Attachment 1: Analysis of Testimony

Table of Contents

- I. Analysis of Testimony
- II. Exhibits List
- III. Speakers List

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

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

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

For each amendment, the following is provided:

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

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zone		Summary of Testimony	Staff Analysis	PB Rec.
1.	1 (Free State	15500	3742806,	Exhibit 83/Speaker 1	Existing	RR/	The City of Bowie supports the	The requested zoning is not consistent	Oppose the
	Shopping	Annapolis Road,	3742814	Joseph Meinert,		CGO	proposed amendment to retain the	with the 2022 Approved Bowie-	proposed
	Center)	Bowie, MD		Planning Director, on	Endorsed	CGO	subject property in the RR/CGO	Mitchellville and Vicinity Master Plan's	amendment.
		20715		behalf of City Council	Amended	RR/	Zone. The property is within the	Land Use recommendations. Map 16,	
				and Timothy J.		CGO	boundaries of the City of Bowie. The	Future Land Use (p. 50), recommends	
				Adams, Mayor, City	Requested	RR/	existing RR zoning has been in place	Neighborhood Mixed-Use land use for	
				of Bowie	_	CGO	for decades and the area serves as a	the subject properties. Per Land Use	
							density transition between the	strategy LU 16.2 (p. 73), the master plan	
				Exhibit 85			commercial uses in the shopping	recommends redeveloping the shopping	
				Belinda Queen,			center and the single-family detached	center into an integrated mixed-use	
				Resident			neighborhood.	destination that includes multifamily	
								dwellings and townhouses adjacent to	
							Belinda Queen supports the proposed	retail. Without rezoning the entire	
							amendment to retain the subject	property to the CGO Zone, the master	
							property in the RR/CGO Zone.	plan cannot be implemented as it was	
				E-1:1:4 02/C12	E-:	DD/	T1	approved.	-
				Exhibit 93/Speaker 2 Matthew Tedesco,	Existing	RR/ CGO	The property owner opposes the	The requested zoning is consistent with	
				1	Endorsed		proposed amendment to retain the	the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan's Land Use	
				Principal, McNamee Hosea Attorneys and	Amended	CGO RR/	subject property in the RR/CGO Zone. Rezoning the subject property	recommendations. Map 16, Future Land	
				Advisors, on behalf of	Amended	CGO	to CGO aligns with the master plan's	Use (p. 50), recommends Neighborhood	
				New Market Free	Requested	CGO	vision for mixed-use development	Mixed-Use land use for the subject	
				State LLC	Requesteu	CGO	along MD 450. The RR zone	properties. Per Land Use strategy LU	
				State LLC			contradicts the master plan's	16.2 (p. 73), the master plan	
							recommendations since it does not	recommends redeveloping the shopping	
							support mixed-use development.	center into an integrated mixed-use	
							There is a natural buffer between the	destination that includes multifamily	
							subject property and the single-family	dwellings and townhouses adjacent to	
							detached housing development to the	retail. As stated, there is a natural buffer	
							north. Any redevelopment of the	(stream valley) between the subject	
							property will be subject to the	property and the single-family detached	
							requirements of the Landscape	housing development to the north.	
							Manual.		

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

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

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zon	es	Summary of Testimony	Staff Analysis	PB Rec.
4.	5 (Supreme	180 SE Robert	0804666	Exhibit 83/Speaker 1	Existing	AR	The City of Bowie opposes the	The requested zoning is consistent with	Oppose the
	Landscaping	Crain Highway,		Joseph Meinert,	Endorsed	AR	proposed amendment to rezone the	the 2022 Approved Bowie-Mitchellville	proposed
	LLC)	Upper Marlboro,		Planning Director, on	Amended	CS	subject property to the CS Zone. The	and Vicinity Master Plan's Land Use	amendment.
		MD 20774		behalf of City Council	Requested	AR	property is outside the boundaries of	recommendations. Map 16, Future Land	
				and Timothy J.	1		the City of Bowie. The property is in	Use (p. 50), recommends Rural and	
				Adams, Mayor, City			the Rural and Agricultural Area and is	Agricultural land use for the subject	
				of Bowie			not appropriate for commercial	property. The AR Zone is appropriate for	
							development. The property's	this recommended land use.	
				Exhibit 85			classification is W-6/S-6 in the Water		
				Belinda Queen,			and Sewer Plan which indicates that		
				Resident			no community water/sewer system is		
							planned for the subject property.		
							Belinda Queen opposes the proposed		
							amendment to rezone the subject		
				C 1 16	E . 4.	A D	property to the CS Zone.		
				Speaker 16	Existing	AR	The property owner supports the	The requested zoning is not consistent	
				Paul McDonald,	Endorsed	AR	proposed amendment to rezone the	with the 2022 Approved Bowie-	
				Owner, Supreme	Amended	CS	subject property to the CS Zone.	Mitchellville and Vicinity Master Plan's	
				Landscaping, LLC	Requested	CS	Rezoning the property will support	recommendations for Land Use. Map 16,	
							the existing general contracting and	Future Land Use (p. 50), recommends	
							landscaping business, and will	Rural and Agricultural land use for the	
							support the County's tax base, and the	subject property. The AR Zone is	
							employment of 20-40 people	appropriate for this recommended land	
							annually.	use, not CS. Furthermore, the adjacent	
								property, with the same address (Tax ID	
								0804641) is proposed to be rezoned in the Endorsed SMA to the AG Zone.	
								the Endorsed SIMA to the AG Zone.	

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zon	es	Summary of Testimony	Staff Analysis	PB Rec.
5.	6 (Sacred Heart)	16501	0796425,	Exhibit 83/Speaker 1	Existing	AR	The City of Bowie supports the	The requested zoning is consistent with	Oppose the
		Annapolis Road,	0712604,	Joseph Meinert,	Endorsed	AR	proposed amendment to rezone the	the 2022 Approved Bowie-Mitchellville	proposed
		Bowie MD	0801563,	Planning Director, on	Amended	AG	subject property to the AG Zone. The	and Vicinity Master Plan's Land Use	amendment.
		20715	0692756,	behalf of City Council	Requested	AG	property is outside the boundaries of	recommendations. Map 16, Future Land	
			0712588	and Timothy J. Adams,	4		the City of Bowie. Rezoning to the	Use (p. 50), recommends Institutional	
				Mayor, City of Bowie			lower density, AG Zone will more	land use for the subject properties.	
							effectively preserve the property's	However, staff does not recommend	
				Exhibit 85			sensitive environmental features and	rezoning the property to the AG Zone	
				Belinda Queen, Resident			better reflect the status of the property	because strategy LU 2.3 (p. 55),	
							within the Rural and Agricultural	specifically exempts the subject	
				Exhibit 88/Speaker 8			Area.	properties from the corresponding	
				Janet Gingold, Chair, on				Comprehensive Zoning strategy, CZ 2.1	
				behalf of Prince			Belinda Queen supports the proposed	(p. 83), and specifically recommends	
				George's County Sierra			amendment to rezone the subject	retaining the AR Zone.	
				Club			property to the AG Zone.		
							The Prince George's County Sierra		
							Club supports the proposed		
							amendment to Rezone the subject		
							property in the AG Zone.		

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

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

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

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

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zon	es	Summary of Testimony	Staff Analysis	PB Rec.
10.	9 (KHM Route	6513 and 6517	0822239,	Exhibit 83/Speaker 1	Existing	AR	The City of Bowie supports the	The requested zoning is not consistent	Oppose the
	3 LLC)	NW Robert	5635696,	Joseph Meinert,	Endorsed	CS	proposed amendment to retain the	with the 2022 Approved Bowie-	proposed
		Crain	5635708	Planning Director, on	Amended	AR	subject property in the AR Zone. The	Mitchellville and Vicinity Master Plan's	amendment.
		Highway,		behalf of City Council	Requested	AR	property is outside the boundaries of	Land Use recommendations. Map 16,	
		Bowie, MD		and Timothy J.			the City of Bowie. The property is in	Future Land Use (p. 50) recommends	
		20715		Adams, Mayor, City of Bowie			the median of MD 3. To eliminate the	Commercial land use for the subject	
				of Bowle			potential for traffic congestion and accidents, the City of Bowie supports	properties. Strategy LU 2.1 (p. 53) exempts the subject property from being	
				Exhibit 85			retaining the AR zone. The AR Zone	recommended for Rural and Agricultural	
				Belinda Queen,			is more suitable for a property located	land uses. The requested zoning is also	
				Resident			in the Rural and Agricultural Area.	not consistent with the master plan's	
							5	Comprehensive Zoning	
							Belinda Queen supports the proposed	recommendations. Per strategy CZ 2.3	
							amendment to retain the subject	(p. 83), the subject properties are	
							property in the AR Zone.	specifically recommended to be rezoned	
								to the CS Zone to support commercial	
								land uses.	
				Exhibit 93/Speaker 2	Existing	AR	The property owner opposes the	The requested zoning is consistent with	
				Matthew Tedesco,	Endorsed	CS	proposed amendment to retain the	the 2022 Approved Bowie-Mitchellville	
				Principal, McNamee Hosea Attorneys and	Amended	AR	existing zoning. The property owner request that the master plan is	and Vicinity Master Plan's Land Use recommendations. Map 16, Future Land	
				Advisors, on behalf of	Requested	CS	implemented, rezoning the property to	Use (p. 50) recommends Commercial	
				TMC 450 LLC/KHM			the CS Zone. Any redevelopment of	land use for the subject properties. The	
				Route 3 LLC			the property will be subjected to the	requested zoning is also consistent with	
				TROUGH 5 EEC			requirements of the Landscape	the master plan's Comprehensive Zoning	
							Manual.	recommendations. Per strategy CZ 2.3	
								(p. 83), the subject properties are	
								specifically recommended to be rezoned	
								to the CS Zone to support commercial	
								land uses.	

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zon	es	Summary of Testimony	Staff Analysis	PB Rec.
11.	10 (Frank's	12205 and	0733741,	Exhibit 83/ Speaker 1	Existing	RE	The City of Bowie supports the	The requested zoning is not consistent	Oppose the
	Nursery)	12105	0733782,	Joseph Meinert,	Endorsed	CGO	proposed amendment to retain the	with the 2022 Approved Bowie-	proposed
		Annapolis	0817676	Planning Director, on	Amended	RE	subject property in the RE Zone. The	Mitchellville and Vicinity Master Plan's	amendment.
		Road, and		behalf of City Council	Requested	RE	property is outside the boundaries of	Land Use recommendations. Map 16,	
		5015		and Timothy J.	•		the City of Bowie. The property	Future Land Use (p. 50) and Strategy LU	
		Enterprise		Adams, Mayor, City			owners previously proposed	17.1 (p. 76) recommend Commercial	
		Road, Bowie,		of Bowie			redeveloping the property into a	land use for the subject properties. The	
		MD 20720		E 1014 0#			townhouse community. This proposal	requested zoning is also not consistent	
				Exhibit 85			was ultimately rejected by the County	with the master plan's Comprehensive	
				Belinda Queen,			Council through legislation that	Zoning recommendations. Per strategy	
				Resident			passed in 2023. Retaining the existing RE Zone is in keeping with the	CZ 11.1 (p. 89), the subject properties are specifically recommended to be	
							development pattern and density of	rezoned to the CGO Zone to support	
							the surrounding residential	commercial land uses.	
							communities south of MD 450 and	commercial fand uses.	
							east of MD 193.		
							Cust of MID 175.		
							Belinda Queen supports the proposed		
							amendment to retain the subject		
							property in the RE Zone.		
				Exhibit #/ Speaker 2	Existing	RE	The property owner opposes the	The requested zoning is consistent with	
				Matthew Tedesco,	Endorsed	CGO	proposed amendment to retain the	the 2022 Approved Bowie-Mitchellville	
				Principal, McNamee	Amended	RE	subject property in the RE Zone. The	and Vicinity Master Plan's Land Use	
				Hosea Attorneys and	Requested	CGO	property owner requests that the	recommendations. Map 16, Future Land	
				Advisors, on behalf of			master plan is implemented, rezoning	Use (p. 50), recommends Commercial	
				Irmgard H. Hawkins			the property to the CGO Zone. Any	land use for the subject properties. The	
				Bypass Trust			redevelopment of the property will be	requested zoning is also consistent with	
							subjected to the requirements of the	the master plan's Comprehensive Zoning	
							Landscape Manual.	recommendations. Per strategy CZ 11.1	
								(p. 89), the subject properties are	
								specifically recommended to be rezoned	
								to the CGO Zone to support commercial	
								land uses.	

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

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zone	S	Summary of Testimony	Staff Analysis	PB Rec.
14.	12	5511 and	0818872,	Exhibit 83/Speaker 1	Existing	AR	The City of Bowie supports the	The requested zoning is consistent with	Oppose the
	(Lally/Parker/	5521 Park	0818880	Joseph Meinert,	Endorsed	AG	proposed amendment to retain the	the 2022 Approved Bowie-Mitchellville	proposed
	Williams)	Drive,		Planning Director, on	Amended	AR	subject property in the AR Zone. The	and Vicinity Master Plan's Land Use	amendment.
		Bowie, MD 20715		behalf of City Council and Timothy J.	Requested	AR	property is outside the boundaries of	recommendations. Map 16, Future Land Use (p. 50) and strategy LU 2.1 (p. 53),	
		20/13		Adams, Mayor, City			the City of Bowie. The AR Zone	recommends Rural and Agricultural land	
				of Bowie			should be retained to avoid the	use for the subject properties. However,	
							appearance of spot zoning and to	the requested zoning is not consistent	
				Exhibit 85			maintain a more uniform application	with the master plan's Comprehensive	
				Belinda Queen,			of the AR Zone across neighboring	Zoning recommendations. Strategy CZ	
				Resident			properties.	2.1 (p. 83) recommends rezoning the subject properties to the AG Zone.	
				Exhibit 91 Nathaniel Forman,			Belinda Queen supports the proposed	The City's testimony, letter dated	
				Esq., Principal,			amendment to retain the subject	January 17, 2024, mistakenly refers to	
				O'Malley, Miles, Nylen & Gilmore,			property in the AR Zone.	two different city-owned parcels in the	
				P.A., on behalf of Joan			TTI	same subdivision being the subject of Amendment 12. The subject properties	
				Lally			The property owner, Joan Lally, supports the proposed amendment to	are not owned by the City of Bowie.	
							retain the subject property in the AR		
							Zone. The property owner believes		
							the potential rezoning is arbitrary,		
							capricious, and unnecessary. And that		
							the goal of preserving the rural and		
							agricultural area can be achieved by		
							the existing AR Zone and there are no		
							major distinctions between the AR		
							and AG zone in terms of use and		
							development standards.		

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

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

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zon	es	Summary of Testimony	Staff Analysis	PB Rec.
17.	14 (Prince	Pennsbury	0798421	Exhibit 83/Speaker 1	Existing	LCD	The City of Bowie supports the	The requested zoning is consistent with	Oppose the
	George's	Drive,		Joseph Meinert,	Endorsed	AG	proposed amendment to rezone the	the 2022 Approved Bowie-Mitchellville	proposed
	County)	Bowie, MD		Planning Director, on	Amended	ROS	subject property to the ROS Zone.	and Vicinity Master Plan's Land Use	amendment.
		20716		behalf of City Council	Requested	ROS	The property is within the boundaries	recommendations. Map 16, Future Land	
				and Timothy J.	1		of the City of Bowie. The property	Use (p. 50) and Strategy LU 1.1 (p. 53)	
				Adams, Mayor, City			contains steep slopes and a stream,	recommend Parks and Open Space land	
				of Bowie			and it serves as an open space divider	use for the subject property. However,	
							between the proposed single-family	the requested zoning is not consistent	
				Exhibit 85			neighborhoods of South Lake and	with the master plan's Comprehensive	
				Belinda Queen,			MD 214. The parcel is publicly	Zoning recommendations. Per strategy	
				Resident			owned and adjacent to parkland and is	CZ 1.5 (p. 81), the subject property is	
							better suited for the most restrictive	specifically recommended to be rezoned	
							zone of ROS as opposed to AG.	to the AG Zone to support Parks and	
								Open Space land uses.	
							Belinda Queen supports the proposed		
							amendment to rezone the subject		
10	1.7.0	100 7 1	2024544	~			property to the ROS Zone.		
18.	15 (Supreme	180 Robert	0804641	Speaker 16	Existing	AR	The property owner requests that the	The requested zoning is not consistent	Oppose the
	Landscaping	Crain		Paul McDonald,	Endorsed	AG	subject property is rezoned to the CS	with the 2022 Approved Bowie-	proposed
	LLC)	Highway,		Owner, Supreme	Amended	AR	Zone, and that the Amendment is	Mitchellville and Vicinity Master Plan's	amendment.
		Upper		Landscaping, LLC	Requested	CS	revised to rezone the subject property	recommendations for Land Use. Map 16,	
		Marlboro,					to the CS Zone instead of retaining	Future Land Use (p. 50), and strategy LU	
		MD 20774					the AG Zone. Rezoning the property	2.1 (p. 53) recommends Rural and	
							will support the existing general	Agricultural land use for the subject	
							contracting and landscaping business,	property. The requested zoning is also	
							and will support the County's tax	not consistent with the master plan's	
							base, and the employment of 20-40 people annually.	Comprehensive Zoning recommendations. Per strategy CZ 2.1	
							people annually.	(p. 83), the subject property is	
								specifically recommended to be rezoned	
								to the AG Zone to support Rural and	
								Agricultural land uses.	
								Agricultural failu uses.	

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

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zon	es	Summary of Testimony	Staff Analysis	PB Rec.
20.	16 (Prince	9801 Laurel	1660430,	Exhibit 96/Speaker 9	Existing	ROS/	The Revenue Authority of Prince	The requested zoning is consistent with	Oppose the
	George's	Bowie	2789972	Denise Robinson,		NAC	George's County opposes the	the 2022 Approved Bowie-Mitchellville	proposed
	County)	Road,		Executive Director, on	Endorsed	ROS/	proposed amendment to rezone the	and Vicinity Master Plan's Land Use	amendment.
		Bowie, MD		behalf of the Revenue		NAC	entire property to ROS. The Revenue	recommendations. Map 16, Future Land	
		20720		Authority of Prince	Amended	ROS	Authority is currently managing a	Use (p. 50), recommends Mixed-Use	
				George's County	Requested	ROS/	Request for Proposal process to solicit	land use for the subject properties.	
						NAC	developers for plans to produce a	V 1 1	
							mixed-use development on the	Policies LU 8, 9, 10, 11 and 12 (p. 65-	
							County's property. The proposal is	71), and the underlying strategies	
							for Transit Oriented Development and	recommend building out the Bowie State	
							is limited to 94 acres of about 200 acres total. This project is visionary	University MARC Campus Center with a	
							and aligns with the Prince George's	mix of land uses including but not	
							County Economic Development	limited to housing, commercial, and	
							Strategic Plan for jobs, housing, and	telecommunication land uses. The NAC	
							expansion of Bowie State University.	Zone is the most appropriate zone to	
							A change in the zoning will	meet the vision and goals for the campus	
							jeopardize the entire development.	center. In addition, rezoning the subject	
				Exhibit 86/Speaker 10	Existing	ROS/	Bowie State University opposes the	property to the ROS Zone would require	
				Karen Johnson		NAC	proposed amendment to rezone the	an Amendment to the 2022 Approved	
				Shaheed, Executive	Endorsed	ROS/	entire property to ROS. The	11	
				Vice President, General		NAC	amendment would greatly impact	Bowie-Mitchellville and Vicinity Master	
				Counsel, & Chief of	Amended	ROS	BSU by limiting the ability to expand,	Plan and the 2014 Plan Prince George's	
				Staff, Bowie State	Requested	ROS/	enhance programming, and form	2035 Approved General Plan (Plan	
				University & Dr.		NAC	partnerships with the private sector.	2035) to change the future land use	
				Aminta Breaux,			BSU is working with the County's	recommendations, and alter the	
				President			Economic Development Corporation,	boundaries of the Bowie State University	
							Revenue Authority, and	MARC Campus Center by removing the	
							Redevelopment Authority on a	subject properties from the center.	
							Request for Proposal to develop the property into a sustainable Transit	J-st proportion from the content	
							Oriented Development that would		
							enhance BSU's mission to the		
							community and students.		

No.	Amendment #	Address(es)	Tax ID(s)	Exhibit # / Speaker #	Zon	ies	Summary of Testimony	Staff Analysis	PB Rec.
21.	16 (Prince	9801 Laurel	1660430,	Speaker 11	Existing	ROS/	The Redevelopment Authority of	The requested zoning is consistent with	Oppose the
	George's	Bowie	2789972	Jacqueline West-		NAC	Prince George's County opposes the	the 2022 Approved Bowie-Mitchellville	proposed
	County)	Road,		Spencer, Executive	Endorsed	ROS/	proposed amendment to rezone the	and Vicinity Master Plan's Land Use	amendment.
		Bowie, MD 20720		Director,	A 1.1	NAC	entire property to ROS. The plan for the properties is essential to the	recommendations. Map 16, Future Land	
		20720		Redevelopment Authority of Prince	Amended Requested	ROS/	County's strategic goals. Rezoning	Use (p. 50), recommends Mixed-Use	
				George's County	Requesteu	NAC	the property will endanger potential	land use for the subject properties.	
							corporate partnerships, and growth of	Policies LU 8, 9, 10, 11 and 12 (p. 65-	
							Bowie State University, and the	71), and the underlying strategies	
							development of Transit Oriented	recommend building out the Bowie State	
							Development at the train station. The	University MARC Campus Center with a	
							proposed project will support	mix of land uses including but not	
							population growth, provide housing near the university, and expand the	limited to housing, commercial, and	
							tax base, while preserving about 100	telecommunication land uses. The NAC	
							acres of County-owned land.	Zone is the most appropriate zone to	
							, in the second	meet the vision and goals for the campus	
								center. In addition, rezoning the subject	
								property to the ROS Zone would require	
								an Amendment to the 2022 Approved	
								Bowie-Mitchellville and Vicinity Master	
								Plan and the 2014 Plan Prince George's	
								2035 Approved General Plan (Plan	
								2035) to change the future land use	
								recommendations, and alter the	
								boundaries of the Bowie State University	
								MARC Campus Center by removing the	
								subject properties from the center.	

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

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

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

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

II. Exhibits List

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

III. Speakers List

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

^{*}No oral testimony was provided.