



**THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission**

Prince George's County Planning Board | Office of the Chairman

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April 4, 2024

The Honorable Jolene Ivey
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

**Re: Transmittal of the Planning Board
Comments on the Amendments to the
2023 *Endorsed Bowie-Mitchellville and
Vicinity Sectional Map Amendment***

Dear Chair Ivey:

The Prince George's County Planning Board appreciates the opportunity to transmit comments on the proposed amendments to the 2023 *Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment*. The Planning Board's comments are set forth below in the tables below. Overall, the Planning Board opposes Amendments 1 through 16. The Planning Board does not support any of the proposed Amendments.

If you have any questions or require additional information, please do not hesitate to contact me, or Thomas Lester, Project Manager, Community Planning Division, Master Plans and Studies Section, at 301-952-3756.

Sincerely,

Peter A. Shapiro
Chair

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Table 1. Summary of Amendments			
No.	Summary	Planning Board's Response	Exhibit(s)/Speaker(s)
1	Amend the Endorsed SMA to retain the existing RR (Rural, Residential)/CGO (Commercial, General and Office) Zones for the properties located at 15500 Annapolis Road, Bowie, MD 20715 (Tax IDs 3742806, and 3742814).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Per strategy LU 16.2 (p. 73), the master plan recommends redeveloping the shopping center into an integrated mixed-use destination that includes multifamily dwellings and townhouses adjacent to retail. Without rezoning the entire property to the CGO Zone, the master plan cannot be implemented as it was approved.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Exhibit 93/Speaker 2 Matthew Tedesco, Principal, McNamee Hosea Attorneys and Advisors, on behalf of New Market Free State LLC</p>
2	Amend the Endorsed SMA to change the existing RR (Rural Residential) Zone to the CGO (Commercial, General and Office) Zone for the properties located at 1810 and 1814 Mitchellville Road, Bowie, MD 20716 (Tax IDs 0732743, and 0800102).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50), recommends Residential Low land use for the subject properties. Per strategy LU 19.2 (p. 76), the master plan recommends the redevelopment of nearby Pointer Ridge Plaza; expanding commercial zoning to the subject property could hinder the success of the shopping center.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Exhibit 95 Beverly R. Hall-Keller, property owner</p>

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3	Amend the Endorsed SMA to retain the existing RE (Residential Estate) Zone for the property located at 1 SE Robert Crain Highway, Upper Marlboro, MD 20774 (Tax ID 0728675).	Oppose. The Planning Board maintains that the 2023 <i>Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment</i> should be implemented as transmitted for the subject property. Per Strategy CZ 3.2, the master plan recommends rezoning the properties just south of the subject property to the CS Zone. One of the southern properties is already partially zoned CS. At the time of the master plan, it was unknown that the subject property was under common ownership as the southern properties and should have been included. The property should be rezoned to CS to avoid a split zoning.	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident

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4	Amend the Endorsed SMA to change the existing ROS (Reserved Open Space) Zone to the AG (Agriculture and Preservation) Zone for the properties located at 13308 Woodmore Road, Bowie, MD 20721 (Tax ID 5658802).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50), recommends Parks and Open Space land use for the subject properties. The change in ownership from the government to a private owner does not justify the intensification of the zone. Pursuant to Section 27-4201(b)(1)(A) and (B), the purposes of the ROS Zone are to ensure the retention of certain areas for non-intensive, active, and passive recreation use and to facilitate the permanent maintenance of certain areas of the County, both publicly and privately owned land, in an undeveloped state. The property owner purchased the property knowing the zone and the existing limitations. Rezoning the property would undo the previous efforts to preserve the property for Parks and Open Space.	No additional testimony was received for this property at the second Joint Public Hearing.
5	Amend the Endorsed SMA to change the existing AR (Agriculture-Residential) Zone to the CS (Commercial, Service) Zone for the properties located at 180 SE Robert Crain Highway, Upper Marlboro, MD 20774 (Tax IDs 0804666).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. 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 CS. Furthermore, the adjacent property, at the same address (Tax ID 0804641), is proposed in the Endorsed SMA to be rezoned to the more restrictive AG Zone. However, it is the subject of Amendment 15.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Speaker 16 Paul McDonald, Owner, Supreme Landscaping, LLC</p>

Table 1. Summary of Amendments			
No.	Summary	Planning Board's Response	Exhibit(s)/Speaker(s)
6	Amend the Endorsed SMA to change the existing AR (Agricultural-Residential) Zone to the AG (Agriculture and Preservation) Zone for the properties located at 16501 Annapolis Road, Bowie, MD 20715 (Tax IDs 0796425, 0712604, 0801563, 0692756, and 0712588).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50), recommends Institutional land use for the subject properties. The Planning Board does not recommend rezoning the property to the AG Zone because strategy LU 2.3 (p. 55), specifically exempts the subject properties from the corresponding Comprehensive Zoning strategy, CZ 2.1 (p. 83), and specifically recommends retaining the AR Zone.	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George's County Sierra Club Exhibit 97/Speaker 13 Edwards C. Gibbs, Partner, Gibbs and Haller, on behalf of Sacred Heart Church

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Table 1. Summary of Amendments			
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7	Amend the Endorsed SMA to change the existing CGO (Commercial, General and Office) Zone to the RMF-20 (Residential, Multifamily-20) Zone for the property located at 3610 Elder Oaks Boulevard, Bowie, MD 20716 (Tax ID 3070588).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject property. Map 16, Future Land Use (p. 50), recommends Commercial land use for the subject properties. The CGO Zone is appropriate for this recommended land use.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Exhibit 93/Speaker 2 Matthew Tedesco, Principal, McNamee Hosea Attorneys and Advisors, on behalf of Collington Place LLC</p> <p>Exhibit 89/Speaker 12 Lisa S. Babin, Resident, Covington Community</p>
8	Amend the Endorsed SMA to change the proposed AR (Agricultural-Residential) Zone to the AG (Agriculture and Preservation) Zone for the properties located at 16200 Annapolis Road, Bowie, MD 20715 (Tax ID 1594761, and 1594753 (western portion only)).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Per strategy CZ 2.2 (p. 83), the subject properties are specifically recommended to be rezoned to the AR Zone to support rural, agricultural, and institutional land uses.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George's County Sierra Club</p>

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Table 1. Summary of Amendments			
No.	Summary	Planning Board's Response	Exhibit(s)/Speaker(s)
9	Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the properties located at NE Robert Crain Highway, 6513 and 6517 NW Robert Crain Highway, Bowie, MD 20715 (Tax IDs 0822239, 5635696, and 5635708).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Per strategy CZ 2.3 (p. 83), the subject properties are specifically recommended to be rezoned to the CS Zone to support Commercial land uses.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor. City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Exhibit 93/Speaker 2 Matthew Tedesco, Principal, McNamee Hosea Attorneys and Advisors, on behalf of TMC 450 LLC/KHM Route 3 LLC</p>
10	Amend the Endorsed SMA to retain the existing RE (Residential Estate) Zone for the properties located at 12205 and 12105 Annapolis Road, and 5015 Enterprise Road, Bowie, MD 20720 (Tax IDs 0733741, 0733782, and 0817676).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties (Frank's Nursery). Map 16, Future Land Use (p. 50) and Strategy LU 17.1 (p. 76), recommends Commercial land use for the subject properties. Per strategy CZ 11.1 (p. 89), the subject properties are specifically recommended to be rezoned to the CGO Zone to support Commercial land uses.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Exhibit 93/Speaker 2 Matthew Tedesco, Principal, McNamee Hosea Attorneys and Advisors, on behalf of Irmgard H. Hawkins Bypass Trust</p> <p>Speaker 14 Jill Oliver, Resident/President, Fairwood Community Association</p>

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11	Amend the Endorsed SMA to change the proposed AG (Agriculture and Preservation) Zone to ROS (Reserved Open Space) for the property located at Old Stage Road, Bowie, MD 20720 (Tax ID 0814830).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50) and Strategy LU 1.1 (p. 53), recommends Parks and Open Space land use for the subject properties. Per strategy CZ 1.5 (p. 81), the subject properties are specifically recommended to be rezoned to the AG Zone to support Parks and Open Space land uses.	<p>Exhibit 83 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George's County Sierra Club</p>
12	Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the properties located at 5511 and 5521 Park Drive, Bowie, MD 20715 (Tax IDs 0818872 and 0818880).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50) and Strategy LU 2.1 (p. 53), recommends Rural and Agricultural land use for the subject properties. Per strategy CZ 2.1 (p. 83), the subject properties are specifically recommended to be rezoned to the AG Zone to support Rural and Agricultural land uses.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Exhibit 91 Nathaniel Forman, Esq., Principal, O'Malley, Miles, Nylen & Gilmore, P.A., on behalf of Joan Lally</p>

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Table 1. Summary of Amendments			
No.	Summary	Planning Board's Response	Exhibit(s)/Speaker(s)
13	Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the properties located at 3600, 3702 and 3900 Church Road, Bowie, MD 20721 (Tax IDs 0801290, 0801233, 0801274, 0801241, 0801282, 0801340, 0801258, and 0801357).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50) and Strategy LU 3.1 (p. 55), recommends Residential Medium land use for the subject properties. Per strategy CZ 3.3 (p. 83), the subject properties are specifically recommended to be rezoned to the RSF-A Zone to support Residential Medium land uses.	<p>Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie</p> <p>Exhibit 85 Belinda Queen, Resident</p> <p>Speaker 4 Andrew Roud, Regional Partner, St. John Properties, Inc., on behalf of Rodenhauser Land LLC</p> <p>Speaker 5 Robert Antonetti, Jr., Partner, Shipley & Horne P.A., on behalf of Freeway Realty, LLC.</p> <p>Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George's County Sierra Club</p>

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No.	Summary	Planning Board's Response	Exhibit(s)/Speaker(s)
14	Amend the Endorsed SMA to change the proposed AG (Agriculture and Preservation) Zone to the ROS (Reserved Open Space) Zone for the property located at Pennsbury Drive, Bowie, MD 20716 (Tax ID 0798421).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50) and Strategy LU 1.1 (p. 53), recommends Parks and Opens Space land use for the subject properties. However, the requested zoning is not consistent with the master plan's Comprehensive Zoning recommendations. Per strategy CZ 1.5 (p. 81), the subject property is specifically recommended to be rezoned to the AG Zone to support Parks and Open Space land uses.	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident
15	Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the property located at 180 Robert Crain Highway, Upper Marlboro, MD 20774 (Tax ID 0804641)	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50) and strategy LU 2.1 (p. 53), recommends Rural and Agricultural land use for the subject property. Per strategy CZ 1.5 (p. 81), the subject property is specifically recommended to be rezoned to the AG Zone to support Parks and Open Space land uses. Per strategy CZ 2.1 (p. 83), the subject property is specifically recommended to be rezoned to the AG Zone to support Rural and Agricultural land uses. The AR Zone is appropriate for this recommended land use, not CS. However, if Amendment 5 is approved this Amendment should be revised to rezone the subject property to the CS Zone.	Exhibit 83/Speaker 1 Joseph Meinert, Planning Director, on behalf of City Council and Timothy J. Adams, Mayor, City of Bowie Exhibit 85 Belinda Queen, Resident Speaker 16 Paul McDonald, Owner, Supreme Landscaping, LLC

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Table 1. Summary of Amendments			
No.	Summary	Planning Board's Response	Exhibit(s)/Speaker(s)
16	Amend the Endorsed SMA to change the existing NAC (Neighborhood Activity Center)/ROS (Reserved Open Space) Zone to ROS (Reserved Open Space) for the properties located at Old Jericho Road, 9801 Laurel Bowie Road, Bowie, MD 20720 (Tax IDs 1660430 and 2789972).	Oppose. The Planning Board maintains that the 2022 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> recommendations should be implemented for the subject properties. Map 16, Future Land Use (p. 50) recommends Mixed-Use land use for most of land area of the subject properties. The portion that is located outside of the Bowie State University MARC Campus Center is recommended for Parks and Open Space. Policies LU 8, 9, 10, 11 and 12 (p. 65-71), and the underlying strategies recommend building out the center with a mix of land uses including but not limited to housing, commercial, and telecommunication land uses. The NAC Zone is the most appropriate zone to meet the vision and goals for the Bowie State University MARC Campus Center.	<p>Exhibit 84/Speaker 7 David Iannucci, President/CEO, Prince George's County Economic Development Corporation</p> <p>Exhibit 96/Speaker 9 Denise Robinson, Executive Director, on behalf of the Revenue Authority of Prince George's County</p> <p>Exhibit 87, 94 Richard J. Dolesh, Chairman of the Board of Directors, on behalf of Friends of Patuxent Research Refuge, Inc.</p> <p>Exhibit 88/Speaker 8 Janet Gingold, Chair, on behalf of Prince George's County Sierra Club</p> <p>Exhibit 90 Joel Dunn, President/CEO, Chesapeake Conservancy</p> <p>Exhibit 92, 94 Jennifer Greiner, Refuge Manager, Patuxent Research Refuge, U.S. Fish and Wildlife Service, North Atlantic – Appalachian Region</p> <p>Speaker 11 Jacqueline West-Spencer, Executive Director, Redevelopment Authority of Prince George's County</p>

cc: Prince George's County Council Members
Lakisha Hull, AICP, LEED AP BC+D, Planning Director
Derick Berlage, AICP, Deputy Director of Operations
Tony Felts, AICP, Chief, Community Planning Division
Kierre McCune, Supervisor, Community Planning Division, Master Plans and Studies Section
Thomas Lester, Planner IV, Community Planning Division, Master Plans and Studies Section