett Landing Road that are recommended for rezoning, which is about half of the 48 properties that have frontage on Clagett Landing Road. The remaining properties do not meet the criteria established under LU 2.1 (p. 53) and CZ 2.1 (p. 83).	No change to the map.
					Proposed	AG			
					Requested	AR			

## Other Testimony Received

No.	Zoning Change #	Exhibit # / Speaker #	Summary of Testimony	Staff Analysis	Staff Rec.
63.	N/A	<p><b>Exhibit 20, 50 and 55</b>  <b>Speaker 20</b>  Milly Hall, on behalf of Concerned Citizens of Prince George’s County District 4 and the Surrounding Areas</p> <p><b>Exhibit 22</b>  Carol Boyer, Acting Secretary, on behalf of Concerned Citizens of Prince George’s County District 4 and the Surrounding Areas</p> <p><b>Exhibit 26</b>  Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council</p>	Request to reschedule the Joint Public Hearing for a later date to allow more time for review of materials and public comment.	The Joint Public Hearing was ultimately postponed, and rescheduled.	N/A

## Other Testimony Received

No.	Zoning Change #	Exhibit # / Speaker #	Summary of Testimony	Staff Analysis	Staff Rec.
64.	N/A	<b>Exhibit 20, 50 and 55</b> <b>Speaker 20</b> Milly Hall, on behalf of Concerned Citizens of Prince George's County District 4 and the Surrounding Areas	When will the Planning Board's final recommendation be made?  Why did the County Council make these changes to the BMVMP against the recommendations of the Planning Board and the citizens' concerns?	After the Planning Board hearing, the Planning Board is required to issue a recommendation regarding the SMA within 45 days. The Planning Board will typically hold a work session to review the testimony heard at the hearing, and possibly recommend revisions to the SMA in the resolution of adoption based on the testimony. The Planning Board then transmits the resolution and endorsed SMA to the District Council.  The County Council considers many different aspects during the master plan process. The testimony received and the Planning Board's recommendation are just two of the factors considered. It is within the County Council's right to weigh information received and take final action that may differ from the Planning Board's recommendation and testimony received.	N/A

## Other Testimony Received

No.	Zoning Change #	Exhibit # / Speaker #	Summary of Testimony	Staff Analysis	Staff Rec.
65.	N/A	<b>Exhibit 23</b> Rebecca Christian	The area is overdeveloped and there are too many strip malls and gas stations, which have negative environmental impacts. Please halt all development and conduct an environmental study regarding the environmental impact of gas stations.	The SMA is following the land use and zoning recommendations of the approved master plan. The master plan strives to balance development and the preservation of green space, particularly through the rezoning of property to less intense zones in the Rural and Agricultural Area. Gas stations are necessary and a community asset in contemporary life and cannot be banned, but are heavily regulated and their locations restricted to only a few zones. Development in general is inevitable as the County continues to grow. The master plan strives to direct growth to the most appropriate areas where there is existing infrastructure, and the impact to existing communities is mitigated. Conducting an environmental study is beyond the scope of a sectional map amendment.	N/A
66.	N/A	<b>Exhibit 24</b> Chair Thomas E. Dernoga, District 1, County Council  <b>Exhibit 27</b> Ron Weiss  <b>Exhibit T-1</b> Timothy F. Maloney, Joseph Greenwald & Laake, P.A., on behalf of Freeway Realty, LLC	Cancel the joint public hearing scheduled for September 27, 2022 and reinstate the SMA in order to avoid confusion. Then schedule two separate hearings, one with the Planning Board and one with the District Council per the process outlined in the zoning ordinance and set by precedent in previous standalone SMAs.  Support Chair Thomas E. Dernoga's request to cancel the Joint Public Hearing and reinstate the SMA.	This SMA has followed the standalone SMA process as described in the zoning ordinance and interpreted by legal staff for both the District Council and M-NCPPC. A Joint Public Hearing was deemed enough to meet the requirements for a hearing with the Planning Board and a hearing with the District Council. The precedent described in the testimony occurred under the former zoning ordinance and cannot apply to the current process since there is a new zoning ordinance made effective on April 1, 2022. This SMA is the precedent being set for the standalone SMA process under the current zoning ordinance, a process that is set and interpreted by the County Council and their legal staff. Staff continues to remain agreeable to taking direction by the Chairman of the County Council, and the County Council's staff regarding process and the scheduling of future public hearings. Reinstating the SMA at this time would be confusing and is unnecessary since the project has followed proper procedure. Instead, notifications for separate hearings can be issued.	N/A

## Other Testimony Received

No.	Zoning Change #	Exhibit # / Speaker #	Summary of Testimony	Staff Analysis	Staff Rec.
67.	N/A	<b>Exhibit 30</b> Cynthia A. Bowie, property owner	<p>Will the SMA impact or rezone the property located at 4701 Church Road (Tax ID 0659110)? Will the SMA affect the proposed preliminary minor subdivision?</p> <p>How will the master plan right-of-way affect the site frontage along Church Road? What would it take to enjoy the benefits from the annual property taxes, including fees such as, the supplemental education and the Clean Water Act Fee, etc. Are there any supplemental resources available for undeveloped land in Prince George’s County?</p>	<p>The property located at 4701 Church Road (Tax ID 0659110) is not being proposed to be rezoned in the proposed SMA. The RE Zone will remain in place. Since it is not being rezoned this will not impact any pending minor subdivision</p> <p>These questions are outside the scope of an SMA and should be directed to the relevant County agency.</p>	N/A
68.	N/A	<b>Exhibit 49</b> <b>Speaker 21</b> Janet Gingold, Chair, Prince George’s County Sierra Club	<p>The master plan and the SMA stress the need for Transit Oriented Development (TOD) while preserving open space. The Bowie MARC Campus Center needs to be clearly demarcated and located in the immediate vicinity of the train station to preserve a wide buffer between the development and the Patuxent Research Refuge.</p>	<p>The SMA cannot change the center boundary, which can only be completed by a master or general plan. However, the center boundary does include a buffer and the property is split zoned, with a portion of the property being zoned to ROS to minimize or limit development within the buffer.</p>	N/A

## Other Testimony Received

No.	Zoning Change #	Exhibit # / Speaker #	Summary of Testimony	Staff Analysis	Staff Rec.
69.	N/A	<b>Exhibit 54</b> <b>Speaker 25</b> Bruce Szmajda, Resident  <b>Speaker 26</b> Gregory Hayes, Resident  <b>Speaker 27</b> Derrick Coley, Resident	The SE-22002 and development of 8215 Springfield Road (Steward property) is causing flooding, erosion, and sedimentation in the adjacent subdivision of Springfield Manor.	Testimony is not relevant to the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment.	N/A
70.	N/A	<b>Exhibit 38</b> John Scoulios, President on behalf of the Longleaf Homeowners Association	The Longleaf Homeowners Association is requesting walking access to the Patuxent River Park - Governor Bridge Natural Area at the intersection of Whispering Leaves Lane and Governor Bridge Road.	Testimony is not relevant to the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment. The recommended trail is not in the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> . However, there is still the opportunity to include the trail in the ongoing Master Plan of Transportation project.	N/A
71.	N/A	<b>Exhibit 39</b> Bonita Coe, MD, Resident	The proposal to have an entrance to the Frank's Nursery property entering from Partello Road should be removed since this will cause additional congestion of MD 193. The section of MD 193 between MD 450 and Lottsford Road needs to be widened to two lanes each way to ease traffic congestion.	Testimony is not relevant to the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment. The testimony regarding access to Frank's Nursery should be directed to that project during the development process. The recommended transportation improvement, to widen MD 193 to four lanes, is already recommended in the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> .	N/A

## Other Testimony Received

No.	Zoning Change #	Exhibit # / Speaker #	Summary of Testimony	Staff Analysis	Staff Rec.
72.	N/A	<b>Exhibit 43</b> Jon Robinson, Resident	The 2022 Bowie-Mitchellville and Vicinity Master Plan is a failure of a plan because it fails to acknowledge the limits of growth and the effects on quality of life.	Testimony is not relevant to the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment.	N/A



## Other Testimony Received

No.	Zoning Change #	Exhibit # / Speaker #	Summary of Testimony	Staff Analysis	Staff Rec.
73.	N/A	<b>Exhibit 62</b> Tonya V. Wingfield, Associated Read Estate Broker, Coldwell Banker Realty  <b>Exhibit 65</b> LaVonn Thomas, Resident	Object to the 2022 Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment in its entirety and the general direction the Planning Board and the District Council have approached planning in the County.	This Sectional Map Amendment is the result of years of planning work and community outreach and has been prepared within the regulations established by the Zoning Ordinance.	N/A
74.	N/A	<b>Exhibit 64</b> Terry Nuriddin, Resident	The property at 16200 Old Central Avenue (Tax ID 0740209) should be rezoned to ROS if it does not remain CS. The property could then be used to extend trails and sidewalks across to connect South Lake and the established communities of South Bowie.	The subject property is recommended to stay in the CS zone per the master plan. Testimony regarding trails and other transportation improvements should be directed to the ongoing Master Plan of Transportation project.	No change to the map.
75.	N/A	<b>Exhibit 64</b> Terry Nuriddin, Resident	MD 214 Central Avenue, between Church Road and US 301, should be reclassified from Expressway to Urban Arterial, not just MD 214, between Jennings Mill Drive and US 301.	Testimony regarding road classifications should be directed to the ongoing Master Plan of Transportation project.	No change to the map.
76.	N/A	<b>Exhibit 64</b> Terry Nuriddin, Resident	The undeveloped Six Flags properties should not be rezoned to build housing and retail.	The undeveloped Six Flags properties are recommended to remain in their current zone of LCD. The LCD is unique in that the zone does not have a use table in the Zoning Ordinance. Instead, uses are determined and agreed upon through the development process.	No change to the map.

## Exhibits and Speakers List

September 27, 2022, Canceled Hearing Exhibits

<b>Exhibit #</b>	<b>Item</b>	<b>Received From</b>	<b>Date</b>
1	Rezoning Request Form	Thomas H. Haller, Esq., Gibbs and Haller on behalf of PRH Bowie LLC	8/11/2022
2	Rezoning Request Form	Robert J. Antonetti, Jr. Esq. Shipley and Horne, P.A. on behalf of NCBP Property LLC	8/11/2022
3	Rezoning Request Form	Matthew C. Tedesco on behalf of TMC 450 LLC/KHM Route 3 LLC	7/26/2022
4	Rezoning Request Form	Spiritual Assembly of the Baha'is of Prince George's County/North	8/8/2022
5	Rezoning Request Form	Guillermo Vargas and Ruth Vargas	8/11/2022
6	Rezoning Request Form	Robert J. Antonetti, Jr. on behalf of Freeway Realty, LLC	8/11/2022
7	Rezoning Request Form	Matthew C. Tedesco on behalf of New Market Free State, LLC	8/3/2022
8	Rezoning Request Form	Matthew C. Tedesco on behalf of RSWS LLC	8/2/2022
9	Rezoning Request Form	Matthew C. Tedesco on behalf of The Irmgard H. Hawkins By-Pass Trust	8/12/2022
10	Rezoning Request Form	Russell W. Shipley, Esq. on behalf of Old Central Ave Property LLC	8/11/2022
11	Rezoning Request Form	Matthew C. Tedesco on behalf of The Albert Ray Gillespie Revocable Trust	8/11/2022
12	Rezoning Request Form	Beverly R. Hall-Keller	8/11/2022
13	Rezoning Request Form	Russell W. Shipley, Esq. on behalf of Thomas L. Wellons, III	8/12/2022
14	Rezoning Request Form	Russell W. Shipley, Esq. on behalf of Old Central Ave Property LLC	8/12/2022
15	Rezoning Request Form	Russell W. Shipley, Esq. on behalf of Diane L. Wellons Revocable Trust	8/11/2022
16	Rezoning Request Form	Thomas H. Haller, Esq., Gibbs and Haller on behalf of Prince George's Boys and Girls Club, Inc.	8/12/2022
17	Rezoning Request Form	Paul McDonald on behalf of Supreme Landscaping, LLC	8/12/2022
18	Rezoning Request Form	L. Paul Jackson, II, Esq. on behalf of John Blake, Jr., TTEE/Millicent Blake, Living Trust, et al	8/12/2022
19	E-Comment	Sarah Womble, Property Owner	8/17/2022
20	Email	Milly Hall, on behalf of Concerned Citizens of Prince George's County District 4 and the Surrounding Areas	8/23/2022
21	Email/E-Comment	Carlos and Cristina Vicente, property owners	8/25/2022
22	Email	Carol Boyer, Acting Secretary, on behalf of Concerned Citizens of Prince George's County District 4 and the Surrounding Areas	9/13/2022
23	E-Comment	Rebecca Christian	9/19/2022
24	Email/Letter	Chair Thomas E. Dernoga, District 1, County Council	9/20/2022
25	E-Comment	Nick Disabatino, Property Owner	9/21/2022
26	E-Comment	Joseph Meinert, Planning Director and Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	9/22/2022
27	E-Comment	Ron Weiss	9/22/2022
28	E-Comment	Betty Morgan, Property Owner	9/25/2022
29	E-Comment	Abigail Walter, Property Owner	9/26/2022
30	Email/Letter	Cynthia A. Bowie, Property Owner	9/27/2022

# Exhibits and Speakers List

May 9, 2023, Hearing Exhibits

<b>Exhibit #</b>	<b>Item</b>	<b>Received From</b>	<b>Date</b>
31	Staff Exhibit	Maryland-National Capital Park and Planning Commission, Planning Department	4/24/2023
32	Email	Zach Lowe, Property Owner	3/27/2023
33	Email	Gregory Simmons, Property Owner	3/27/2023
34	Email/Letter	Dominic J. Souza, Esq. and Neil J. Adamus, Souza Roy Attorneys, LLC on behalf of Gerald and Patricia O'Barr	3/29/2023
35	Email/Letter	Thomas Terry and Michael Terry on behalf of Ample Grange Farm, LLC	4/28/2023
36	Email/Letter	Betty Jo Hamilton and Martin Vermillion, Property Owners	4/20/2023
37	E-Comment	Reada Robinson Frandsen, Property Owner	4/24/2023
38	Email	John Scoulios, President on behalf of the Longleaf Homeowners Association	4/30/2023
39	Email/E-Comment	Bonita Coe, MD, Resident	5/1/2023
40	Email	Bradley Farrar, Esq., on behalf of Supreme Landscaping, LLC, and Supreme Construction	5/2/2023
41	E-Fax	Patrick McCloskey, Affected Property Owner	5/2/2023
42	Email	John Ferrante, Senior Planner/Paralegal on behalf of Diane L. Wellons, Revocable Trust	5/4/2023
43	E-Comment	Jon Robinson, Resident	5/7/2023
44	E-Comment	Carolyn Allen, Resident	5/8/2023
45	Email/E-Comment	Robert J. Antonetti, Jr., Esq., Shipley & Horne, P.A., on behalf of Zizos Properties, LLC	5/8/2023
46	E-Comment	Carol Boyer, Resident	5/8/2023
47	E-Comment	Michael Bridges, Resident	5/8/2023
48	E-Comment	Tony Butler-Sims	5/8/2023
49	Email/E-Comment	Janet Gingold, Chair on behalf of Prince George's County Sierra Club	5/8/2023
50	E-Comment	Milly Hall, Resident	5/8/2023
51	Email/Letter	James McClyde, President, on behalf of Canterbury Estates Civic Association & Douglas Jackson, President, on behalf of Paradise Acres Civic Association.	5/9/2023
52	Letter	Monica Roebuck, Resident	5/9/2023
53	Email	Dawn Lockett Hobson, Resident	5/9/2023
54	Photos (Speaker 25)	Bruce Szmajda, Resident	5/9/2023
55	Email	Milly Hall, Resident	5/10/2023
56	Email/Letter	Daniel Lynch, Esq., McNamee Hosea Attorneys and Advisors, on behalf of Collington Place, LLC	5/11/2023
57	Email/Letter	Loi'y H. Mustafa, MD, Property Owner	5/14/2023
58	Email/Letter	Jennifer Greiner, Refuge Manager, on behalf of the Patuxent Research Refuge	5/18/2023
59	Email/Letter	Nathaniel Forman, Esq., O'Malley, Miles, Nylen, & Gilmore, P.A., on behalf of Joan Lally	5/22/2023
60	Email/Letter	Peter Frandsen and Reada Robinson Frandsen, Property Owners	5/22/2023
61	Email/Letter	Thomas Terry and Michael Terry on behalf of Ample Grange Farm, LLC	5/21/2023
62	Email	Tonya V. Wingfield, Associated Read Estate Broker, Coldwell Banker Realty	5/23/2023
63	Email/Letter/E-Comment	David Moore and Deena Rubinson, Affected Property Owner	5/23/2023

# Exhibits and Speakers List

May 9, 2023, Hearing Exhibits

Exhibit #	Item	Received From	Date
64	Email/Letter/Maps	Terry Nuriddin, Resident	5/23/2023
65	Email/News Article	LaVonn Thomas, Resident	5/23/2023
66	Rezoning Request Form	Justin Korenblatt, Esq., Gibbs & Haller, on behalf of Allison and Franklin P. Reigle	5/24/2023
67	Email	Taalib alSalaam on behalf of the Holmehurst Community Petition (40 signatures) *	5/24/2023
68	Email	Carol Boyer, Resident	5/24/2023
69	Email	Michael Bridges, Resident	5/24/2023
70	Email	Michael Doaks, Resident	5/24/2023
71	Email	Cynthia Harvell, Resident	5/24/2023
72	Email	Carol Hurwitch, Resident	5/24/2023
73	Email	Jill Oliver, Resident	5/24/2023
74	Email	Eric Parks, Resident	5/24/2023
75	Email	Jon W. Robinson, Ph.D., Resident	5/24/2023
76	Email	Chevonne Salmon-Ray, Resident	5/24/2023
77	Email	Daniel C. Smith, Resident	5/24/2023
78	Email/Letter/E-Comment	Matthew C. Tedesco, Esq., on behalf of Northeast Investment Group LLC	5/24/2023
79	Email	Sonia McLain, resident	5/8/2023
<b>Late Testimony</b>			
T-1	Email	Timothy F. Maloney, Joseph Greenwald & Laake, P.A., on behalf of Freeway Realty, LLC	5/24/2023
T-2	Email	Viola Underdue, Resident	5/24/2023
T-3	Email	Dawn Lockett Hobson, Resident	5/24/2023

**\*List of Petitioners against ZC 42 (Frank's Nursery)**

Ovanda Rice  
 Sandy Rinck  
 Lawrence H. Rinck  
 Carrieann J. Peterson  
 Cane Clarke  
 Antoinette Dickson  
 Claude Dickson  
 Carol Gladden  
 John L. Thomas  
 Hartley Abraham  
 Gwen Abraham  
 John Lex  
 Joan Lex  
 Marquette Mayberry

William Kaczor  
 Joan Kaczor  
 Eillica alSalaam  
 Taalib alSalaam  
 Annette Waters Nyimpha  
 Norwood  
 John Webster  
 James Morakis and Family  
 Marie-Edith Rose Michel  
 John Davis  
 Dorothy Davis  
 Phil Pugh  
 Jasmine Pugh  
 Charles Johnson  
 Remy Johnson

Shawnaka Johnson  
 Christopher Johnson  
 Chris Stephanides  
 Linda Stephanides  
 Warren Pinkney  
 Carolyn Pinkney  
 Gareth Shaw  
 Melissa Dent  
 Tratoria Brooks  
 Eric Rountree  
 Tiajuana Rountree

## Exhibits and Speakers List

<b>Speaker #</b>	<b>Name</b>	<b>Title</b>	<b>On Behalf of</b>
1	Joseph Meinert	Planning Director	City of Bowie/The Honorable Timothy J. Adams
2	Jill Oliver	Resident, President	Fairwood Community Association
3	Matthew Tedesco, Esq.	McNamee Hosea Attorneys and Advisors	Northeast Investment Group LLC
4	Robert Antonetti, Esq.	Shiple & Horne P.A.	Freeway Realty, LLC
5	Andrew Roud	St. John's Property	Freeway Realty, LLC
6	Bradley Farrar, Esq.	Shiple & Horne P.A.	Supreme Landscaping, LLC, and Supreme Construction
7	Peter Frandsen	Affected Property Owner	Robinson Family Trust
8	Thomas Zizos	Affected Property Owner	Zizos Property, LLC
9	Dan Lynch, Esq. (No Testimony Provided)	McNamee Hosea Attorneys and Advisors	
10	Arthur Horne, Esq. (No Testimony Provided)	Shiple & Horne P.A.	
11	Russell Shipley, Esq.	Shiple & Horne P.A.	Diane L. Wellons, Revocable Trust
12	Eric Afoakwah (No Testimony Provided)	Resident	
13	Loi'y Mustafa, MD	Resident, Affected Property Owner	
14	Patrick McCloskey (No Testimony Provided)	Affected Property Owner	
15	Phillippa Johnston	Resident	Cameron Grove Community
16	Frederick Tutman	Patuxent Riverkeeper	Allison, Franklin P., and Mark W. Reigle
17	Sandy Rinck	Resident	
18	Justin Korenblatt, Esq.	Gibbs and Haller	Allison and Franklin P. Reigle
19	Carolyn Allen	Resident	Mill Branch Estates
20	Milly Hall	Resident	
21	Janet Gingold	Chair	Prince George's County Sierra Club
22	Monica Roebuck	Resident	
23	Omar Nicholson (No Testimony Provided)		
24	Clarence McCloskey (No Testimony Provided)	Affected Property Owner	
25	Bruce Szmajda	Resident	
26	Gregory Hayes	Resident	
27	Derrick Coley	Resident	
28	Ronald Beverly	President	Mill Branch Estates
29	Robert Campbell (No Testimony Provided)		
30	Taalib Alsalaam	Resident	
31	Dr. Kimberly Bolling	Affected Property Owner	
32	Tajuddin I. Sabree	Affected Property Owner	
33	Jonah Perkins	Affected Property Owner	