

JOINT PUBLIC HEARING

Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment
September 27, 2022, May 9, 2023 and February 13, 2024

EXHIBIT LIST (September 27, 2022 Hearing)			
Exhibit No.	Item Description	Received From	Date
1.	Rezoning Request Form: PRH Bowie, LLC Property Address: 16600, 16620, & 16700 Governor's Bridge Road Bowie, Maryland 20716 Current: TAC-E Request: CS Current Uses: Car Dealership and Service Center – Toyota and Kia of Bowie	Thomas H. Haller	8/11/2022
2.	Rezoning Request Form: NCBP Property LLC Property Address: Leeland Road, Bowie, MD 20716 Current: AR, LCD, IE Request: IH Current Uses: Vacant/Undeveloped Property	Robert J. Antonetti, Jr. Esq. Shipley & Horne, P.A.	8/11/2022
3.	Rezoning Request Form: TMC 450 LLC/KHM ROUTE 3 LLC Property Property Address: 6513, 6517 NE Robert Crain Hwy, Bowie, Maryland Current: AR Zone Request: CS Current Uses: Vacant	Matthew C. Tedesco	7/26/2022
4.	Rezoning Request Form: Spiritual Assembly of the Baha' is of Prince George's County/North Property Address: Jericho Park Road Current: None Request: CBCAO, RCA Current Uses: None. There is no permissible habitation allowed on this small, often-flooded property.	John Scott Cleveland	8/8/2022

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Exhibit No.	Item Description	Received From	Date
5.	Rezoning Request Form: Guillermo & Ruth Vargas Property Address: 16620 Sylvan Drive, Bowie, MD 20715 Current: R-E Request: CGO Current Uses: Residential	Guillermo & Ruth Vargas	8/11/2022
6.	Rezoning Request Form: Rodenhauer Family Trust et al. Property Address: 3900, 3600, & 3702 Church Road Current: AR Request: RSF-A Current Uses: General Aviation Airport (Certified Legal Non-Conforming Use)	Andrew M. Roud Freeway Realty, LLC	8/11/2022
7.	Rezoning Request Form: New Market Free State, LLC Property Address: 15500 Annapolis Road, Bowie MD Current: RR & CGO Request: CGO Current Uses: Free State Shopping Center (Parcels C and D) are developed with a number of commercial retail buildings and associated parking, which collectively makes up the entire shopping center development.	Matthew C. Tedesco McNamee Hosea, P.A.	8/3/2022

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Exhibit No.	Item Description	Received From	Date
8.	Rezoning Request Form: RWSC, LLC Property Address: 16590 Fife Way & 1550, 1610, 1620 NW Robert Crain Highway Current: RMF-48 Request: CGO Current Uses: Amber Ridge is a fully entitled mixed-use development with SF-Attached Units under construction and the commercial parcels being graded for delivery of future commercial development pursuant to CSP-16007 and PPS-4-19032.	Matthew C. Tedesco McNamee Hosea, P.A.	8/2/2022
9.	Rezoning Request Form: The Irmgard H. Hawkins By-Pass Trust Property Address: 12205 & 12105 Annapolis Road, & 5015 Enterprise Road Current: RE Request: CGO Current Uses: The parcels are occupied by the site of the former Frank's Nursery undeveloped and lightly wooded and have approximately 800 feet of frontage on Enterprise Road and 1,600 feet of frontage on Annapolis Road.	Matthew C. Tedesco McNamee Hosea, P.A.	8/12/2022
10.	Rezoning Request Form: Old Central Ave Property I LLC Property Address: 7 SE Robert Crain Highway Current: AR Request: CS Current 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).	Russel W. Shipley, Esq	8/11/2022

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Exhibit No.	Item Description	Received From	Date
11.	Rezoning Request Form: The Albert Ray Gillespie Revocable Trust Property Address: 3704 Church Road Current: AR Request: RSF-A Current Uses: Parcel 8 is generally undeveloped saving an approximate 1,800 square foot structure generally located in the northeast quadrant of the property.	Matthew C. Tedesco McNamee Hosea, P.A.	8/11/2022
12.	Rezoning Request Form: Beverly R. Hall-Keller Property Address: 1810 and 1814 Mitchellville Road Current: R-R Request: CGO Current Uses: There is a residence at 1810 Mitchellville Rd. Bowie, MD 20716	Beverly R. Hall- Keller	8/11/2022
13.	Rezoning Request Form: Thomas L. Wellons, III Revocable Trust Property Address: 15800 Leeland Road Current: LCD & RR Request: IE Current Uses: According to information derived from the Maryland Department of Assessments & Taxation, the property is improved with a 1,376 detached single-family dwelling constructed in approximately 1957	Russell W. Shipley, Esq.	8/12/2022
14.	Rezoning Request Form: Old Central Ave Properties II LLC Property Address: 11 SE Robert Crain Highway Current: AR/CS Request: CS Current Uses: According to Maryland Department of Assessments & Taxation (SDAT), the property is improved with a 1,300 square-foot automobile...	Russell W. Shipley, Esq.	8/12/2022

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EXHIBIT LIST (September 27, 2022 Hearing)			
Exhibit No.	Item Description	Received From	Date
15.	Rezoning Request Form: Diane L. Wellons Revocable Trust Property Address: 1 SE Robert Crain Highway Current: RE Request: CS Current Uses: According to Maryland Department of Assessments & Taxation (SDAT) records, there are no improvements on the property. 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).	Russell W. Shipley, Esq.	8/11/2022
16.	Rezoning Request Form: Prince George's Boys & Girls Club, Inc. Property Address: 13308 Woodmore Road Current: ROS Request: AG Current Uses: Three baseball fields, one football field, small storage buildings, parking lot and a house used for meetings and rest rooms.	Thomas H. Haller	8/12/2022
17.	Rezoning Request Form: Supreme Landscaping, LLC Property Address: 180 Robert Crain Highway Current: AR Request: CS Current Uses: General Contractor Business and Landscape Contractor Business	Paul McDonald	8/12/2022

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Exhibit No.	Item Description	Received From	Date
18.	Rezoning Request Form: John Blake, Jr., TTEE/ Millicent Blake Living Trust, Don Blake, Guy Blake, Joseph Blake, Kevin Blake, Roslynne Blake Property Address: 1800 Mitchellville Road and 1808 Robert Crain Highway Current: RR Request: CS Current Uses: According to information derived from the Maryland Department of Assessments and Taxation, there are no improvements on 1800 Mitchellville Road and there is a 912 SF residential structure on 1808 Robert Crain Highway.	L. Paul Jackson, II, Esq.	8/12/2022
19.	E-Comment: Opposed to new proposed zone for her property.	Sarah Womble	8/17/2022
20.	E-mail: Agenda for August 24, 2022, meeting with staff of the Office of the Council Chair; concerns primarily related to the Freeway Airport and Frank's Nursery properties and the joint public hearing date.	Milly Hall Concerned Citizens of Prince George's County District 4 & Surrounding Areas	8/23/2022
21.	E-mail and E-comment: Property Address: 00 Zug Road and 12950 Railroad Avenue in Bowie, MD 20716 Opposed to changing existing zoning from IE (Industrial, Employment) to the proposed zoning of CGO (Commercial, General and Office). Current: IE Proposed: CGO Request: IE	Carlos and Cristina Vicente	8/25/2022
22.	E-mail: Concerns about the August 24, 2022, meeting with staff of the Office of the Council Chair and a renewed request for delay of the joint public hearing	Carol Boyer Concerned Citizens of Prince George's County District 4 & Surrounding Areas	9/13/2022

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Exhibit No.	Item Description	Received From	Date
23.	E-Comment: General concerns about the proliferation of gas stations in the Bowie/Mitchellville area	Rebecca Christian	9/19/2022
24.	E-mail and letter: Concerns regarding joint hearing process and request for re-initiation	Thomas E. Dernoga	9/20/2022
25.	E-Comment: Property Address: 17308 Queen Anne Bridge Road, Bowie, MD 20716 Opposed of proposed zoning for his property Current: AR Proposed: AG Request: AR	Nick Disabatino	9/21/2022
26.	E-Comment: City position letter unanimously to supporting the many zoning changes in the proposed SMA with certain revisions	Joseph Meinert City of Bowie	9/22/2022
27.	E-Comment: Support for Council Member Dernoga's request	Ron Weiss	9/22/2022
28.	E-Comment: Property Address: 9401 Old Laurel Bowie Road (Tax ID 1650704) Requesting property remain in existing zone. Opposed to AG.	Betty Morgan	9/25/2022
29.	E-Comment: Property Address: 16903 Queen Anne Road, Upper Marlboro, MD Opposed to proposed zoning change Current: AR Proposed: AG Request: AR	Abigail Walter	9/26/2022

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Exhibit No.	Item Description	Received From	Date
30.	Email and letter: Property Address: 4701 Church Road, Bowie, Maryland (Tax Account No. 0659110) Questions about the impact of the SMA will affect her property and request for minor subdivision	Cynthia Bowie	9/27/2022

EXHIBIT LIST (May 9, 2023 Hearing)			
Exhibit No.	Item Description	Received From	Date
31.	Errata Sheet for the Proposed SMA	M-NCPPC	4/24/2023
32.	Email: Property Address: 15936 Alameda Dr. Bowie, MD 20716 Support for the proposed amendments ZC 79 and ZC 82	Zach Lowe	3/24/2023
33.	Email: Property Address: 2102 Hideout Ln, Bowie MD 20716 Opposed to Zoning ZC 89. Request to retain AR. Concerns about 2233 NE Crain Hwy and Elizabeth Fleming property	Greg Simmons	3/27/2023
34.	Email and letter: Gerald and Patricia O'Barr (O'Barr) Property Address: 13100 Thompkins Lane (Tax ID 1616770) Opposed to proposed zoning change	Dominic J. Souza, Esq Neil J. Adamus Souza Roy / Attorneys	3/29/2023
35.	Email and letter dated April 17, 2023: Property Address: 3111 Mill Branch Road (Tax ID 0818492) 3001 Mill Branch Road (Tax ID 0818526) Opposed to proposed zoning change	Ample Grange Farm LLC Thomas Terry Michael Terry	4/18/2023

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Exhibit No.	Item Description	Received From	Date
36.	Email and E-Comment: Property Address: 17200/17004 Central Avenue, Bowie (Mitchellville) MD Opposed to proposed zoning change	Betty Jo (Hamilton) and Martin Vermillion	4/20/2023
37.	E-Comment: Inquiry about property being rezoned	Reada Robinson Frandsen	4/24/2023
38.	Email: Request for walking access to the Patuxent River Park – Governor Bridge Natural Area at the intersection of Whispering Leaves Lane and Governor Bridge Road (specific requests and map included)	John Scoulios, President Longleaf Homeowners Association	4/30/2023
39.	Email and E-Comment: Concerns regarding the Frank's nursery property and potential traffic improvements on Route 193	Bonita Coe	5/01/2023
40.	Email (Update to Exhibit 17): Supreme Landscaping, LLC Paul McDonald Property Address: 180 Robert Crane Highway, SE Upper Marlboro, Maryland 20774 Opposed to proposed zoning change	Bradley Farrar	5/02/2023
41.	E-Fax: Property Address: 15620 and 15700 Leeland Road Opposed to proposed SMA (ZC 147 and ZC 148)	Patrick McCloskey	5/02/2023
42.	Email (Update to Exhibit 15): Diane L. Wellons Revocable Trust Property Address: 1 SE Robert Crain Highway Opposed to proposed zoning change Current: RE Request: CS	John J. Ferrante Senior Planner/ Paralegal The Law Offices of Shipley & Horne, P.A.	5/04/2023
43.	E-Comment: Concerns that growth is outpacing infrastructure	Jon Robinson	5/07/2023

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Exhibit No.	Item Description	Received From	Date
44.	E-Comment: Opposed to proposed SMA	Carolyn Allen	5/08/2023
45.	Email and E-Comment: Zizos Properties, LLC Property Address: 6610 Robert Crain Highway Opposed to proposed zoning change ZC 37	Robert J. Antonetti, Jr. and Shipley & Horne, P.A.	5/08/2023
46.	E-Comment: Opposed to proposed SMA regarding the Freeway Airport and Fairwood Square sites	Carol Boyer	5/08/2023
47.	E-Comment: Opposed to proposed SMA, Zoning Changes ZC 56 and ZC 42	Michael Bridges	5/08/2023
48.	E-Comment: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Tony Butler-Sims	5/08/2023
49.	E-Comment and Email: Opposed to proposed SMA regarding properties adjacent to the Patuxent Research Refuge	Janet Gingold, Prince George's County Sierra Club	5/08/2023
50.	E-Comment: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Milly Hall	5/08/2023
51.	Email and letter dated April 28, 2023: Opposed to proposed SMA regarding the Frank's Nursery site	James McClyde Canterbury Estates Civic Association	5/09/2023
52.	Letter/Speaker #22: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Monica Roebuck	5/09/2023

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Exhibit No.	Item Description	Received From	Date
53.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Dawn Lockett Hobson	5/09/2023
54.	Speaker #25 Photos	Bruce Szniajda	5/09/2023
55.	Email: Opposed to proposed SMA - Zoning Change ZC 42 & ZC 56	Milly Hall	5/10/2023
56.	Email and letter dated May 9, 2023: Collington Place, LLC Property Address: 3610 Elder Oaks Boulevard, Bowie, MD Request for rezoning from CGO to RMF-20	Daniel F. Lynch, Principal* McNamee Hosea, P.A.	5/11/2023
57.	Email and letter: Property Address: 16619 Peach Street Bowie, MD 20716 Opposed to proposed zone change	Loi'y H. Mustafa, MD	5/14/2023
58.	Email and letter: Comments regarding potential impacts on fish and wildlife resources at Patuxent Research Refuge	Jennifer Greiner Refuge Manager Patuxent Research Refuge	5/18/2023
59.	Email and letter: Joan Lally Property Address: 5511 Park Drive, Bowie, MD Opposed to proposed rezoning	Nathaniel Forman Attorney O'Malley, Miles, Nylen & Gilmore, P.A.	5/22/2023
60.	Email and letter: Property Address: Tax map number 07-0815654, Parcel 76, Map 70, Queen Anne District Opposed to proposed rezoning	Peter Frandsen and Reada Robinson Frandsen, Trustee	5/22/2023

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Exhibit No.	Item Description	Received From	Date
61.	Email and letter (Update to Exhibit 35): Concerns regarding farmland	Ample Grange Farm LLC Thomas A. Terry, Co- Managing Member	5/21/2023
62.	Email: Opposed to proposed SMA	Tonya V. Wingfield Associated Real Estate Broker Coldwell Banker Realty	5/23/2023
63.	Email, letter and eComment: Property Address: 17500 Clagett Landing Road, Upper Marlboro, MD Opposed to proposed zoning change	David Moore and Deena Robinson	5/23/2023
64.	Email, Letter and Maps: Supporting the SMA with Recommendations	Terry Nuriddin	5/23/2023
65.	Emails and news articles: Opposed to proposed SMA	LaVonn Thomas	5/23/2023
66.	Rezoning Request Forms: Franklin P. Reigle, III and Allison M. Reigle Property Address: 6220 Robert Crain HWY, Bowie, MD Opposed to proposed zoning change Current: RE Request: RE Current Uses: Single-family home Property Address: 18911 Central Ave. Upper Marlboro 20774 Opposed to proposed zoning change Current: IE Request: IE Current Uses: Vehicle salvage yard and used vehicle sales	Justin S. Korenblatt Thomas H. Haller Gibbs and Haller	5/24/2023

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Exhibit No.	Item Description	Received From	Date
67.	Email, statements, and petitions from residents of Holmehurst community, in opposition to proposed rezoning of the Frank's Nursery property: Ovanda Rice, Sandra L. and Lawrence H. Rinck, Carrieann J. Peterson, Dane Clarke, Antoinette and Claude Dickson, Carol Gladden, John L. Thomas, Hartley and Gwendolyn Abraham, John (President) & Joan Lex, Marquette Maybery, William and Joan Kaczor, Taalib and Ellica alSalaam, Annette Waters Nyimpha, Norwood, John Webster, James Morakis and Family, Marie-Edith Rose Michel, John and Dorothy Davis, Phil Pugh and Jasmine Pugh, Charles L., Remy, Shawnaka and Christopher Johnson, Chris and Linda Stephanides, Warren and Carolyn Pinkney, Gareth Shaw, Melissa Dent, Tratoria Brooks, and Eric and TiaJuana Rountree	Taalib alSalaam Multiple signatories as listed below	5/24/2023
68.	Email: Opposed to proposed SMA regarding the Freeway Airport (ZC 56) and Frank's Nursery (ZC 42) properties	Carol Boyer	5/24/2023
69.	Email and supplementary testimony: Revert Frank's Nursery property to original Planning Board recommendation Opposed to proposed zoning change	Michael M. Bridges	5/24/2023
70.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Michael Doaks	5/24/2023
71.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Cynthia Harvell	5/24/2023
72.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Carol Hurwitch	5/24/2023
73.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Jill Oliver	5/24/2023

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Exhibit No.	Item Description	Received From	Date
74.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Eric Parks	5/24/2023
75.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Jon W. Robinson, Ph.D.	5/24/2023
76.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Chevonne Salmon-Ray, MD	5/24/2023
77.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Daniel C. Smith	05/24/2023
78.	EComment, Email and letter (Update to Exhibit 3): TMC 450, LLC and KHM Route 3, LLC Property Address: Parcels 4, 78, and 79, Tax Map 38 (Tax Account Nos. 07-0822239, 07-5635696, and 07-5635708), SMA Zoning Change #41 Lot 6, "Rip's Subdivision" (Tax Account 07-3322435), SMA Zoning Change #72	Matthew C. Tedesco Principal Mark G. L. Ferguson, R.A., Senior Land Planner McNamee Hosea	5/24/2023
79.	Email: Opposed to proposed SMA	Sonia McLain	5/08/2023

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ITEMS RECEIVED AFTER THE CLOSE OF THE RECORD (May 9, 2023 Hearing)			
Exhibit No.	Item Description	Received From	Date
T-1 80.	Email: Freeway Realty, LLC Object to the joint hearing process in this matter and request re-initiation for the reasons more fully set forth in Councilman Dernoga's letter dated September 19, 2022	Timothy F. Maloney, Joseph, Greenwald & Laake, P.A	5/24/2023
T-2 81.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Viola Underdue	5/24/2023
T-3 82.	Email: Opposed to proposed SMA regarding the Freeway Airport and Frank's Nursery properties	Dawn Lockett Hobson	5/24/2023

EXHIBIT LIST (February 13, 2024)			
Exhibit No.	Item Description	Received From	Date
83.	E-Comment and Letter: City position letter on proposed amendments to Endorsed SMA (1/17/2024) and copy of 9/21/2022 city position letter	Joseph Meinert City of Bowie Timothy J. Adams, Mayor, Bowie City Council	01/17/2024
84.	E-Mail & Letter: David Iannucci testimony on CR 084-2023 in opposition to Amendment 16 regarding Bowie MARC Station	David Iannucci, President & CEO of Prince George's County Economic Development Corporation	02/09/2024
85.	E-Comment: Supports changes agreed on by the City of Bowie	Belinda Queen	02/09/2024

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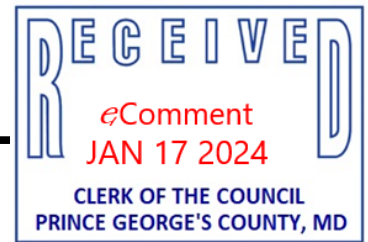
EXHIBIT LIST (February 13, 2024)			
Exhibit No.	Item Description	Received From	Date
86.	E-Comment & Letter: Opposition to Amendment 16 for CR-084-2023, County-Owned Undeveloped Land Adjacent to BSU Campus & MARC Station	Karen Johnson Shaheed Executive VP, General Counsel and Chief of Staff Bowie State University	02/12/2024
87.	E-Comment & Letter: Friends of the Patuxent Research Refuge, Inc. support Proposed Amendment 16 in CR-084-2023	Richard J. Dolesh Chairman of the Board of Directors Friends of Patuxent Research Refuge	02/12/2024
88.	E-Comment, E-Mail & Letter: The Prince George's Sierra Club supports CR-084-2023 with its amendments, particularly Amendment 16	Janet Gingold Prince George's County Sierra Club Executive Committee	02/12/2024
89.	E-Mail: JT 02132024	Lisa S. Babin Covington Unite	02/12/2024
90.	E-Mail & Letter: Chesapeake Conservancy supports Amendment #16	Joel Dunn President and CEO Chesapeake Conservancy	02/14/2024
91.	E-Mail & Letter: Support for retention of AR Zone for 5511 Park Drive as proposed by CR-84-2023	Nathaniel Forman Attorney Lawrence Taub, Attorney O'Malley, Miles, Nylen & Gilmore, P.A.	02/27/2024
92.	E-Mail & Letter: 2/27/2024 Patuxent Research Refuge Letter supporting proposed Amendment #16 along with attached copies of 12/2/2022 and 5/18/2023 letters	Jennifer Greiner Refuge Manager Patuxent Research Refuge U.S. Fish and Wildlife Service, North Atlantic - Appalachian Region	02/27/2024

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EXHIBIT LIST (February 13, 2024)			
Exhibit No.	Item Description	Received From	Date
93.	E-Mail & Letter: Written Testimony in CR-084-2023 Letter in Opposition to Proposed Amendment #1 Letter in Support of Proposed Amendment #7 Letter in Opposition to Proposed Amendment #9 Letter in Opposition to Proposed Amendment #10	Matthew C. Tedesco Attorney for the Owner McNamee Hosea, P.A.	02/27/2024
94.	E-Mail & Letter: 2/12/2021 Friends of Patuxent Research Refuge Letter supporting proposed Amendment #16	Jennifer Greiner Refuge Manager Patuxent Research Refuge Richard J. Dolesh Chairman of the Board Friends of Patuxent Research Refuge	02/27/2024
95.	E-Mail & Letter: Request to Upzone 1810 & 1814 Mitchellville Road Properties from Rural Residential (R-R) to Commercial General Office (C-GO)	Beverly R. Hall- Keller	02/28/2024
96.	E-Mail & Letter: Opposition to proposed Amendment #16 in CR-084- 2023	Denise N. Robinson Executive Director Revenue Authority of Prince George's County	02/28/2024
97.	E-Mail & Letter: Requesting Sacred Heart Parish 16501 Annapolis Road property retain its AR Zone and not be downzoned	Edward C. Gibbs, Jr., Esquire Gibbs and Haller	02/29/2024

Butler, Tina T.



From: noreply@granicusideas.com
Sent: Wednesday, January 17, 2024 3:09 PM
To: Clerk of the Council; onlinesignup; Moses, Leonard D.
Subject: New eComment for PUBLIC HEARING NOTICE (In-Person) Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

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New eComment for PUBLIC HEARING NOTICE (In-Person) Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Joseph Meinert submitted a new eComment.

Meeting: PUBLIC HEARING NOTICE (In-Person) Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Item: JT 02132024 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE ENDORSED BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT (CR-089-2022 & CR-084-2023) Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: See attached position letter from the Bowie City Council.

[View and Analyze eComments](#)



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

January 17, 2024

The Honorable Jolene Ivey, Chair
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive, 2nd Floor
Largo, Maryland 20774

RE: CR-84-2023, Proposed Amendments to Endorsed SMA
Bowie-Mitchellville and Vicinity

Dear Council Chair Ivey:

The Bowie City Council has reviewed CR-84-2023 regarding the Bowie-Mitchellville and Vicinity Sectional Map Amendment (SMA) and wishes to provide our recommendations on the proposed amendments to the Endorsed SMA. Only three of the proposed Amendments are located within the City limits: Amendments Number One, Number Seven and Number Fourteen. The City Council supports all three.

1. Amendment Number One (Freestate Shopping Center): In our September 21, 2022 letter for the first SMA Public Hearing (copy attached), the City opposed rezoning of the Free State Shopping Center Parcel D (Tax ID – 742814) from RR (Rural Residential) to the CGO (Commercial, General and Office) Zone. The property owner submitted a request for rezoning to maximize the commercial potential of this property. The existing RR zoning has been in place for decades, and it serves as a density transition between the commercial uses in the shopping center and the single-family areas to the north. This zoning buffer should remain.

2. Amendment Number Seven (Elder Oaks Boulevard): On April 17, 2023, the Bowie City Council conducted a public hearing regarding the proposed SMA for Bowie-Mitchellville and Vicinity and focused on a single, vacant property located at 3610 Elder Oaks Boulevard in the Covington community. The 2.34-acre property is identified as Parcel 7c on Tax Map 55, Grid D-3 and is currently zoned CGO (Commercial General Office).

The Elder Oaks Boulevard property, rezoned from C-O (Commercial Office) to CGO in the 2022 Countywide Map Amendment, was most recently proposed for consolidated storage, but the applicant withdrew its plan, due to overwhelming neighborhood opposition. The CGO zone allows a vast array of commercial retail and service uses, office uses and some residential uses. The community is opposed to commercial uses in the middle of their neighborhood.

Some history is needed to understand why the Elder Oaks property is zoned commercial. The property is the remaining development parcel which was part of a planned commercial center (Parcel 7) located at the intersection of Mitchellville Road and Excalibur Road. The properties within the center were zoned Local Activity Center (L-A-C) and were subject to the Jenkins-Heim Comprehensive Design Zone (CDZ), approved via the 1975 Sectional Map Amendment for Bowie-Collington-Mitchellville and Vicinity (CR-108-1975). In the early 1990s, the planning concept for a community shopping center was negated when the major grocery anchor intending to come to the site decided to pursue its development at Collington Plaza. In 1994, a developer of senior housing approached the City for support of their concept to build an income-restricted senior housing community (Pin Oak Senior Apartments) in lieu of the retail center. The approved revision to the CDZ amended the land use from retail to senior housing for Parcel 7a. The approval also partitioned the remainder of Parcel 7 into Parcel 7b (public park), 7c (retail) and 7d (open space). Parcel 7c is the property now zoned CGO located at 3610 Elder Oaks Boulevard.

CR-84-2023, Proposed Amendments to Endorsed SMA
Bowie-Mitchellville and Vicinity

In 2005, the current property owner of Parcel 7c was working with a contract purchaser to develop a medical office building on the property. When the 2006 Bowie and Vicinity Sectional Map Amendment was approved, the property was given C-O zoning to replace the antiquated L-A-C zoning to eliminate retail development and facilitate development of an office building. The property owner indicated that the site was not appropriate for retail uses, given its location, the surrounding land uses and the fact that other retail uses were already established in the immediate vicinity. The C-O zone permitted uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related services. Unfortunately, the office developer did not follow through and the site has remained vacant, although the property owner has considered several other proposed uses.

The 2006 Approved Bowie and Vicinity Master Plan's SMA provided the rationale for the rezoning and relevant policy, stating: "The rezoning of this property from the L-A-C (Local Activity Center) to the C-O (Commercial Office) Zone is recommended in accordance with the master plan's recommendation to concentrate mixed-use land uses at the Bowie Regional Center and the mixed-use activity centers designated by the plan. This property is appropriate for the C-O zone to boost economic development in the area." This zoning change was recommended by the Planning Board in the "Endorsed" SMA after the Joint Public Hearing was held. The City supported rezoning to the C-O zone.

In retrospect, the City Council believes the decision to grant C-O zoning on the parcel did not fit well within the policies of the 2006 Bowie and Vicinity Area Master Plan. The policy specifically referenced in SMA Change Number 23 and 24 related to concentrating mixed use land uses in the Bowie Regional Center and the other mixed-use activity centers identified in the Master Plan. The Elder Oaks property is not located within the Bowie Regional Center, nor is it located within a designated activity center. The more relevant policy relating to the Elder Oaks property is Developing Tier Policy 3 found on page 10 of the 2006 Master Plan.

Policy 3 stated:

Policy 3: Protect, maintain and enhance the unique historical, cultural, and architectural identity, heritage, and character of the City of Bowie.

Strategy 3, under Policy 3, most certainly applied to the Elder Oaks property:

3. Encourage the compatibility of infill residential development located outside of the Bowie Regional Center or mixed-use activity centers. Consideration should be given to similarity in density, style, size, material, and design to the surrounding residential neighborhoods.

At a meeting held in the Covington community on March 8, 2023, many residents expressed disbelief when told that the Elder Oaks property is zoned for commercial use. The residents pointed out that the property is isolated from any other commercial areas and surrounded by residential land uses in Covington. The City Council agrees that residential, rather than commercial, zoning is appropriate in this instance.

The purposes of the Residential, Multifamily-20 (RMF-20) Zone are:

- (A) To provide suitable sites for high-density multifamily residential development;
- (B) To provide for this type of development at locations recommended by an Area Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council;

CR-84-2023, Proposed Amendments to Endorsed SMA
Bowie-Mitchellville and Vicinity

- (C) To support multifamily development at sites that are proximate to centers or are at appropriate locations along commercial corridors; and
- (D) To ensure compatibility with surrounding lands.

Based on the above, the City Council recommends that the current CGO zoning of the 3610 Elder Oaks Boulevard (Parcel 7c) be corrected and changed to the Residential, Multifamily-20 (RMF-20) Zone through this SMA.

3. Amendment Number Fourteen (South Lake County Owned Parcel): The current zoning of this County-owned parcel in South Lake is LCD (Legacy Comprehensive Design). The Endorsed SMA recommends the AG (Agriculture and Preservation) Zone. The property contains steep slopes and a stream, and it serves as an open space divider between the proposed single-family neighborhoods of South Lake and MD 214. Since the 3.24-acre Parcel 127 is publicly owned and adjacent to a large parcel of parkland owned by M-NCPPC, it meets the criteria for rezoning to the ROS (Reserved Open Space) Zone, which is the lowest density zone.

Proposed Amendments Located Outside of the City

The remaining Amendments are for properties located outside of the City.

1. Rural and Agricultural Areas

Amendment Number Six (Jesuit Property, South Side of MD 450): The Endorsed SMA retains the current AR (Agricultural Residential) Zone for the portion of the Jesuit Property south of MD 450. Amendment Number Six will further reduce the allowed density from two dwelling units per acre to five dwelling units per acre through application of the AG (Agriculture and Preservation) Zone. This lower density zone more effectively accomplishes preservation purposes and better reflects the status of the property within the Rural and Agricultural Areas. The property has a rich history that is worthy of preservation and many sensitive environmental features that justify restriction on any future development. We support this Amendment.

Amendment Number Eight (Jesuit Property, North Side of MD 450): Amendment Number Eight will rezone the portion of the Jesuit Property, north of MD 450, from the current RE (Residential Estate) Zone to the AG (Agriculture and Preservation) Zone. The Endorsed SMA recommends rezoning to the AR (Agricultural Residential) Zone. The property is currently in the County's mapped "Rural and Agricultural Areas", as is the remainder of the Jesuit Property. Therefore, there is no reason why the portion of the property north of MD 450 should be given a higher density zoning classification of AR, when a lower density zoning is possible. Additionally, the Jesuit organization has abandoned their one-time plan to sell their property to a developer and they wish to permanently preserve the land. The City supports this Amendment.

Amendment Number Nine (Ken Michael Property in MD 3 Median): The Endorsed SMA recommends the CS (Commercial Service) Zone for this property, located in the median of MD 3 north of Sylvan Drive. Amendment Number Nine proposes to retain the existing AR (Agricultural-Residential) Zone. To eliminate the potential for traffic congestion and accidents, the City supports retaining the AR Zone. Keeping the property in low density residential zoning best reflects the characteristics of the Rural and Agricultural Areas.

Amendment Number Five (East Side of US 301 at Marketplace Boulevard): The City Council opposes Amendment Number Five for property located at 180 SE Robert Crain Highway on the east side of US 301 at Marketplace Boulevard, which is recommended to be rezoned from the existing AR (Agriculture-Residential) Zone to the CS (Commercial, Service) Zone. This five-acre property is in the Rural and Agricultural Area and is not appropriate for commercial development. Furthermore, the classification in the Water and Sewer Plan is W-6/S-6 which indicates no community system planned.

CR-84-2023, Proposed Amendments to Endorsed SMA
Bowie-Mitchellville and Vicinity

2. Unwanted Higher Density Residential Development

Amendment Number Ten (Frank's Nursery Property): This Amendment revises the Endorsed SMA's recommendation for CGO (Commercial, General and Office) zoning to retain the existing RE (Residential Estate) Zone. A proposal to redevelop the former nursery into a dense townhouse community was rejected by the County Council through passage of legislation in early 2023. Retaining the RE zoning is in keeping with the one unit per acre development pattern that exists in all of the residential communities south of MD 450 and east of MD 193. The City Council supports this Amendment.

Amendment Number Thirteen (Freeway Airport Property): Similar to the Frank's Nursery situation, the County Council negated a higher density development potential through passage of legislation in early 2023. Amendment Number Thirteen will retain the existing AR (Agricultural-Residential) zoning of the Freeway Airport property, preserving the zoning pattern and development character, south of US 50 and west of Church Road, which has always been reserved for permanent low density land uses. The Endorsed SMA recommends the RSF-A (Residential Single Family Attached) Zone, which would destroy the established community character and policies that have been in place for decades. The City supports this Amendment.

3. Other City Recommendations

Amendment Number Two (Mitchellville Road Properties): The City supports Amendment Number Two, as it will allow for a more comprehensive development of several parcels located on the west side of US 301 at its intersection with Mitchellville Road. This area is part of the Pointer Ridge Activity Center mapped out in the 2006 Bowie and Vicinity Area Master Plan and is the northernmost section of the planned activity center.

Amendment Number Twelve (City-Owned Property in Sherwood Manor): This property, located at 5511 and 5521 Park Drive, has been owned by the City since the construction of the MD 3 interchange at Belair Drive. The property consists of two undeveloped lots created in the Sherwood Manor subdivision. The current zoning of AR (Agricultural-Residential) more accurately reflects the character and density of the subdivision. The Endorsed SMA recommends downzoning the property to the AG (Agriculture and Preservation) Zone, limiting its development potential to only one development right. The land is a City surplus property asset that should not be devalued by a reduction in development density. The City Council, therefore, supports Amendment Number Twelve to retain the current AR Zone.

The City Council greatly appreciates your consideration of all these recommendations. Thank you for the opportunity to provide input on CR-84-2023. We look forward to the conclusion of this very long process, which will establish updated planning and zoning policies for our area.

Sincerely,



Bowie City Council
Timothy J. Adams
Mayor

Attachment – September 21, 2022 Letter from Adams to Hawkins

cc: The Honorable Ingrid S. Watson
Mr. Thomas Lester, III, M-NCPPC Community Planning



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

September 21, 2022

The Honorable Calvin S. Hawkins, II, Chair
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive, 2nd Floor
Largo, Maryland 20774

RE: Bowie-Mitchellville and Vicinity Sectional Map Amendment (SMA)

Dear Council Chair Hawkins:

On September 19, 2022, the Bowie City Council conducted a public hearing regarding the proposed SMA for Bowie-Mitchellville and Vicinity. The City Council heard testimony from a dozen residents who spoke in opposition to Zoning Change (ZC) 56 involving the Freeway Airport property. ZC 56 proposes rezoning from the current AR (Agriculture Residential) to the RSF-A (Residential Single-Family Attached) zone. In addition, many of the residents spoke in opposition to ZC 42 involving the Frank's Nursery property. ZC 42 proposes rezoning from the current RE (Residential Estate) zone to the CGO (Commercial General Office) zone.

At the conclusion of the public hearing, the City Council voted unanimously to support the many Zoning Changes in the proposed SMA, with several revisions described in the table below:

Zone Change # (ZC)	Location	Current	Proposed	City Council Recommendation
9	Edge of planning area along NE side of MD 197 north of OTB	AR	AG	AG, but other nearby parcels should also be included
10	PEPCO Lemons Bridge Rd	AR	AG	AG, but City parcel should be included
30	Jesuit Prop. N. side of MD 450	RE	AR	AG – s. side of MD 450 should be AG also, not AR
35	Forest Drive Lot 7	RE	AG	RE
36	MD 3 south lot	RE	AG	RE
45	Old Stage MNCPPC Parcel and HOA prop	RR	AG	AG – Part owned by MNCPPC should be ROS
50	Park Drive Lots 4-5	AR	AG	AR
73	SFD Longleaf, Plat 14	AR	AG	AR
74	Two SFD Longleaf, Plat 14	AR/AG	AG	AR
104	N end of South Lake along MD 214, open space	LCD	AG	ROS

Letter to Chair Calvin S. Hawkins, II
Bowie-Mitchellville and Vicinity SMA

The City Council also concurs with nine of the 18 Individual Property Owner requested changes, but takes exception to the nine specific requests noted below:

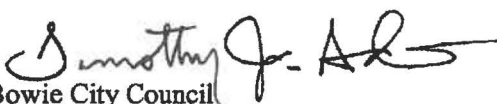
Property Owner Request #	Location	Current	Requested	City Council Recommendation
3	6513 and 6517 NW Crain Highway – Ken Michael Prop	AR	CS	AR*
4	Jericho Park Road	AR	Chesapeake Bay RCA zone	AR
5	16620 Sylvan Drive	RE	CGO	RE
6	3900, 3600 and 3702 Church Rd Freeway Airport	AR	RSF-A	AR*
7	15550 Annapolis Rd--Freestate Shopping Center	RR, CGO	CGO	Retain RR on rear parcel (Parcel D) Tax ID - 742814*
9	Frank's Nursery MD 450/MD 193	RE	CGO	RE
11	3704 Church Rd, south of Freeway Airport opposite Dawn Whistle Way	AR	RSF-A	AR
15	1 SE Crain Hwy	RE	CS	RE*
17	180 Robert Crain Highway	AR	CS	AR

***Request is already covered by Proposed SMA Zone Change**

The City Council also asks that more time be given to hear from residents and allow the County planning staff appropriate time to do a proper analysis of the Freeway Airport request, as well as public testimony from the joint public hearing. The City respectfully requests a delay in the County Council's public hearing process and decision on this SMA, as the current schedule sets a self-imposed deadline when there is no urgency.

The City Council appreciates the efforts made thus far to update the Master Plan for our community. We strongly urge you to take more time needed for a careful review of public input on this proposed SMA. Thank you for the opportunity to provide recommendations on this comprehensive rezoning.

Sincerely,


Bowie City Council
Timothy J. Adams
Mayor

cc: The Honorable Todd M. Turner

Butler, Tina T.

From: Ballard, Crystal K.
Sent: Friday, February 9, 2024 11:12 AM
To: Clerk of the Council
Subject: Request to Testify
Attachments: CR -084-2023 Iannucci Testimony.pdf

Follow Up Flag: Follow up
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Good Morning,

I am having trouble using the portal. I am trying to register David Iannucci, President & CEO of Prince George's County Economic Development Corporation, to testify at 1:00 pm on February 12th. I have attached the testimony. Please confirm receipt of this email.

Thanks

Crystal Ballard
Special Assistant to President/CEO and Operations Manager
1801 McCormick Drive, Ste. 350
Largo, MD 20774
Main: (301) 583-4650
Direct: (301) 883-8254
Mobile: (240) 472-9912
www.pgcedc.com

TESTIMONY for CR 084-2023

David Iannucci, President and CEO

Prince George's County Economic Development Corporation

I speak today in opposition to **Amendment 16 to CR 084 2023**, which would prohibit all development of what is known as the Bowie MARC Station site.

A portion of the Bowie MARC station site has long been identified for its development potential for three reasons:

1. As a future TOD opportunity;
2. As a location for a data center; and most importantly
3. As an innovation center affiliated with Bowie State University, the State's oldest HBCU.

We have always acknowledged the environmental issues in the northern portion of the site, and continue to do so, but EDC strongly believes that the southern portion of the site must be preserved as an outstanding economic development opportunity.

The TOD and data center opportunities represent significant development prospects for the site and County. The presence of the MARC station speaks for itself as a transportation hub between Washington DC and Baltimore and adjacent to BSU. As a future data center location, this site is unique in the County because of the proximity to electrical transmission lines, a key advantage given power challenges for data centers. We strongly urge that this opportunity be preserved, as it represents significant commercial real and personal property tax revenues for the County.

But most importantly, EDC wants to preserve the site as a future innovation/technology center proximate to BSU. The County's 2022 adopted Strategic Plan for Economic Development specifically identifies supporting advance corporate innovation centers near universities as one of its 18 recommendations. We urge the Council not to deprive BSU, an HBCU, of this opportunity. The site could house a corporate presence that would attract applied research centers in a wide range of industry sectors such as Artificial Intelligence, cyber security, intellectual property, and so on. Hundreds of US universities are collaborating with companies to help them bring innovative ideas to the American marketplace. These partnerships provide funds for academic research, often difficult to come by when there is a lack of government support. They matter more now than ever, considering how they impact students of this modern era.

There are many local examples of these university/corporate partnerships. The University of Maryland has partnerships with Capital One, Lockheed Martin, Northrup Grumman, and IonQ. In Virginia, Amazon has a partnership with Virginia Tech. BSU has a chance to capitalize on leading technology sectors by co-locating corporations in an innovation center adjacent to MARC and connected to the Washington Metropolitan area and Baltimore.

EDC respectfully urges the Council to reject **Amendment 16** and preserve these economic development opportunities for the County and BSU.

Butler, Tina T.



From: noreply@granicusideas.com
Sent: Friday, February 9, 2024 5:25 PM
To: Clerk of the Council; onlinesignup; Moses, Leonard D.
Subject: New eComment for County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

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New eComment for County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Belinda Queen submitted a new eComment.

Meeting: County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Item: JT 02132024 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE ENDORSED BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT (CR-089-2022 & CR-084-2023) Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: Support changes agreed on by the City of Bowie

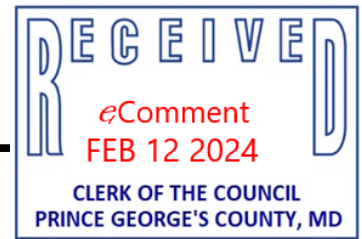
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Butler, Tina T.



From: noreply@granicusideas.com
Sent: Monday, February 12, 2024 12:44 PM
To: Clerk of the Council; onlinesignup; Moses, Leonard D.
Subject: New eComment for County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

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New eComment for County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Karen Johnson Shaheed submitted a new eComment.

Meeting: County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Item: JT 02132024 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE ENDORSED BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT (CR-089-2022 & CR-084-2023) Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: Bowie State University opposes Zoning Amendment 16 for Resolution CR 084-2023

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OFFICE OF LEGAL & GOVERNMENT AFFAIRS

Henry Administration Building, Suite 2300
14000 Jericho Park Rd, Bowie, MD 20715
bowiestate.edu

Subject: Opposition to Zoning Amendment 16 for Resolution CR-084-2023, County-Owned Undeveloped Land Adjacent to BSU Campus & MARC Station

Date: February 13, 2024

To: The Honorable Members of the Prince George's County Council:

Good evening,

My name is Karen Johnson Shaheed. On behalf of the President of Bowie State University, Dr. Aminta Breaux, I am before you today to express our strong opposition to the proposed zoning change for the County-owned undeveloped land adjacent to our campus and the MARC station. Specifically, we urge you to reconsider the decision to designate this land as reserved open space, as we believe it would have detrimental effects not only on Bowie State University but also on the Transit Oriented Development (TOD) designation granted to us by the State.

As Maryland's oldest Historically Black College /University (HBCU), Bowie State University is committed to providing our students with a world-class education while also fostering economic development and community engagement in Prince George's County. The proposed zoning change threatens to hinder our ability to fulfill this mission by limiting opportunities for expansion, development, and collaboration with local public and private stakeholders.

First and foremost, designating the adjacent land as reserved open space would severely restrict BSU's ability to address our growing campus needs. BSU has experienced steady enrollment growth in recent years. We have also received record funding from the state to develop new academic programs to meet workforce needs in the region. To accommodate our expanding student body and enhance our academic programs, we require access to additional land for campus expansion, new facilities, academic and amenity uses, and for the private development community to enhance the offerings of the University. The proposed zoning change would effectively foreclose these opportunities, impeding our ability to meet the evolving needs of our students, faculty, and staff.

Furthermore, the rezoning of the County-owned land would undermine the TOD designation that the State has bestowed upon Bowie State University. TOD is a planning concept that promotes compact, mixed-use development within walking distance of public transportation facilities, such as the MARC station on our campus. By concentrating development near transit hubs, TOD reduces dependence on automobiles, promotes sustainable land use, and fosters vibrant, inclusive communities. Bowie State University's TOD designation reflects our commitment to sustainable development, transit accessibility, and community revitalization. This proposed zoning change conflicts with the State's TOD goals and represents a missed opportunity to leverage Bowie State University's unique position as an anchor institution and a catalyst for sustainable growth and economic prosperity in Prince George's County.

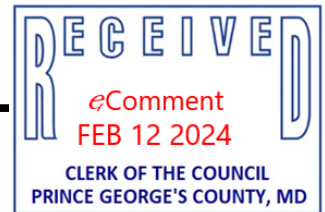
In conclusion, I respectfully urge the Prince George's County Council to reject the proposed zoning change for the County-owned undeveloped land adjacent to Bowie State University and the MARC station. By preserving the flexibility for future development and upholding the TOD designation granted to BSU, you will not only support the continued success of our institution but also advance the shared goals of sustainable development, transit accessibility, and community engagement in Prince George's County.

Thank you for your attention to this matter.

Sincerely,

Karen Johnson Shaheed
Executive Vice President, General Counsel and Chief of Staff
Bowie State University

Butler, Tina T.



From: noreply@granicusideas.com
Sent: Monday, February 12, 2024 1:13 PM
To: Clerk of the Council; onlinesignup; Moses, Leonard D.
Subject: New eComment for County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

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New eComment for County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Richard Dolesh submitted a new eComment.

Meeting: County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Item: JT 02132024 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE ENDORSED BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT (CR-089-2022 & CR-084-2023) Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: The Friends of Patuxent Research Refuge support Proposed Amendment Number 16. Please see attached letter explaining the Friends position

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Friends of Patuxent Research Refuge, Inc.

10901 Scarlet Tanager Loop • Laurel, Maryland 20708-4011

<http://www.friendsofpatuxent.org> • (301) 497-5789

Email: friendspr@friendsofpatuxent.org

Supporting wildlife conservation, education, and research at Patuxent Research Refuge, a National Wildlife Refuge of the US Fish and Wildlife Service, and the Eastern Ecological Science Center, US Geological Survey

February 12, 2024

To: The Prince George's County Council and Prince George's County Planning Board

RE: JT 02132024 Joint Public Hearing of the Prince George's County Council sitting as the District Council and the Prince George's Planning Board on the proposed amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment (CR-089-2022 & CR-084-2023)

Dear Members of the Prince George's County Council and Prince George's Planning Board:

The Friends of Patuxent Research Refuge, Inc supports adoption of proposed amendment #16 to the endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

The Friends of Patuxent Research Refuge is a non-profit 501(c)3 organization that for the past 30 years has supported the goals and missions of the US Fish and Wildlife Service's Patuxent Research Refuge and the US Geological Survey's Eastern Ecological Science Center. The Friends of Patuxent is a volunteer group that raises funds, conducts educational programs and events, and supports the conservation, research, and educational missions of the Patuxent National Wildlife Refuge and the USGS ecological science center at the refuge. The Friends of Patuxent has also worked with other organizations to establish adequate buffers to intensive development around the perimeter of the refuge and to monitor land use changes that would affect the integrity of this unique National Wildlife Refuge established nearly 90 years ago.

Proposed Amendment Number 16 calls for changing the existing Neighborhood Activity Center (NAC)/Reserved Open Space (ROS) Zone to ROS for the County-owned properties totaling 219 acres which are located at Old Jericho Road, 9801 Laurel Bowie Road (Tax ID 1660430 and 2789972). The Friends of Patuxent support this proposed zoning change to classify these two properties as fully within the ROS Zone, thus apparently giving them a greater protected status within a more conservation-oriented zoning classification.

However, this proposed zoning change seems at odds with the stated plans of the Revenue Authority of Prince George's County to develop a Mixed-Use Transit Village at the MARC station just north of Bowie State University and south of the Patuxent Research Refuge on these county-owned parcels as described in the Revenue Authority's Request for Expressions of Interest (RFEI) issued on November 8,

2021, which states the county is "requesting expressions of interest for the development of a mixed-use, transit-oriented village, which may encompass housing, commercial/retail, recreational and/or institutional uses... on both the County-owned and the Bowie State University-owned properties adjacent to the Bowie State University Maryland Area Regional Commuter (MARC) train station." The RFEI further states the project size would encompass up to 94 acres.

The Friends have followed the progress of a proposed transit-oriented mixed-use commercial/retail development plan with much interest believing that such a development, limited in scope and sensitive to the natural environment and proximity to both the Patuxent Research Refuge and the MNCPPC Patuxent River Park, could be a win/win for the county, the national wildlife refuge, and Bowie State University if driven by a shared vision between all affected parties and landowners. Such a development, if carefully sited, could produce a quality economic development project that connects to Bowie State University, maximizes environmental quality, produces a sustainable landscape, and buffers the national wildlife refuge to the north and the Patuxent River Park to the east.

Such a shared vision could lead to creation of a green and sustainable landscape that maximizes the development potential yet is consistent with the County's recently adopted Climate Action Plan and which enables the connection of Bowie State University to the refuge by university students and to all county residents from transit connections at the MARC station. Such a connected landscape could build on the already burgeoning partnerships that have developed between the refuge staff and students and professors at the University. Such a dynamic landscape could enable ongoing student involvement in ecological research and learning and provide a unique opportunity for students to benefit from an extraordinary partnership.

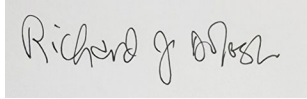
As stated by the refuge manager of the Patuxent Research Refuge, "The natural resources of this property have been identified by the local, state, and federal government as of the highest importance for climate resiliency, protecting ecosystem services, conserving important plant and wildlife resources, and protecting water quality of the Patuxent River. The property ranks highly on Maryland Greenprint Conservation Benefits Assessment, is identified as a Maryland Stronghold Watershed and Tier II Water Quality Catchment and is part of a potential conservation corridor from the Fran Uhler Natural Area Park of MNCPPC to the Patuxent Research Refuge."

There are multiple ways to achieve this shared vision, but at its most basic is the willingness of Prince George's County to protect a significant portion of the 219 acre property so that it could serve as a conservation buffer to the refuge and the Patuxent River Park through some sort of permanent protection plan such as dedication, sale, or conservation easement with the USFWS or MNCPPC, on the protected portion of the property to ensure long-term conservation status.

A true win/win to achieve needed and desirable transit-friendly economic development as well creation of a vital, living, sustainable conservation landscape is possible for this assemblage of properties. In fact, it is a unique opportunity to create a national model of how economic development and sustainable conservation landscapes can co-exist for the benefit of all. This vision would be enhanced by the adoption of Amendment 16 and the coming together of key partners including Prince George's County

government and Revenue Authority, Bowie State University, MNCPPC, the City of Bowie and interested private parties and nonprofit and community organizations.

Sincerely,

A handwritten signature in black ink, reading "Richard J. Dolesh", is displayed on a light gray rectangular background.

Richard J. Dolesh
Chairman of the Board of Directors
Friends of Patuxent Research Refuge

Friends of Patuxent Research Refuge, Inc. is a Section 501(c)(3) Public Charity.

All contributions are tax deductible to the extent allowed by law. Our Combined Federal Campaign (CFC) designation number is 63960 in the National Capital & Chesapeake Bay Area Maryland campaigns. Maryland Charitable Organization Registration - 2348

From: [Janet Gingold](#)
To: [Clerk of the Council](#)
Subject: Joint Public Hearing
Date: Monday, February 12, 2024 2:31:30 PM
Attachments: [CR-084-2023 PGSC supports ROS near PRR.pdf](#)



CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Greetings.

I was unable to upload the attached document through the eComment portal. Kindly include it with materials regarding CR-084-2023

Thanks.

Janet Gingold
Prince George's Sierra Club
301-814-1223
janet.gingold@mdsierra.org



February 13, 2024

To: Prince George's County Council and the Planning Board

Re: CR-084-2023

The Prince George's County Sierra Club thanks the Planning Board and the sponsors of these sensible amendments to the Bowie-Mitchellville and Vicinity Sectional Map Amendment. We have previously expressed our concerns regarding developments at Freeway Airport (Amendment 13), at and near the Sacred Heart property (Amendments 6 and 8), near Melford (Amendment 12), and near Fairwood (Amendment 10) and these amendments would help to decrease development where it doesn't belong.

We particularly want to express our support of Amendment 16, which applies to the County-owned property located between the Bowie State University MARC station and the Patuxent Research Refuge. What happens to this forested land is a test of our seriousness about addressing climate change.

Sierra Club supports transit oriented development as a way to decrease our reliance on cars and decrease greenhouse gas emissions from transportation. However, we also stand strongly for the need to preserve and protect the forests and wetlands that protect us from the impacts of climate change. We hope to see carefully planned mixed-use development in a tightly circumscribed area immediately adjacent to the train station while maintaining the forest as a buffer to protect the Patuxent Research Refuge from adverse effects of development. As one of our County's Special Conservation Areas, the Refuge deserves special protection as changes are contemplated for land nearby. We also want to see the threatened Patuxent River protected from sediment and runoff related to any construction in the area. By keeping this regenerating forest area as Reserved Open Space, we can hope that it will become a place where BSU students and other MARC train users can enjoy the out of doors, connect with nature, and make good use of the resources at the Patuxent Research Refuge without needing to get into a car.

We urge you to continue to focus development in already-developed areas and protect our remaining green spaces. We hope you will put the long-term interests of the people ahead of corporate profits in your land-use decisions as we face a changing world. Please support conservation of our green spaces and limits on inappropriate development and approve CR-084-2023.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Gingold".

Janet Gingold

Prince George's County Sierra Club Executive Committee

13107 Whiteholm Drive

Upper Marlboro, MD 20774

301-814-1223 janet.gingold@mdsierra.org

Butler, Tina T.

From: noreply@granicusideas.com
Sent: Monday, February 12, 2024 2:27 PM
To: Clerk of the Council; onlinesignup; Moses, Leonard D.
Subject: New eComment for County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

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New eComment for County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Janet Gingold submitted a new eComment.

Meeting: County Council - Joint Public Hearing - Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment

Item: JT 02132024 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE ENDORSED BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT (CR-089-2022 & CR-084-2023) Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: The Prince George's Sierra Club supports CR-084-2023, especially Amendment 16, regarding land located between the BSU MARC station and the Patuxent Research Refuge. Sierra Club supports transit oriented development as a way to decrease greenhouse gas emissions from transportation. However, we also stand for preservation of the forests and wetlands that protect us from the impacts of climate change. We hope to see carefully planned mixed-use development in a circumscribed area immediately adjacent to the train station while keeping the forest as a buffer to protect the PRR from effects of development. As a Special

Conservation Area, the Refuge deserves protection as changes nearby are contemplated. We also want to see the Patuxent River protected from sediment and runoff. With this area zoned ROS, it can become a place where BSU students and other MARC riders can enjoy the out of doors, connect with nature, and make good use of the resources at the PRR without needing a car.

[View and Analyze eComments](#)

This email was sent from <https://princegeorgescountymd.granicusideas.com>.

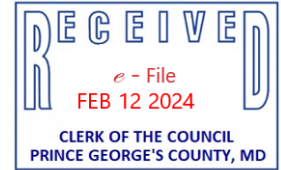
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Butler, Tina T.

From: lisa babin <lisababin56@gmail.com>
Sent: Monday, February 12, 2024 3:28 PM
To: Clerk of the Council
Subject: JT 02132024

Follow Up Flag: Follow up
Flag Status: Completed



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Dear Madam Clerk of the Council:

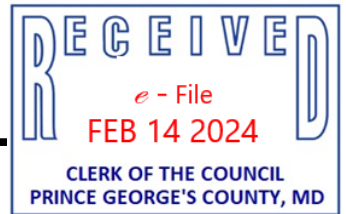
I was unable to register on this system, so I decided to email my request to speak. I want to address the Joint Prince George's County Council and Bowie City Council on Resolution CR-084-2023, Proposed Amendment Seven. I have lived in the Covington Community for twenty-seven years. I worked diligently with my neighbor, Attorney Timothy Holmes, Councilmember Watson, Bowie Councilmembers (Mayor Adams, Roxy Ndebamadu, Jarryd Hawkins, Henri Gardner, and Clint Truesdale), and Homeowners to change the existing SMA from CGO to RMF-20 for the property located at 3610 Elder Oaks Boulevard, Bowie, MD 20716.

Thank you in advance for this consideration.

Best regards,

Lisa S. Babin
Covington Unite

Butler, Tina T.



From: Joel Dunn <jdunn@chesapeakeconservancy.org>
Sent: Wednesday, February 14, 2024 10:43 PM
To: Clerk of the Council
Subject: Written Comments re Proposed Amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment
Attachments: Dunn_to_Planning Board_Support.Amend.16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

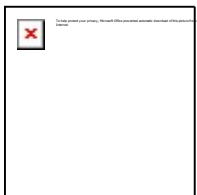
CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Clerk of the Council -- Please see my written comments pertaining to the Bowie-Mitchellville rezoning (attached). Thank you for considering our support.

I would be grateful if it were made part of the record. I am sorry that I missed the actual hearing, but was under the weather.

Best regards,
Joel

Joel Dunn
President and CEO
Chesapeake Conservancy
919-451-6686 (cell)
443-321-3610 (office)
jdunn@chesapeakeconservancy.org
www.chesapeakeconservancy.org





Saving the Chesapeake's Great Rivers and Special Places

716 Giddings Avenue, Suite 42 | Annapolis, MD 21401
www.chesapeakeconservancy.org | 443.321.3610

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Charles A. Stek
Environmental Stewardship Strategies

Dear Members of the Prince George's County Council and Prince George's Planning Board:

On behalf of Chesapeake Conservancy, I am writing in support of Amendment #16 to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map, Amendment CR-089-2022 and CR-084-2023. It is my understanding that this amendment will be heard at a Joint Public Hearing of the Prince George's County Council and Prince George's Planning Board on February 13, 2024.

Chesapeake Conservancy is a growing non-profit organization headquartered in Annapolis. We believe the Chesapeake is a national treasure that should be healthy, accessible to everyone, and its watershed a place where people and wildlife thrive.

In densely populated areas of the watershed like Prince George's County, if wildlife and people are to thrive together, it will only occur as a result of careful and thoughtful planning. Proposed Amendment #16 calls for changing the existing Neighborhood Activity Center (NAC)/Reserved Open Space (ROS) Zone to ROS for the County-owned properties totaling 219 acres which are located at Old Jericho Road, 9801 Laurel Bowie Road (Tax ID 1660430 and 2789972). Chesapeake Conservancy supports this proposed zoning change to include these two properties as within the ROS Zone, and giving them a greater protected status within a more conservation-oriented zoning classification.

We are aware of past proposals by the County to allow and even encourage development of the 219 acres included in the proposed zoning amendment. We are also aware that the 219 acres are within the acquisition boundary of Patuxent National Research Refuge and that the Refuge Manager has expressed an interest in working with the County to assess the market value of the property for possible inclusion within the Refuge. The overture by the Refuge Manager to partner with the County to protect the ecological values of this forested property should be acknowledged and acted upon.

Chesapeake Conservancy would be pleased to facilitate this conversation. Additionally, we would be happy to employ the expertise of our Conservation Innovation Center to more finely examine the natural attributes of the 219 acres, especially to identify sensitive ecological resources and areas that should be conserved under any future scenario involving these properties.

We note that the properties in question are adjacent to Bowie State University, the oldest historically black university in Maryland. Over the past several years, the Refuge has been partnering actively with BSU to provide on-refuge paid employment for students, and introduction to careers in conservation fields. Preservation of intact forested area adjacent to Bowie State's campus would not only increase student and faculty access to this 'living classroom' but also provide an opportunity for Bowie State University to serve as a model example of a 'climate-smart' campus in the middle of an otherwise highly impervious corridor.

Chesapeake Conservancy is joined by governments and conservation organizations from across the globe in the goal to conserve 30% of the Chesapeake watershed by 2030. We also work to enhance that goal by equitably connecting people to the Chesapeake while conserving and restoring priority lands and waters.

It is reported that the 219-acre County-owned property contains nearly 6,000 trees that store approximately 3,500 tons of carbon. The County's Climate Action Plan calls for reducing greenhouse gas emissions to 50% below 2005 levels by 2030, and achieving carbon neutrality by 2050. The plan also recommends maintaining and expanding existing tree cover. Much of the 219-acres consists of mature trees whose carbon-sequestering properties are not easily replaced. If the County expects to achieve its laudable climate goals, it must be proactive in protecting as much mature forest as possible. Protecting forest on land that the County already owns would appear to be the most immediately effective way to achieve its climate goals.

We encourage Prince George's County Council and Planning Commission to adopt Amendment #16 and to work in partnership with Patuxent National Research Refuge to conserve these lands as part of the National Wildlife Refuge System.

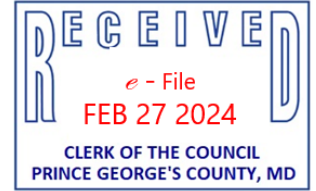
Sincerely,

DocuSigned by:


FACC2A00A8E148B...
Joel Dunn, President and CEO
Chesapeake Conservancy

Butler, Tina T.

From: Nathaniel Forman <nforman@omng.com>
Sent: Tuesday, February 27, 2024 9:51 AM
To: Clerk of the Council
Cc: Joan Lally; Lally, Sean; Lawrence Taub
Subject: Bowie and Vicinity Sectional Map Amendment Comments
Attachments: 240227-Letter to Clerk-Bowie and Vicinity SMA.pdf



Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning:

Please find attached written comments that I would like to be included in the record for the February 13, 2024 Joint Public Hearing on the Bowie and Vicinity Sectional Map Amendment. I kindly request receipt of these comments to ensure that they are received prior to the record closing tomorrow. Thank you very much for your time and attention to this matter.

Best,
-Nate

Nathaniel Forman
Attorney
O'Malley, Miles, Nylan & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
www.omng.com
Direct Line: 301-572-3237
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nforman@omng.com

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O'Malley, Miles, Nysten & Gilmore, P.A.

Attorneys & Counselors at Law

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Lawrence N. Taub
Nathaniel A. Forman

Peter F. O'Malley
(1939-2011)

John R. Miles
(1935-2017)

Edward W. Nysten
(1922-2010)

John D. Gilmore, Jr.
(1921-1999)

Nancy L. Slepicka
(1949-2023)

February 27, 2024

Donna Brown, Clerk
Office of the Clerk of the County Council
Wayne K. Curry Administration Building, 2nd Floor
Largo, MD 20774

Re: Bowie-Mitchellville and Vicinity Sectional Map Amendment
Support for retention of AR Zone upon 5511 Park Drive as proposed by CR-84-2023

Dear Madame Clerk:

This firm represents Joan Lally, owner of property located at 5511 Park Drive in Bowie, which is shown as Lot 4 on the plat entitled "Addition to Sherwood Manor Subdivision" recorded in Plat Book 99 at Plat 74 among the Land Records of Prince George's County ("Subject Property" or "Property"). The Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment ("Endorsed SMA") recommended rezoning the Subject Property from the existing AR (Agricultural-Residential) Zone to the AG (Agriculture and Preservation) Zone.

On September 26, 2023 the Prince George's County Council, sitting as the District Council ("District Council"), adopted Council Resolution (CR)-84-2023 for the purpose of proposing amendments to the Endorsed SMA and holding a second public hearing. Of import, Proposed Amendment Number Twelve recommends amending the Endorsed SMA to retain the AR Zone for the Subject Property.

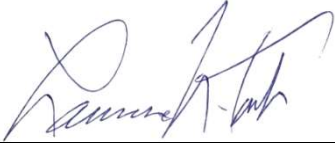
The owner strongly supports retaining the existing AR Zone for the Subject Property and applauds the District Council for proposing this amendment. For this reason, the owner respectfully requests that Proposed Amendment Number Twelve be adopted and incorporated into the Approved Bowie-Mitchellville and Vicinity Sectional Map Amendment. In support, please find attached a copy of our letter dated May 22, 2023 (attached hereto as "Attachment 1") opposing the proposed rezoning that we submitted into the record for the joint public hearing of the Prince George's County Planning Board ("Planning Board") and the District Council on the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment.


Our previous letter outlines the numerous reasons for retaining the AR Zone and rejecting the AG Zone. We respectfully request this letter be incorporated and included in the record for this hearing.

In sum, we support Proposed Amendment Number Twelve to the Endorsed SMA within CR-84-2023 that would retain the existing AR Zone for the Subject Property and request this amendment be incorporated into the Approved Bowie-Mitchellville and Vicinity Sectional Map Amendment. Finally, we also respectfully request that this letter be included within the record along with its attachment. Thank you for your kind attention to this matter. If you have any questions, or require additional information, please let us know.

Respectfully submitted,

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

By: 
Lawrence N. Taub, Esquire


Nathaniel Forman, Esquire
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
301-575-3237

Encls.

cc: Joan Lally
Sean Lally

O'Malley, Miles, Nysten & Gilmore, P.A.

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Nathaniel A. Forman

Matthew D. Osnos
Lynn Loughlin Skerpon
Sheila C. McDonald

Lawrence N. Taub
Kate P. Pruitt

Leonard L. Lucchi
Stephanie P. Anderson

May 22, 2023

Donna Brown, Clerk
Office of the Clerk of the County Council
Wayne K. Curry Administration Building, 2nd Floor
Largo, MD 20774

Re: Bowie-Mitchellville and Vicinity Sectional Map Amendment

Dear Madame Clerk:

This firm represents Joan Lally, owner of the property located at 5511 Park Drive in Bowie (incorrectly listed as 5511 Park Highway NE in the Sectional Map Amendment), which is shown as Lot 4 on the plat entitled "Addition to Sherwood Manor Subdivision" recorded in Plat Book 99 at Plat 74 among the Land Records of Prince George's County ("Subject Property" or "Property"). For the reasons set forth herein, our client objects to the proposed rezoning of the Subject Property to the AG Zone from the existing AR Zone within the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment ("SMA").

The Subject Property consists of approximately 7.33 acres in the Agricultural-Residential (AR) Zone pursuant to adoption of the Countywide Map Amendment ("CMA"), enacted via CR-136-2021. Prior to adoption of the CMA, the Subject Property was in the predecessor to the AR Zone, the R-A Zone. To the north, east and west of the Subject Property are large lots in the AR Zone, while to the south, the Subject Property abuts a portion of the Melford Development ("Melford"), which is zoned TAC-E (previously M-X-T). It is important to note, however, that there is no roadway connection between the Subject Property and Melford, nor can there be, given the environmentally-sensitive area between the two properties, and regulations prohibiting any such connection.

The proposed rezoning is designated as Change Number ZC 50 ("ZC 50") (together with an abutting property unrelated to this request) within the SMA. This section states:

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy

(CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including all residential properties that are equal to five acres or greater in size within the Rural and Agricultural Area and have zero or one dwelling unit. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

(SMA pg. 76). The Applicant respectfully submits that, for the reasons explained herein, the proposed downzoning of the Subject Property from the AR Zone to the AG Zone through the SMA is arbitrary, capricious and absolutely unnecessary, and the Subject Property should remain in the existing AR Zone.

1. The goals and strategies promulgated within the Master Plan are currently achieved through retention of the AR Zone upon the Subject Property; hence there is no greater purpose served by the downzoning.

The purported justification for this rezoning is to align the Subject Property with policies promulgated within the 2021 Preliminary Bowie-Mitchellville and Vicinity Master Plan (“Master Plan”), specifically strategies LU 2.1 and CZ 2.1 within the Master Plan. Strategy LU 2.1. is derived from Policy LU 2, which targets Rural and Agricultural areas within the Master Plan boundaries. Policy LU 2 states:

Preserve the Rural and Agricultural Areas for open space, agriculture, environmental preservation, and very low-density housing exclusively served by individual well and septic systems (see Policy PF 4).¹

(Master Plan pg. 51). Thus, in furtherance of LU 2’s goal mentioned above, the Master Plan created strategy LU 2.1, which states:

Except for institutional land uses in existence on the date of approval of this master plan, recommend rural and agricultural uses for all properties in the Rural and Agricultural Area.

(Master Plan pg. 51). Additionally, Comprehensive Zoning strategy CZ 2.1 is found in Appendix F of the Master Plan under the heading “Zoning Recommendations.” CZ 2.1 includes no discussion, but only a list of properties (including the Subject Property among many others) in the AR Zone that are recommended for rezoning to the AG. The justification for this rezoning is merely a cross-reference to strategy LU 2.1, mentioned above.

¹ Policy PF 4, concerns ensuring the availability of public water and sewer where appropriate. This overarching policy for PF 4.1. is to not extend water and sewer service into the Rural and Agricultural Area.

Thus, the Master Plan justification for rezoning the Subject Property amounts to an effort to, preserve rural and agricultural zones for areas outside the sewer envelope, to promote agricultural, open space and low-density housing. These goals are already achieved by the existing AR Zone of the Subject Property.

The purposes of the AR Zone are set forth within § 27-4201(d) of the current Zoning Ordinance, as follows: (A) To provide for large-lot single-family detached residential subdivision, while encouraging the retention of agriculture as a primary land use; (B) to encourage the preservation of trees and open spaces; and (C) to prevent soil erosion and stream valley flooding. As stated previously, Master Plan strategy LU 2 (from which LU 2.1 is derived) seeks to preserve open space, agriculture, and low-density housing served by individual well and septic systems.

This Master Plan goal for the Subject Property is accomplished through its existing AR Zone, and therefore, there is no reason to downzone the Subject Property to the AG Zone. For example, pursuant to the Table of Uses under § 27-5101(c) of the current Zoning Ordinance, there is no distinction between uses that are permitted and prohibited under the Rural and Agricultural Principal Use Classifications for the AR and AG zones—there is no restriction on the use of land for agricultural purposes in either the AR Zone or the AG Zones. Furthermore, the Principal Use Classifications for both the AG and AR Zones are nearly identical.² Notably, given the fact that the Subject Property is located within a developed subdivision that has been in existence for over forty-five (45) years, along with the size, topography and environmental constraints of the Subject Property, there are no uses in the AG Zone different from those in the AR Zone that could reasonably be applied to the Subject Property.

It is also significant that there is no major distinction between the development standards for AR and AG Zones as related to green space and agricultural protections, such as open space set-asides requirements (§ 27-6403) or protections for existing agricultural uses via agricultural compatibility standards (§ 27-61300 et. seq.). Other sections of the Prince George's County Code afford the same protections for development in both the AR and AG Zones, such as Woodland Conservation Thresholds (§ 25-121). The intensity and dimensional standards for both zones as promulgated within Part 4 of the Current Zoning Ordinance are slightly different in terms of density, minimum lot size and maximum net lot coverage. However, for uses other than single-family detached homes, the maximum net lot coverage is 25% in both zones. Given the regulated environmental features on the Subject Property and within the subdivision in which it is located, development within the existing AR Zone is no different than development that could occur in the AG Zone. The regulated environmental features are discussed *supra*.

Regarding the issue of water and sewer, the Master Plan goal of keeping the Subject Property outside of the Sewer Envelope, and discouraging (if not preventing) a connection to the public water and sewer system, is no better served by rezoning the Subject Property to AG Zone. The Subject Property (and, in fact, the entire subdivision in which it is located) is currently outside the Sewer Envelope (i.e., Water and Sewer Category W-6/S-6), and there are no plans to bring public

² Uses permitted in the AR Zone, but not AG Zone include: art gallery, commercial recreation attraction (by special exception), indoor rifle, pistol, or skeet shooting range (by special exception); only one single use is permitted in the AG Zone but not the AR Zone: food processing (by special exception).

water and sewer to this Property. Conformance with this Master Plan policy remains intact regardless of whether the Subject Property is zoned AR or AG.

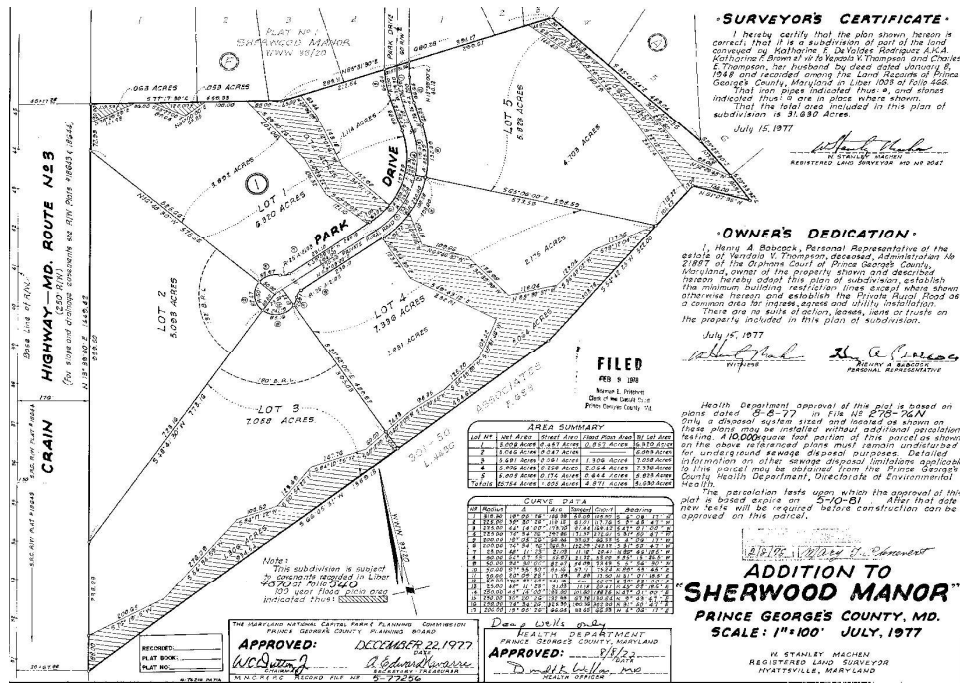
Thus, for the reasons discussed above, there is no credible basis to justify a belief that the Master Plan goals and strategies are better achieved through the proposed downzoning of the Subject Property. To the contrary, the goals and strategies of the Master Plan will be achieved just as effectively by retaining the Subject Property in the AR Zone.

2. The SMA cannot rely upon Master Plan Strategy CZ 2.1 to justify downzoning the Subject Property because it relies on circular reasoning.

In addition to Master Plan Policy LU 2.1, discussed above, the proposed downzoning reflected in ZC 50 of the SMA also relies upon strategy CZ 2.1 for support. Strategy CZ 2.1 is included in Appendix F of the Master Plan, titled: “Zoning Recommendations.” Strategy CZ 2.1 is not a strategy at all; it is merely a list of properties that are recommended to be rezoned from the AR Zone to the AG Zone within the Sectional Map Amendment. Creating a list of properties to be downzoned, and then relying upon said list as justification for the downzoning does not present any substantive basis for the proposed downzoning—it is nothing more than circular reasoning. Strategy CZ 2.1 provides no basis whatsoever for the proposed downzoning of the Subject Property.

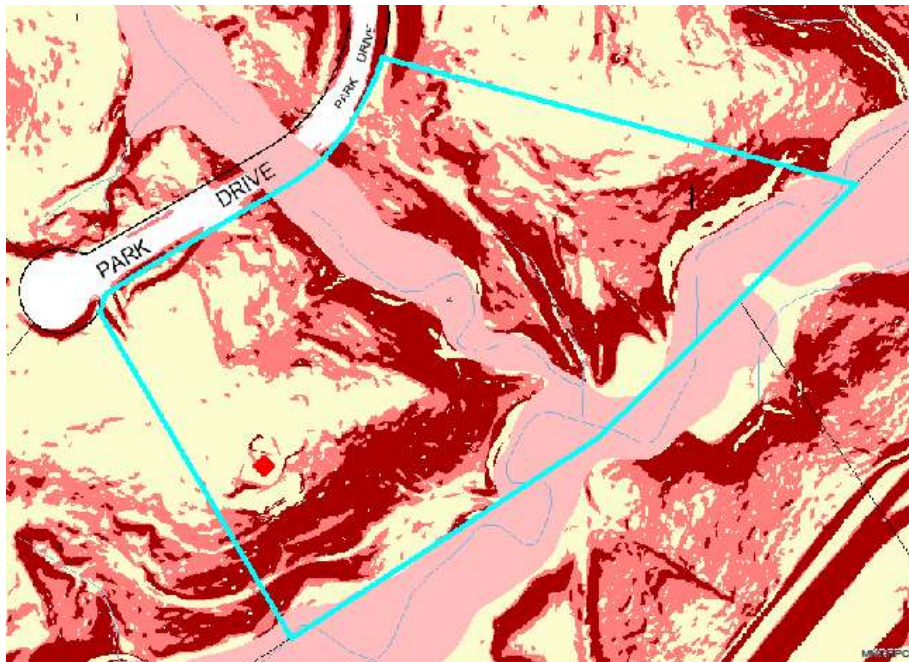
3. The proposed rezoning fails to consider the existing condition of the Subject Property.

The Subject Property is impacted by environmentally-sensitive areas, which are so regulated as to discourage, if not prevent, the redevelopment potential of the site; these existing features ensure that future development of the Property will be required to align with the goals and strategies established within the Master Plan. When the Subject Property was subdivided in 1977 (shown below), it became encumbered by a 100-year floodplain easement that bisects the Property, and runs along its southern border.



Final Plat

In total, the 100-year floodplain, which encumbers approximately 2.06 acres of the entire Property, is a consequence of a stream running through the middle of the site, and along part of the southern border. In addition to the stream, the site is also encumbered with steep slopes, not only on either side of the stream, but also throughout a large portion of the development envelope. These environmental features are shown on the image below:



Environmental Features

The 100-year floodplain shown in pink, and steep slopes between 15% and 25% are shown in slightly darker pink with steep slopes 25% or more depicted in red.

Finally, the great majority of the Subject Property is wooded, excepting only a small area in which the driveway and home upon the Property are located. Thus, given the extensive environmental constraints, the proposed downzoning of the Subject Property will not protect its redevelopment any more than will the existing AR zoning, and there is no reason to downzone the Property to the AG Zone.

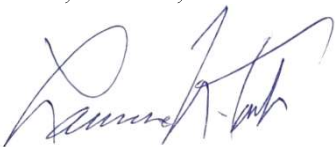
4. The SMA's proposed downzoning of the Subject Property is arbitrary and does not serve the intended goal of preserving agricultural or environmental areas.


The Subject Property is currently zoned AR and abuts other properties in the AR Zone to the west, east, and north on the other side of Park Drive. To the south, the Subject Property abuts property in the TAC-E, but is separated from it by significant environmental features explained above. Only the Subject Property, and the lot on its eastern border are proposed to be rezoned AG through the SMA, despite the Subject Property being in a neighborhood that is uniformly zoned AR. Essentially, the Subject Property would form an island of AG-zoned land amidst a sea of AR and TAC-E zoned properties. No greater agricultural or environmental goals would be served by creating this enclave of AG-zoned land, because the Subject Property amasses a total of 7.33 acres—a negligible fraction of the total 5,357.54 acres proposed to be zoned AG upon adoption of the SMA.

For the reasons set forth hereinabove, we respectfully request that the Subject Property be retained in the AR Zone. We also respectfully request that this letter be included within the record of this SMA. Thank you for your kind attention to this matter. If you have any questions, or require additional information, please let us know.

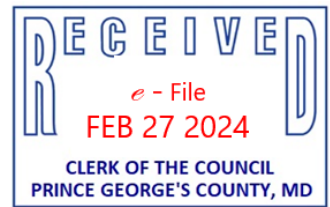
Respectfully submitted,

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

By: 
Lawrence N. Taub, Esquire


Nathaniel Forman, Esquire
7850 Walker Drive, Suite 310
Greenbelt, MD 20770
301-575-3237

cc: Joan Lally



From: [Greiner, Jennifer](#)
To: [Clerk of the Council](#); [Lester, Thomas](#)
Cc: [Spencer, Sandy](#); [Adams, Tarik](#); [Moshogianis, Andreas M](#); [Ertel, Janet](#)
Subject: Written Comments re Proposed Re-Zoning in the Bowie-Mitchellville and Vicinity Sectional Map Amendment
Date: Tuesday, February 27, 2024 2:04:02 PM
Attachments: [Outlook-tnxecckb.png](#)
[Final PRR to PG Co re Sectional Map Amendment 16.pdf](#)
Importance: High

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Clerk of the Council,

Please find attached written comments submitted by Patuxent Research Refuge regarding the proposed zoning changes in the Bowie-Mitchellville and Vicinity Sectional Map Amendment. We are sorry to have missed the public hearing but appreciate our comments being made part of the record.

The refuge appreciates the County's consideration of these comments on behalf of America's public lands and the communities we serve.

Jennifer

Jennifer Greiner (she/her)
Refuge Manager
Patuxent Research Refuge
U.S. Fish and Wildlife Service, North Atlantic - Appalachian Region
10901 Scarlet Tanager Loop
Laurel, MD 20708
240-761-1060 (mobile)
301-497-5582 (office)





United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE

Patuxent Research Refuge 10901 Scarlet Tanager Loop

Laurel, Maryland 20708

<http://www.fws.gov/refuge/Patuxent>



To: Prince George's County Clerk of the Council clerkofthecouncil@co.pg.md.us
From: Jennifer Greiner, Refuge Manager, Patuxent Research Refuge
Date: February 27, 2024
Re: Sectional Map Amendment proposed in Council Resolution [CR-084-2023](#), Amendment 16.

Dear Clerk of the Council and Prince George's County Planning Department,

Thank you for your invitation to submit testimony as a landowner affected by the proposed Amendment 16 in Council Resolution CR-084-2023, which proposes to rezone a 93-acre portion of a parcel adjacent to Patuxent Research Refuge (PRR) from Mixed Use-Neighborhood Activity Center to Reserved Open Space. We are pleased that the county is providing a second opportunity to consider the future of this uniquely situated parcel, as that opportunity did not reach us during the last round of Sectional Map Amendments for that area (during which the refuge was referred to as an 'amenity' but not notified).

Our position has not changed since our previously submitted comments to Angie Rogers, Deputy Chief Administrative Officer for Economic Development (Dec 2022 letter of interest as a potentially interested buyer) and to Thomas E. Lester III, Prince George's County Planning Department (May 2023 written comments for pending Joint Public Hearing, which was later postponed). The contents of those letters are included below for your reference.

The following comments outline our support of the newly proposed Amendment 16 for the record:

1. The refuge is pleased to see a trend toward conserving a more natural landscape in the northern portion of the project planning boundary in proximity to a unit of the National Wildlife Refuge System.
2. Our primary concern is for the 93-acre Bowie State University- Marc Campus Center (BSU-MCC) a parcel bordered by 197, Old Jericho Road, and Lemon Bridge Road, which had recently been rezoned to a Mixed Use-Neighborhood Activity Center (NAC). We are concerned about the high-quality mature forest on highly erodible soils in Sections 2 and 3 of the BSU-MCC mixed use parcel and favor preservation of this forest to buffer impacts to both the Patuxent Refuge and the Patuxent River from planned development on Section 1. The proposal in Amendment 16 to rezone to Reserved Open Space would help to achieve that.
3. Preservation of the forested section of the mixed-use parcel would be beneficial in several ways:
 - **Threatened and Endangered Species:** The rezoning proposed in Amendment 16 would avoid impacts to threatened and endangered species by preserving forest habitat adjacent to the refuge. The Northern Long-Eared Bat (NLEB) is a federally endangered species which has been acoustically detected on the refuge and for which suitable habitat (trees greater than 3 inches diameter at breast height) likely also exists on the BSU-MCC site. A final rule to list NLEB as endangered became effective on March 31, 2023. We have the same concerns about impacts of forest clearing on the Tricolored Bat, which has been acoustically detected at several locations

near the project area. A proposed rule to list Tricolored Bats as endangered was published September 14, 2022.

- **Forest interior migratory birds:** Preserving the adjacent forest would also protect forest interior birds from light pollution, noise pollution, as its removal would create a clear line of sight to the refuge forests. Preservation would also reduce edge effects that negatively impact bird habitats such as invasive plant species, increase of non-native predators, and degradation of preferred vegetation communities affecting food supply.
- **Water Quality and aquatic species:** Preserving the forest would prevent a significant influx of silt and sediment into the Patuxent River. Development on the highly erodible soils with steep terrain leading to the Patuxent River would cause runoff of silt and sediments into the Patuxent River, making it harder for Maryland to meet its share of mandated nutrient and sediment load reductions in this major tributary of the Chesapeake Bay. The U.S. Fish and Wildlife Service and Maryland DNR have documented populations of the state-protected glassy darter and freshwater mussels in the river, which provides habitat suitable habitat for the Federally endangered yellow lance mussel.

Respectfully submitted,

JENNIFER
GREINER

Digitally signed by
JENNIFER GREINER
Date: 2024.02.27
13:56:33 -05'00'

Jennifer Greiner

Refuge Manager

Patuxent Research Refuge

Cc:

Thomas E. Lester, III
Project Manager
Prince George's County Planning Department
Wayne K. Curry Administrative Building
1301 McCormick Drive, Largo, Maryland 20772

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Patuxent Research Refuge 12100 Beech Forest Road Laurel, MD 20708-4036

In Reply Refer To:
FWS/R5/NWRS

December 2, 2022

Angie Rodgers
Deputy Chief Administrative Officer for Economic Development
Prince George's County, Maryland
1301 McCormick Drive
Largo, MD 20774

Dear Ms. Rodgers,

On behalf of Patuxent Research Refuge (Patuxent, refuge), a National Wildlife Refuge managed by the U.S. Fish and Wildlife Service (Service), I am writing to alert you to an opportunity to redirect a land use development award process in progress and for which we understand a selection is imminent. Patuxent is very interested in preserving the county lands located between the refuge and Bowie State University (BSU) and we urge you to consider the U.S. Government as a potential buyer of lands involved in Request for Expression of Interest (RFEI) #RA-10192021-A and RFP NO. RA-BO-05-22-A for the Bowie State University MARC Campus Center (BSU-MCC). These forested lands support wildlife and habitat conservation, local environmental quality of life, and nature-based recreation for the community, and would therefore make a worthy addition to the National Wildlife Refuge System of public lands. Due to their nationally significant habitat values, these lands are included within the refuge's approved acquisition boundary. An approved acquisition boundary affords us the opportunity to engage with willing sellers who may have an interest in conveying their lands for conservation purposes.

While it is unfortunate that the refuge was not notified of the availability of the Bowie-Mitchellville Proposed Plan, the RFEI or RFP for stakeholder input, we are grateful to have had the opportunity to meet recently with the Revenue Authority of Prince George's County and the Office of Central Services Land Acquisition and Real Property Division (LARP) to discuss our interest in the future of this land. During that meeting on November 29, 2022, we articulated justifications for preservation of the significant ecological, educational, community health and recreational values inherent in the county parcels, reiterated here for your awareness:

Climate Resilience and Ecological Services: Clearing intact high-quality forest to construct a data center (very high energy demand), hotel, brewery, offices, apartments/townhomes, and associated parking seems at odds with the County's recently released Climate Action Plan. A recent analysis by NASA of the three county parcels that surround and contain the BSU-MCC, totaling 219 acres, revealed that the area contains 5,700-6,800 canopy trees that sequester 3,500 tons of carbon. The property ranks highly on a Maryland Green Print Conservation Benefits Assessment for annual economic value of ecosystem services (CO, NO₂, SO₂, O₃, and particulate matter removal; carbon sequestration; groundwater recharge; stormwater mitigation; wildlife and habitat biodiversity index). The property gets highest scores for Green

Infrastructure, BioNet resources for rare natural communities, being a Maryland Stronghold Watershed and a Tier II Water Quality Catchment, being located completely within Maryland's Targeted Ecological Areas, and for connectivity with Federal and State protected lands.

Water Quality and Aquatic Species: As proposed in the Bowie Mitchellville Plan, Proposed Sectional Map Amendment, and the RFEI, development would occur on highly erodible soils in an area with steep terrains and ravines that lead to the Patuxent River. Removal of the forest and wetlands would increase runoff of silt and sediments into streams flowing to the Patuxent River, making it harder for Maryland to meet its share of nutrient and sediment load reductions under the Chesapeake Bay Watershed Agreement. The Service and Maryland Department of Natural Resources have documented populations of the state-protected glassy darter, stripeback darter, and freshwater mussels in the river, which also provides suitable habitat for the Federally endangered yellow lance mussel.

Forest-dependent Species: Preserving the forested section would not only help meet State and County Forest Conservation Act targets but also buffer the nearby sensitive forest habitats of the Patuxent Research Refuge used by Federally endangered Northern long-eared bats and other bats (the bat may be present in the subject forest as well). Preserving the forest would also protect forest on neighboring Federal and State lands from light pollution and noise pollution and reduce other edge effects that negatively impact bird habitats such as invasive plant species, increase in predators, and alteration of preferred vegetation communities.

Educational Values: To have one of the nation's premier HBCUs located next to the nation's *only* wildlife refuge dedicated to research presents unique potential. Patuxent has fostered a partnership with BSU's biology department to support hands-on science opportunities for students on the refuge over the past two years and is actively engaged in discussions with the university on how to formalize and expand this partnership. Preservation of intact forested area adjacent to BSU's campus would not only increase student and faculty access to this "living classroom" for experiential learning but also provide an opportunity for BSU to serve as a model of a "climate-smart" campus in an otherwise highly impervious corridor.

Recreational Values: As a priority urban refuge of the Service, Patuxent has strong support from Maryland's congressional delegation for our role in connecting local communities in underserved areas with opportunities to recreate in and discover nature. The undisturbed quality of the forested parcel between the refuge and the campus is critical to that objective. In addition, a real opportunity exists to create a regionally significant recreational destination by offering community access to Federal and State lands from the Washington Baltimore and Annapolis (WB&A) rail trail via a re-purposed Bowie Racetrack, connecting through the State-owned Fran Uhler Natural Area to the BSU campus and then with the refuge, where fishing, hiking, cycling, birding, and wildlife observation can be enjoyed.

County representatives from the Revenue Authority and Redevelopment Authority requested information on the Federal government's land acquisition process. Should the County wish to engage as a willing seller, we would appraise the property through Department of the Interior's Appraisal Valuation Services Office and tender an offer to the County based on appraised value. The appraisal will be at no cost to the County, is expected to take six months, and places no obligation on the County to accept. Should the County accept the offer, we would perform our standard range of due diligence (title, survey, environmental contaminants) and seek funding.

The existence of a signed purchase option would greatly increase the Service's ability to secure the necessary funding through the Land and Water Conservation Fund. The overall acquisition timeline is difficult to predict due to unknown factors (e.g., value, title issues, boundary irregularities, etc.) but is expected to take at least a year.

In closing, we submit that while there are precious few places in the County that support the rich array of ecological, educational, and recreational values iterated above, there *are* other options worth considering for mixed-use development that are proximate to both MARC rail and the university (See Figure 1 below). We respectfully request a postponement of a decision on whether to enact the Land Use Implementation Matrix (Table 42 matrix of the Bowie-Mitchellville Plan) or awards relevant to BSU-MCC development until there has been adequate opportunity to reconsider and revise the actions and timeframes based on the county's new Climate Action Plan and input from other stakeholders.

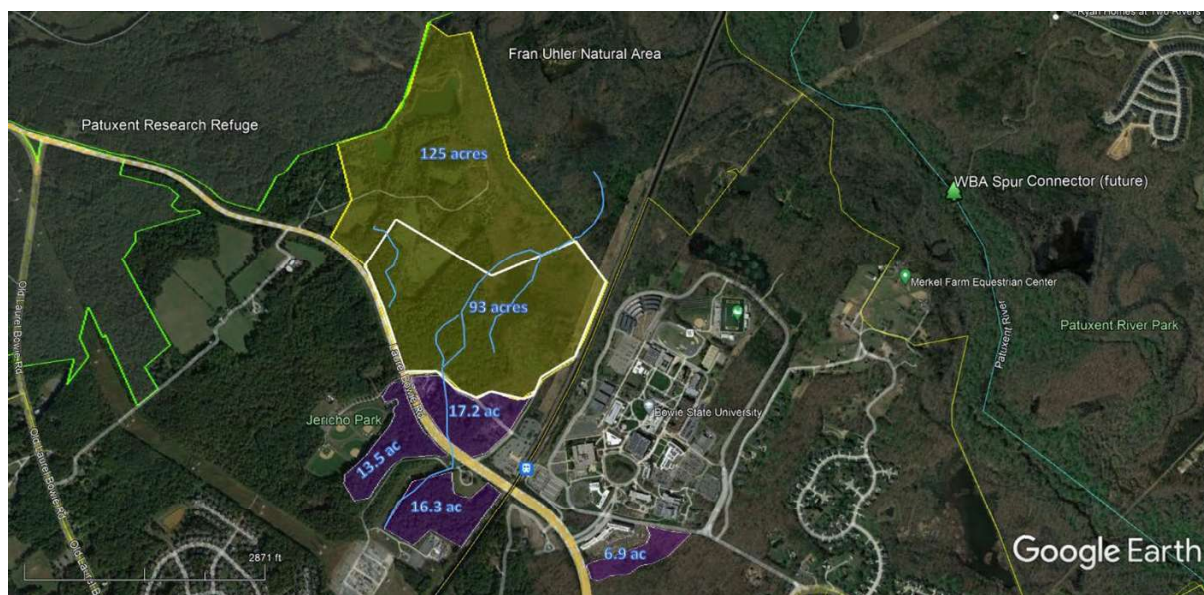
Thank you for your consideration. I would welcome an opportunity to collaborate on options that benefit the county, the university, the refuge, and the community we collectively serve.

Sincerely,
Jennifer Greiner Refuge Manager
Patuxent Research Refuge

cc:

Mark Maghini, Chief, Division of Realty, U.S. Fish and Wildlife Service
Anne Sittauer, Acting Deputy Regional Refuge Chief, U.S. Fish and Wildlife Service
Stephen Paul, Executive Director, Prince George's County Redevelopment Authority
Donny R. James, Chief Real Estate Officer, Revenue Authority of Prince George's County
Ikenna Udejiofor, Manager, Prince George's County Land Acquisition & Real Property Division

Figure 1 Alternative Option: 219 acres of Prince George's County land conserved (yellow), and proposed BSU-MCC NAC development transferred south of Jericho Park Road and MD Rt 197, totaling 53.9 acres (purple). Parcels south of 197 currently owned by investment corporations. May require zoning modifications to meet county goals for the BSU-MCC development.



United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE

Patuxent Research Refuge

10901 Scarlet Tanager Loop

Laurel, Maryland 20708

<http://www.fws.gov/refuge/Patuxent>

May 18, 2023

Thomas E. Lester, III

Project Manager

Prince George's County Planning Department

Wayne K. Curry Administrative Building

1301 McCormick Drive, Largo, Maryland 20772

Re: Comments from Patuxent Research Refuge on Bowie-Mitchellville Sectional Map Amendment

Dear Mr. Lester:

This is in response to the Property Owner Joint Public Hearing Notification on March 24, 2023, from the Prince George's County Council, sitting as the District Council and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission, on the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment. This letter presents concerns regarding potential impacts of development of the mixed-use zoning parcel bordered by MD Rt.197, Old Jericho Road, and Lemon Bridge Road on fish and wildlife resources at Patuxent Research Refuge (the Refuge), a unit of the U.S Fish and Wildlife Service's National Wildlife Refuge System located directly west of and adjacent to the County-owned property.

Patuxent is the only one of 567 refuges nationwide that is dedicated to support wildlife research; we manage these public lands for the benefit of the wildlife that depend on them as well as people who enjoy wildlife-associated recreation. Despite being a neighboring landowner, the Refuge was not invited early enough in the previous SMA and Bowie-Mitchellville and Vicinity Plan processes to provide input concerning parcels adjacent to or within our approved land acquisition boundary. This is regrettable given that the US Fish and Wildlife Service is potentially interested in purchasing a portion of the County-owned tracts, totaling 219 acres, at market value pending an agreement in terms and price and subject to availability of funds. These lands support wildlife and habitat conservation, local environmental quality of life, and nature-based recreation for the community, and would therefore make a worthy addition to the National Wildlife Refuge System of public lands. These lands are considered nationally significant wildlife habitat, which is why they are within the refuge's approved land acquisition boundary.

While the refuge was pleased to see some parcels in the Sectional Map Amendment proposed to change from Agricultural Residential (AR) to Agriculture and Preservation (AG), or to Reserved Open Space (ROS), especially in the northern portion of the project planning boundary, we offer the following concerns:

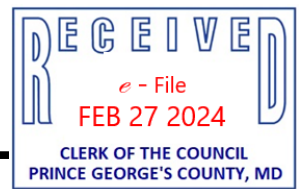
- **Forest Loss and Migratory Birds:** Studies document that forests improve local air quality, reduce noise and light pollution, moderate ambient temperature, filter runoff to local streams, recharge groundwater supplies, and sequester carbon. The 94-acres previously rezoned to a Mixed Use-Neighborhood Activity Center (NAC) in Sections 2 and 3 of the SMA are comprised of high-quality mature forest that would be cleared for development of the BSU-MCC mixed use parcel. We urge preservation of this forest to buffer impacts to the refuge from planned development. Preserving this forest would protect adjacent refuge forest from light and noise pollution and reduce other edge effects that negatively impact bird habitats such as invasive plant species, increase in predators, and alteration of preferred vegetation communities.
- **Threatened and Endangered Species:** Preserving the forested section would buffer the nearby sensitive forest habitats of the Refuge used by threatened and endangered species that likely exist in the proposed BSU-MCC forest as well. Northern long-eared bat (NLEB) is a federally endangered species which has been acoustically detected on the refuge and for which suitable habitat (trees greater than 3 inches diameter at breast height) likely exists on the proposed BSU-MCC site. A final rule to reclassify NLEB as endangered became effective on March 31, 2023. Project proponents should coordinate on Section 7 with the local USFWS Ecological Services Division, the Chesapeake Bay Field Office in Annapolis, Maryland. We are also concerned about loss of habitat and impacts of development and land uses (noise and light pollution, loss of food supply) on tricolored bats, which have also been acoustically detected at several locations near the project area. A proposed rule to list tricolored bats as endangered was published on September 14, 2022.
- **Water Quality and Aquatic Species:** As proposed in the SMA, development would occur on highly erodible soils in an area with steep terrains and ravines that lead to the Patuxent River. Removal of the forest would cause runoff of silt and sediments into the Patuxent River, making it harder for Maryland to meet its share of nutrient and sediment load reductions in this major tributary of the Chesapeake Bay. The US Fish and Wildlife Service and Maryland DNR have documented populations of the state-protected glassy darter and freshwater mussels in the river, which provides suitable habitat for the Federally endangered yellow lance mussel.

- **People who live and work in the Bowie community:** Proximity and access to undisturbed natural places are increasingly valued and sought after by urban and suburban residents, especially in highly developed areas such as the DC/Baltimore corridor and especially during times of public health crisis such as the pandemic. Many hikers and other recreationists using the trail along Lemon Bridge Road are attracted to and enjoy the undeveloped landscape, which has potential to connect with other trail systems in the area via the forthcoming multi-modal bridge crossing of the Patuxent River along the Washington Baltimore & Annapolis Trail. For the past three years, Patuxent has fostered a partnership with Bowie State University to support hands-on science opportunities for students. Preservation of intact forested area adjacent to Bowie State's campus would not only increase student and faculty access to this outdoor 'living classroom' but also provide an opportunity for BSU to serve as a model example of a 'climate-smart' campus in the middle of an otherwise highly impervious corridor.

Sincerely,

Jennifer Greiner
Refuge Manager
Patuxent Research Refuge

cc: Donna J. Brown, Clerk of the Council



Butler, Tina T.

From: Matthew C. Tedesco <mtedesco@mhlawyers.com>
Sent: Tuesday, February 27, 2024 1:57 PM
To: Clerk of the Council
Cc: Brown, Donna J.; Walker-Bey, James T.; Moses, Leonard D.; Lester, Thomas; Holly J. Simmons; Bryan C. Spell
Subject: Written Testimony re. Proposed Amendments to the Endorsed Bowie-Mitchellville & Vicinity SMA (CR-084-2023)
Attachments: CR-84-2023 Amendment 1 Written Testimony.pdf; CR-84-2023 Amendment 7 Written Testimony.pdf; CR-84-2023 Amendment 9 Written Testimony.pdf; CR-84-2023Amendment 10 Written Testimony.pdf
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Madam Clerk:

On behalf of our respective clients, in addition to the verbal testimony provided during the February 12, 2024 Joint Public Hearing for the above-referenced matter, please find attached hereto for inclusion in the record and for consideration by the Planning Board and the District Council, additional written testimony:

- Written Testimony in Opposition to Proposed Amendment #1 in CR-084-2023;
- Written Testimony in Support of Proposed Amendment #7 in CR-084-2023;
- Written Testimony in Opposition to Proposed Amendment #9 in CR-084-2023; and
- Written Testimony in Opposition to Proposed Amendment #10 in CR-084-2023.

Please note that the eComment Portal was not allowing us to upload these directly, so we are emailing them to the Clerk's email address pursuant to the public notice and the notice on the County's website. The attached written testimony is being timely filed prior to the close of the record, which is not until February 28, 2024.

Thank you for your attention to this matter.

Matt



Matthew C. Tedesco
*Principal**

We've Moved!

McNamee Hosea

6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770

O 301.441.2420

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**Admitted in Maryland*

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McNamee Hosea
6404 Ivy Lane, Suite 820 O 301.441.2420
Greenbelt, Maryland 20770 F 301.982.9450

mhlawyers.com

Matthew C. Tedesco, Esq.
Admitted in Maryland

Email: mtedesco@mhlawyers.com
Ext. 222

February 20, 2024

Via eComment Portal & E-Mail

djbrown@co.pg.md.us
ClerkoftheCouncil@co.pg.md.us

Donna J. Brown
Clerk of the Council
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive, Second Floor
Largo, Maryland 20774

Re.: Council Resolution CR-084-2023 (Amendment #1)

**Additional Written Testimony
Parcel C and D, Tax Map 38 (Tax Account Nos. 14-3742806 and 14-3742814)**

Madam Clerk:

On behalf of the property owner, New Market Free State, LLC, we are writing to provide additional written testimony in opposition to Amendment 1 set forth in CR-084-2023; to generally respond to the City of Bowie's letter dated January 17, 2024; and to express support of the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment (hereinafter "SMA") and the Master Plan recommendation for the above-referenced property.

Property Location and Description

The two parcels known as Parcel C and D, Tax Map 38, are owned by New Market Free State, LLC, and are located on the north side of Annapolis Road (MD 450), approximately 600 feet east of the intersection of MD 450 and Millstream Drive, directly across from the Bowie Marketplace shopping center. To the south of the property, across MD 450, is the Bowie Marketplace shopping center. Abutting the property to the south is the Bowie Volunteer Fire Department. Abutting the property to the east is Maryland-National Capital Park and Planning Commission parkland (Archer Park). Abutting the property to the west and northeast are existing townhouse communities. Dwellings in both communities are buffered from the site by lands held in common by their respective Homeowners Associations. Abutting the property to the north is a 120- to 140-foot-wide unimproved parcel owned by the City of Bowie, which is occupied by woodland and the West Branch of the Patuxent River (see Figure 1 on page 6, below). Beyond this,

but physically separated from the subject property, are single family dwellings in the Meadow Brook at Belair subdivision.

The two parcels in aggregate total approximately 29 acres in area. The subject parcels are in the Established Communities of the General Plan (Plan 2035) and are split-zoned between the CGO and RR Zones (prior to implementation of the new County Zoning Ordinance on April 1, 2022, the parcels were split-zoned between the C-S-C and R-R Zones). The subject parcels are currently improved with a commercial shopping center and associated parking. The majority of the commercial structures and site parking are contained within the larger Parcel C (zoned CGO, representing approximately 70 percent of the overall site), while Parcel D is comprised almost entirely of additional site parking and is primarily in the RR Zone. Special Exception SE-1792 is approved for the site and permits the ongoing commercial parking use within the RR Zone.

Countywide Map Amendment

During the Countywide Map Amendment (“CMA”), the current zoning of Parcel C was appropriately mapped to CGO using the Approved Guide to New Zones, July 2019 (approved decision matrix); however, the direct application of the approved decision matrix to Parcel D (R-R to RR) needlessly created and maintained split-zoned properties. Existing land area distributions (70/30, CGO/RR) and the parking use’s subordinate relationship to the principal commercial use favor designating both parcels as CGO. The subsequent 2022 *Approved Bowie-Mitchellville & Vicinity Master Plan* not only sought to correct the mistake of split-zoning the property, but further crafted a comprehensive vision for the site that necessitates the assignment of a zone that will allow and facilitate horizontal mixed-use development, as envisioned by the Master Plan.

Master Plan Recommendations

The 2022 *Approved Bowie-Mitchellville & Vicinity Master Plan* (the “Master Plan”) placed the subject property within the MD 450 Corridor. Map 16 recommended the subject property for “Neighborhood Mixed-Use” land use. The description for this designation provides: “Traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities. Neighborhood Mixed-Use areas are located outside of designated Centers, often along arterial roadways and at key intersections and interchanges.”

The Land Use section of the Master Plan includes Strategy LU 16.2, which explicitly recommends the redevelopment of the subject property with a mix of uses to support the Master Plan’s goals for the MD 450 Corridor, stating,

LU 16.2 Redevelop Free State Shopping Center and Bowie Marketplace into an integrated mixed-use destination that includes multifamily dwellings and townhouses (see Figure 7. Free State Shopping Center and Bowie Marketplace Concept Plan, and HN 8.)

Housing and Neighborhoods policies HN 8 and 8.1 state,

HN 8 Encourage infill housing along MD 450 at Free State Shopping Center and Bowie Marketplace to increase market demand for retail, dining, and service opportunities (see Figure 7. Free State Shopping Center and Bowie Marketplace Concept Plan).

HN 8.1 At the northern part of Free State Shopping Center, construct new market-rate multifamily housing and townhouses.

To bolster these recommendations, the Master Plan includes Figure 7, Free State Shopping Center and Bowie Marketplace Concept Plan. This Figure illustrates the recommended horizontal mix of uses on the subject site by showing conceptual locations of additional “liner” retail buildings within the interior of the shopping center in areas currently zoned CGO, as well as townhouse and multifamily community to the north of the existing shopping center as described in HN 8.1, in lands currently zoned RR. Figure 7 demonstrates the way in which a context-sensitive infill townhouse and/or multifamily community will integrate into the overall site design to increase market demand for retail, dining, and service opportunities; while creating a logical transition between the existing commercial uses onsite and the townhouse communities to the west and northeast. The single-family dwellings to the north remain buffered by the natural vegetation within the City of Bowie parcel that abuts the site to the north.¹ The RR zoning of the property does not support, and in fact undermines, the multiple Master Plan recommendations for this site.

Further, the RR zoned portion of the property is not suited for development pursuant to the RR Zone, nor would development in accordance with the RR zoning regulations achieve the purposes of the RR Zone. The RR Zone anticipates the development of “moderately large lots and dwellings.”² The parcel is located in a setting where such lots and dwellings would be out of character and inconsistent with the existing development on the site. The RR zoned portion of the property is situated to the rear of commercial development and is physically removed and buffered from adjacent single-family development to the northwest by the West Branch of the Patuxent River. Access to the site is limited. Additionally, the purposes of the RR Zone reference the ability to “better utilize . . . natural terrain,” and “to encourage the preservation of trees and open spaces.”³ The site has been previously graded and is improved with underutilized surface parking; as such, no natural terrain remains to be utilized. Further, the vast majority of the site has been cleared of trees, and open spaces exist only at the perimeter.

The Master Plan also recognizes that locating medium- to high-density residential uses in proximity to commercial uses functions as part of a larger economic development strategy. The Master Plan provides, “One important factor new retailers and other businesses consider before opening a new location is to ensure there is the population that can support their commercial use. This means that to attract businesses to key destinations, a larger, denser population may be necessary.”⁴ Adopting CGO zoning on the entirety of the subject property would not only allow

¹ Development on the subject property would also be required to conform to the requirements of the 2018 Landscape Manual and the Neighborhood Compatibility standards contained in Section 27-61200 of the Prince George’s County Zoning Ordinance, as applicable.

² Prince George’s County Zoning Ordinance, Section 27-4202(c)(1)(B).

³ Prince George’s County Zoning Ordinance, Section 27-4202(c)(1)(A) & (B).

⁴ 2022 *Approved Bowie-Mitchellville & Vicinity Master Plan*, p. 96.

for context-sensitive infill development to increase market demand for retail, dining, and service opportunities, as planned and anticipated by the Master Plan, but it would also add to the larger tax base within the County, which is particularly meaningful at a time when the County is experiencing a budget deficit.

The totality of the Master Plan's Land Use, Housing and Neighborhoods, and Economic Prosperity recommendations in relation to Free State Shopping Center will best be supported by providing for CGO zoning on the entirety of the subject property.

Staff's SMA Recommendation

The contentions provided herein are further reiterated in Staff's analysis of the requested zoning as presented in the Analysis of Testimony prepared following the first joint public hearing on the *Proposed Bowie-Mitchellville Sectional Map Amendment*, held on May 9, 2023. In the Analysis, Staff recommends the map be revised to rezone the property to CGO. Staff provides,

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.⁵

Staff further recognizes that retaining a portion of the property in the RR Zone and failing to correct the split zoning of the property will in fact inhibit implementation of the Master Plan. Staff writes, "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." Endeavoring to correct this oversight, Staff concludes, "Staff supports the requested zoning change."

Finally, Staff's recommendation in the Endorsed Sectional Map Amendment is to implement the Master Plan's recommendation, as discussed above:

Discussion: Rezoning the subject properties to CGO is consistent with the master plan and strategy LU 16.2. The applicable Land Use strategy (LU 16.2) recommends redeveloping Free State Shopping Center into an integrated mixed-use destination that includes multifamily dwellings and townhouses. Map 16. Future Land Use recommends Neighborhood Mixed-Use land use for the subject properties. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map and help

⁵ Analysis of Testimony, p. 3.

*achieve the master plan's concept plan shown in Figure 7. Free State Shopping Center and Bowie Marketplace Concept Plan.*⁶

City of Bowie Recommendation

In a letter dated January 17, 2024, the City of Bowie writes,

In our September 21, 2022 letter for the first SMA Public Hearing . . . , the City opposed rezoning of the Free State Shopping Center Parcel D (Tax ID – 742814) from RR (Rural Residential) to the CGO (Commercial, General and Office) Zone. The property owner submitted a request for rezoning to maximize the commercial potential of this property. The existing RR zoning has been in place for decades, and it serves as a density transition between the commercial uses in the shopping center and the single-family areas to the north. This zoning buffer should remain.

We respectfully disagree with the City's assessment. The City identifies Parcel D as a "density transition" and a "zoning buffer" between the existing commercial use and the single-family areas to the north; however, as previously stated, and as shown in Figure 1 below, the existing single-family dwellings are buffered from the shopping center and associated parking by a 120- to 140-foot-wide vegetated parcel. This buffer property is occupied by the West Branch of the Patuxent River and owned by the City of Bowie. Conveyance of the property to the City was conditioned on the parcel remaining a public park, recreation, municipal or drainage use.⁷ Most of the existing dwellings are further separated from the subject property by Majestic Lane, a 50-foot-wide improved public right-of-way. Additionally, any development on the subject site would be required to conform to the applicable buffering requirements of the 2018 Landscape Manual and Neighborhood Compatibility standards contained in Section 27-61200 of the Prince George's County Zoning Ordinance.

⁶ M-NCPPC, PGCPB No. 2023-68 (June, 2023), p. 5.

⁷ Deed recorded among Land Records of Prince George's County in Liber 3267 at Folio 179.

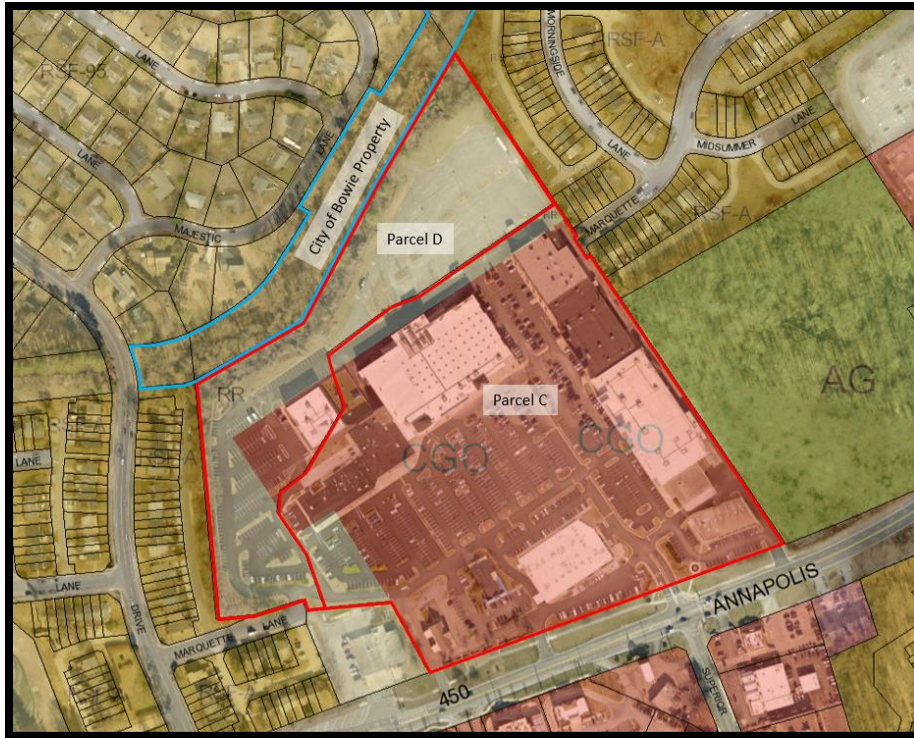


Figure 1. Subject property in relation to 120- to 140-foot wide City of Bowie Property

Retaining Parcel D in the RR Zone to serve as a “buffer” to the non-adjacent single-family dwellings to the north would not only be superfluous when considering the above, but it would be detrimental to the purposes, goals and policies of the adopted Master Plan and Plan 2035. While the City is correct in identifying that the RR Zone (or, prior to April 1, 2022, its predecessor, the R-R Zone) has been in place on Parcel D for decades, it bears mentioning that the Special Exception for the site (SE-1792), for a parking lot serving adjacent commercial uses, has also been in place for decades. Indeed, the original Special Exception was granted in 1968 and later revised in 1988.⁸ Based on a review of aerial imagery, the commercial parking has existed onsite since circa 1977. Correcting the split-zoning on the property to incorporate the land which is now, and, historically has been, occupied by an ancillary commercial parking use, and which serves the principal commercial use pursuant to SE-1792, will facilitate development in accordance with the Master Plan, as outlined above, and will direct growth within the growth boundary as designated in the 2035 General Plan and within the MD 450 Corridor as designated in the Master Plan.

Finally, and respectfully, we disagree with the City’s characterization of the property owner’s rezoning request. While we recognize that classifying the entire property as CGO would increase the property’s commercial potential, the rezoning request was based on the recommendations and implementation of the Master Plan and Plan 2035. To quote the original application, “The rezoning of Parcels C and D to be entirely within the CGO Zone will implement the Future Land Use recommendations of the recently adopted 2022 Approved Bowie-

⁸ Notably, the 1988 approval is conditioned upon the installation of landscape buffering between Parcel D and adjacent residentially-zoned sites, further calling into question the idea that the RR zoning itself serves as a buffer.

Mitchellville and Vicinity Master Plan . . . ; will implement a number of Land Use policies for the property . . . ; and will be consistent with the vision, policies, and strategies contained within the 2035 General Plan.” Simply, the applicant “followed” the plan recommendations and requests the rezoning of the RR zoned portion of the property in order to implement said planning recommendations and policies.

Owner’s Request

Based on the foregoing, the owner, New Market Free State, LLC, opposes Amendment 1 set forth in CR-084-2023 and, instead, supports the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment and the Master Plan recommendation for the above-referenced property. The owner contends that zoning the entire property to the CGO Zone will implement both the general goals as well as the specific planning and zoning recommendations of the Master Plan, as envisioned therein. We respectfully request that Amendment 1 be rejected and the SMA be adopted as endorsed in order to facilitate the rezoning of this property to the CGO Zone.

Respectfully submitted,

McNamee Hosea, P.A.



Matthew C. Tedesco
Attorney for the Owner

cc (via e-mail): Thomas E. Lester, III



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February 20, 2024

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Donna J. Brown
Clerk of the Council
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive, Second Floor
Largo, Maryland 20774

Re.: Council Resolution CR-084-2023 Amendment 7

**Additional Written Testimony
Parcel 7C, Tax Map 55 (Tax Account No. 07-3070588)**

Madam Clerk:

On behalf of the property owner, Collington Place, LLC, we are writing to provide additional written testimony in support of Amendment 7 set forth in CR-084-2023, to amend the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment (hereinafter "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).

Property Location and Description

The parcel known as Tax Map 55, Parcel 7C is owned by Collington Place, LLC, and is located on Elder Oaks Boulevard, 215 feet east of its intersection with Excalibur Road. The parcel is 2.34 acres in size and is located within the municipal limits of the City of Bowie. The subject property is classified in the CGO Zone, and is in the Established Communities Policy Area of the General Plan (Plan 2035).

The parcel is undeveloped and partially wooded, and is surrounded by a public park, community open space, and several multifamily housing complexes with their associated facilities in the LCD Zone.

Master Plan Recommendations

Map 16 of the *2022 Approved Bowie-Mitchellville & Vicinity Master Plan* (the “Master Plan”) recommended the subject property for “Commercial” land use. We note, however, that the subject property represents a hole of planned “Commercial” land use in the middle of a doughnut of planned – and developed – “Residential High” land use.

Staff’s SMA Recommendation

In Staff’s analysis of the requested zoning as presented in the Analysis of Testimony prepared following the first join public hearing on the *Proposed Bowie-Mitchellville Sectional Map Amendment* held May 9, 2023, Staff recommends the map maintain the recommended CGO Zone. Staff provides,

Discussion: 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.¹

Staff concludes there should be “[n]o change to the map.”

City of Bowie Recommendation

In a letter dated January 17, 2024, the City of Bowie addresses both the history of the site from 1975 through the present, including contextual information and reference to the various entitlements impacting the site, the current and prior Master Plan, and community desires for the site as expressed in public meetings. In consideration of the extensive nature of the City’s comments on the subject Amendment, the comments are not reproduced below, but are instead incorporated herein by reference.

The City highlighted inconsistencies between the 2006 *Approved Bowie and Vicinity Master Plan* recommendations and the C-O zoning adopted on the site through the associated SMA. Although the City supported rezoning the parcel to the C-O Zone in 2006, their January 17, 2024, letter states, “In retrospect, the City Council believes the decision to grant C-O zoning on the parcel did not fit well within the policies of the 2006 Bowie and Vicinity Master Plan. The policy specifically referenced in SMA Change Number 23 and 24 related to concentrating mixed use land uses in the Bowie Regional Center and the other mixed-use activity centers identified in the Master Plan. The Elder Oaks property is not located within the Bowie Regional Center, nor is it located within a designated activity center.” The City further references policies from the 2006 Master Plan they find to be more relevant to support this case.

The City also highlights that residents noted that the parcel is isolated from any other commercial areas and surrounded by residential land uses in Covington. The property owner proactively engaged with the surrounding homeowners’ associations (including the Covington

¹ Analysis of Testimony, p. 11.

HOA and Covington Unite Family) and the City of Bowie to find a mutually acceptable outcome. Through these efforts, the residents, property owner, and as stated in the City's letter, the City Council, agree that "residential, rather than commercial, zoning is appropriate in this instance."

We agree with the City's assessment and support Amendment 7 as set forth in CR-084-2023. The parcel is surrounded by existing residential uses and is best suited for residential development. The owner intends to develop two-family housing compatible with the surrounding Covington community. The RMF-20 Zone, as proposed by Amendment 7, would be appropriate on the property. That said, if Amendment 7 is endorsed and ultimately adopted, the owner would specifically request that language be added to the SMA zoning change number that provides a clear basis and explanation for rezoning the property to the RMF-20 Zone, so as to address the inconsistency between the zoning and the Master Plan's Future Land Use designation.

Owner's Request

Collington Place, LLC supports Amendment 7 set forth in CR-084-2023, and agrees that placing the property in the RMF-20 Zone will be appropriate in the neighborhood context and will enable and facilitate the development of higher density residential housing. Collington Place, LLC also notes that the Master Plan's Land Use Policy LU 3 states, "Map 16. Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure." As such, Collington Place, LLC believes that placing the subject property in the RMF-20 Zone would fulfill the text of this Policy by creating a strategic opportunity for infill housing. The owner would also request that language be added to the SMA zoning change number that provides a clear basis and explanation for the grant of the RMF-20 Zone, so as to address the inconsistency between the zoning and the Master Plan's Future Land Use designation.

Respectfully submitted,

McNamee Hosea, P.A.



Matthew C. Tedesco
Attorney for the Owner

cc (via e-mail): Thomas E. Lester, III



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February 20, 2024

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Donna J. Brown
Clerk of the Council
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1301 McCormick Drive, Second Floor
Largo, Maryland 20774

Re.: Council Resolution CR-084-2023 (Amendment #9)

**Additional Written Testimony
Parcels 4, 78, and 79, Tax Map 38 (Tax Account Nos. 07-0822239, 07-5635696, and 07-5635708)**

Madam Clerk:

On behalf of the property owners, TMC 450, LLC and KHM Route 3, LLC, we are writing to provide additional written testimony in opposition to Amendment 9 set forth in CR-084-2023; to generally respond to the City of Bowie's letter dated January 17, 2024; and to express support of the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment (hereinafter "SMA") and the Master Plan recommendation for the above-referenced properties. The subject property was the subject of a Rezoning Request filed on August 11, 2022, for the SMA. The site is also the subject of a recommended zoning change within the Endorsed Sectional Map Amendment, to wit: SMA Zoning Change #41.

Property Location and Description

The three parcels known as Parcels 4, 78 & 79 on Tax Map 38, are owned by TMC 450 LLC and KHM Route 3 LLC, and are located in between the northbound and southbound lanes of Crain Highway (MD 3), just south of its intersection with Annapolis Road (MD 450), approximately one quarter-mile from the municipal limits of the City of Bowie. The three parcels total approximately 5.8 acres in area. The subject property is classified in the RA Zone, and is in the Rural and Agricultural Growth Policy Area of the General Plan (Plan 2035).

The subject property is undeveloped and lightly wooded, and is approximately 285 feet wide between the northbound and southbound rights-of-way of MD 3. Abutting the property to

the south is the Bowie Motor Company used car sales and vehicle service operation. Across the northbound lanes of Crain Highway, to the southeast, is a Brandywine Auto Parts vehicle salvage yard, as well as extensions of the subject parcels directly to the east. Across the southbound lanes of MD 3, to the west, is the Beall funeral home. Abutting the property to the north is undeveloped land owned by the Jesuit order.

Master Plan Recommendations

The *2022 Approved Bowie-Mitchellville & Vicinity Master Plan* (the “Master Plan”) placed the subject property within the US 301/MD 3 Corridor, and at the very end of the MD 450 Corridor.

Notwithstanding the “Rural and Agricultural” land use indication on the Master Plan’s Map 16, the Comprehensive Rezoning section of the Master Plan includes Strategy CZ 2.3, which explicitly recommends the rezoning of the subject property to the CS Zone, stating,

CZ 2.3 Reclassify the properties at 6513 and 6517 NE Robert Crain Highway (Tax IDs 0822239, 5635696, and 5635708) to the CS (Commercial Service) Zone to support commercial land use. (See Table 12. CZ 2.3 Zoning Recommendations—6513 and 6517 NE Robert Crain Highway and Map F-8. CZ 2.3 Zoning Recommendations.)

The apparent dissonance between the Master Plan’s land use map and the recommended commercial rezoning requires only a little explanation for its logic to be clear, given its specific location in the US 301 corridor, and in the median of MD 3.

The Master Plan’s discussion of Economic Prosperity opportunities notes that “[t]he upgrade of US 301 to a limited-access highway will spur economic development along the corridor, especially highway-related services that cater to travelers and regional and interstate transportation, logistics, and warehousing at the Collington Local Employment Area.”¹

The Master Plan also notes as one of its Key Policies for the US 301/MD 3 corridor that it seeks to “limit development east of US 301/MD 3 to an absolute minimum to protect the Rural and Agricultural Area.”² It is again noted that the subject property is located west of the eastern boundary of US 301 and MD 3.

When recommending strategies to support the Land Use policy of “[p]reserve[ing] the Rural and Agricultural Areas for open space, agriculture, environmental preservation, and very low-density housing exclusively served by individual well and septic systems”, the Master Plan proactively and specifically exempts this property from rural and agricultural land uses, as follows:

LU 2.1 With the exception of the properties at 6513 and 6517 NE Robert Crain Highway (Tax IDs 0822239, 5635696, and 5635708) and all

¹ M-NCPPC, *2022 Approved Bowie-Mitchellville & Vicinity Master Plan* (March, 2022), p. 30.

² *Ibid.*

institutional land uses in existence on March 8, 2022, recommend rural and agricultural land uses for all properties in the Rural and Agricultural Area. (See Strategy CZ 2.3)

The specific location of the subject property is not inconsistent with the recommended CS zoning, and its recommended commercial zoning within the Rural and Agricultural Area is in keeping with the existing pattern of scattered commercial uses throughout the County's Rural and Agricultural Area (including within the Bowie-Mitchellville Master Plan area) as well as the concentrated commercial and automotive-oriented uses in its immediate vicinity.

Further, the Master Plan's Comprehensive Zoning Policy CZ 2 recommends, "[e]nsure rural and agricultural areas are classified under the most appropriate zoning to support rural and agricultural land uses."³ The property's width is less than the minimum lot depth prescribed by the Subdivision Ordinance for residential lots, which makes it unsuitable for rural residential living. Furthermore, direct access from individual residential lots to an expressway is also restricted. The property's small size, access from a high-classification roadway and lack of physical connection to any other agriculturally-used land makes it extremely unsuited for residential or agricultural land use. Given its location and its potential for supporting rural and agricultural land uses in the Rural and Agricultural Area by providing a site for commercial activity, the Master Plan and the proposed SMA both recognize that the subject property would best fulfill the totality of the Master Plan's recommendations by providing for commercial zoning at the subject property.

Staff's SMA Recommendation and Endorsed Sectional Map Amendment

The contentions provided herein are further reiterated in Staff's analysis of the requested zoning as presented in the Analysis of Testimony prepared following the first joint public hearing on the *Proposed Bowie-Mitchellville Sectional Map Amendment*, held on May 9, 2023. In the Analysis, Staff recommends the map maintain the recommended CS Zone. Staff provides,

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).

Recognizing that the recommended zoning, CS, is already included on the Future Land Use Map, Staff concludes there should be "[n]o change to the map."

Finally, Staff's recommendation in the Endorsed Sectional Map Amendment is to implement the Master Plan's recommendation, as discussed above:

Discussion: Rezoning the subject properties to Commercial, Service (CS) is consistent with the master plan and strategies LU 2.1 and CZ 2.3. The applicable Land Use strategy (LU 2.1) exempts the subject properties from rural and agricultural land uses even though they are in the rural and agriculture area according to Map 16. Future

³ p. 83.

Land Use in the master plan. The applicable Comprehensive Zoning strategy (CZ 2.3) recommends reclassifying the subject properties at 6513 and 6517 NE Robert Crain Highway (Tax IDs 0822239, 5635696, and 5635708) to the CS Zone to support commercial land use.⁴

City of Bowie Recommendation

In a letter dated January 17, 2024, the City of Bowie wrote:

The Endorsed SMA recommends the CS (Commercial Service) Zone for this property, located in the median of MD 3 north of Sylvan Drive. Amendment Number Nine proposes to retain the existing AR (Agricultural-Residential) Zone. To eliminate the potential for traffic congestion and accidents, the City supports retaining the AR Zone. Keeping the property in low density residential zoning best reflects the characteristics of the Rural and Agricultural Areas.

We respectfully disagree with the City's assessment and also respectfully note that the subject properties are not located within the City's boundaries. The requested rezoning to the CS Zone will implement the Future Land Use recommendations of the recently adopted 2022 Approved Bowie-Mitchellville and Vicinity Master Plan; will implement a number of Land Use policies for the property; and will be consistent with the vision, policies, and strategies contained within the 2035 General Plan. Adopting CS zoning for the subject property would not only allow for redevelopment to increase market demand for retail and service opportunities, as planned and anticipated by the Master Plan, but it would also add to the larger tax base within the County, which is particularly meaningful at a time when the County is experiencing a significant budget deficit.

Owner's Request

TMC 450, LLC, and KHM Route 3, LLC, oppose Amendment 9 set forth in CR-084-2023, and, instead, fully support the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment and the Master Plan recommendation for the above-referenced property. The owners contend that zoning the property CS, as opposed to RA, will implement both the general goals and specific planning and zoning recommendations of the Master Plan, as envisioned therein.

Respectfully submitted,

McNamee Hosea, P.A.



Matthew C. Tedesco
Attorney for the Owner

⁴ M-NCPPC, *Endorsed Bowie-Mitchellville & Vicinity Sectional Map Amendment* (June, 2023), p. 66.

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February 20, 2024

Via eComment Portal & E-Mail

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Largo, Maryland 20774

Re.: Council Resolution CR-084-2023 (Amendment #10)

**Written Testimony
Parcels 5, 118, and 123, Tax Map 45 (Tax Account Nos. 0733741,
0733782, and 0817676)**

Madam Clerk:

On behalf of the property owner, The Irmgard H. Hawkins By-Pass Trust, we are writing to provide additional written testimony in opposition to Amendment 10 set forth in CR-84-2023; to generally respond to the City of Bowie's letter dated January 17, 2024; and to express support of the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment (hereinafter "SMA") and the Master Plan recommendation for the above-referenced property. This property was the subject of a Rezoning Request filed on August 11, 2022, for the SMA. The site is also the subject of a recommended zoning change within the Endorsed Sectional Map Amendment, to wit: SMA Zoning Change #42.

Property Location and Description

The three parcels known as Parcels 5, 118, and 123 on Tax Map 45 (Tax Account Nos. 0733741, 0733782, and 0817676) are owned by The Irmgard H. Hawkins By-Pass Trust. The property is the site of the former Frank's Nursery. The parcels are located at the intersection of Enterprise Road (MD 193) and Annapolis Road (MD 450), having approximately 800 feet of frontage on the former and 1,400 feet of frontage on the latter. Abutting the property to the east is the large mixed-use planned community of Fairwood in the LMXC Zone (previously the M-X-C Zone). Across Annapolis Road, to the north, are office buildings in the CGO Zone (previously the C-O Zone). Across Enterprise Road/Glenn Dale Boulevard, to the west, are single-family

dwelling in the RR Zone (previously the R-R Zone). Abutting the property to the south are single-family dwellings in the RE Zone (previously the R-E Zone).

The three parcels total approximately 22 acres in area. The subject parcels are in the Established Communities of the General Plan (Plan 2035) and are zoned RE (prior to the implementation of the new County Zoning Ordinance on April 1, 2022, the parcels were zoned R-E). The subject parcels are currently partially improved with a former garden center/nursery, associated outbuildings and gravel parking, and other accessory buildings associated with the now defunct and closed Frank's Nursery business. The improvements are located on Parcel 5, with frontage on Annapolis Road. The portions of the parcels that are undeveloped are, in some areas, lightly wooded.

Countywide Map Amendment

During the Countywide Map Amendment ("CMA"), the three parcels were rezoned from R-E (Residential-Estate) Zone to the RE (Residential Estate) Zone using the Approved Guide to New Zones, July 2019 (approved decision matrix); however, the subsequent 2022 *Approved Bowie-Mitchellville & Vicinity Master Plan* provides a new vision for the site.

Master Plan Recommendations

The 2022 *Approved Bowie-Mitchellville & Vicinity Master Plan* (the "Master Plan") placed the subject property at the western terminus of the MD 450 Corridor. Map 16 recommended the subject property for "Commercial" land use.

The rezoning of the former Frank's Nursery property from the RE Zone to the CGO Zone will also implement Land Use and Comprehensive Zoning policies for the property. Specifically, the Land Use section of the Master Plan includes Strategy LU 17 and 17.1, which recommend,

LU 17 Create strategic opportunities for infill commercial land use along MD 450, served by existing infrastructure.

LU 17.1 Redevelop the former Frank's Nursery property at 12205 and 12105 Annapolis Road (Tax ID 0733741 and 0733782) and 5015 Enterprise Road (Tax ID 0817676) into a commercial land use.

To implement the above, the Comprehensive Policy section of the plan instructs the following:

CZ 11.1 Reclassify the property known as Frank's Nursery property located at 12205 and 12105 Annapolis Road (Tax ID 0733741 and 0733782) and 5015 Enterprise Road (Tax ID 0817676) to the CGO (Commercial, General, Office) Zone to support the recommended commercial development.

Specifically, Table 28 directs all of the parcels to be rezoned to the CGO Zone.¹

Adopting the CGO Zone for the subject property will be consistent with the vision, policies, and strategies contained within Plan 2035, the County’s General Plan, which places the property within the “Established Communities” designation on the Growth Policy Map. These are areas outside Centers and Districts that are served by public water and sewer and suitable for low- to medium-density development. The property is also located within the Growth Boundary designated in the 2035 General Plan and further clarified in the Master Plan. Directing growth to Established Communities within the Growth Boundary is consistent with the broader land use goals of the Master Plan as relates to Rural and Agricultural areas. The Master Plan recommends to “[r]einforce . . . the County’s Growth Boundary, directing growth away from the Rural and Agricultural Area and into the Established Communities.”²

It is worth acknowledging that the property was previously under contract with a developer that pursued entitlements for 200 townhouses on the property. This proposal was met with opposition from the local Fairwood community and was ultimately denied, but is currently under judicial review. Subsequently, control of the property has returned to the hands of the original owner. As long-standing members of the community, the trustees of the Irmgard H. Hawkins By-Pass Trust look to begin anew with a context-sensitive redevelopment of the property that will balance community desires, including reduced density, larger units, and enhanced buffering and green areas. The County Council and the Planning Board will note that the owner’s vision for the property better aligns with the community’s prior feedback and will enhance the surrounding community by providing compatible development to meet the existing and future housing and retail needs of the residents of Prince George's County.

Staff’s SMA Recommendation and Endorsed Sectional Map Amendment

This recommendation is further reiterated in Staff’s analysis of the requested zoning as presented in the Analysis of Testimony prepared following the public hearing on the *Proposed Bowie-Mitchellville Sectional Map Amendment* held May 9, 2023. In the Analysis, Staff recommends the map maintain the recommended CGO zone. Staff provides,

The requested zoning [CGO] 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).³

Recognizing that the recommended zoning, CGO, is already included on the Future Land Use Map, Staff concludes there should be “[n]o change to the map.”

¹ 2022 *Approved Bowie-Mitchellville & Vicinity Master Plan*, p. 89.

² *Id.* at p. 6.

³ Analysis of Testimony, p. 19.

Finally, Staff's recommendation in the Endorsed Sectional Map Amendment is also to implement the Master Plan's recommendation, as discussed above:

Discussion: Rezoning the subject properties to CGO is consistent with the master plan and strategies LU 17.1, and CZ 11.1. The applicable Land Use strategy (LU 17.1) designates commercial uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 11.1) recommends reclassifying the property known as Frank's Nursery property located at 12205 and 12105 Annapolis Road (Tax ID 0733741 and 0733782) and 5015 Enterprise Road (Tax ID 0817676) to the CGO Zone to support the recommended commercial development.⁴

City of Bowie Recommendation

Although the subject property is not located within the City of Bowie, in a letter dated January 17, 2024, the City of Bowie wrote:

This Amendment [CR-084-2023] revises the Endorsed SMA's recommendation for CGO (Commercial, General and Office) zoning to retain the existing RE (Residential Estate) Zone. A proposal to redevelop the former nursery into a dense townhouse community was rejected by the County Council through passage of legislation in early 2023. Retaining the RE zoning is in keeping with the one unit per acre development pattern that exists in all of the residential communities south of MD 450 and east of MD 193. The City Council supports this Amendment.

We respectfully disagree with the City's assessment that retaining the RE zoning on the site would be in keeping with *all* of the residential communities south of MD 450 and east of MD 193. As just one example, seven hundred (700) feet – less than one quarter of a mile – east of the subject property is the Retreat at Fairwood Townhome Condo community, which, as the name indicates, is a medium-density community. Additionally, regardless of whether retaining the RE zoning were in keeping with the surrounding development (which we assert, it is not), this would not be in keeping with the Master Plan recommendations for the site; nor would it be in keeping with the broader growth management goals contained in Plan 2035. Regardless, in response to concerns raised by community members during this process, which stemmed from prior entitlements for the property as advanced by others, the owner now seeks a compromise solution. Future redevelopment will be high-quality to maintain compatibility with adjacent residential communities. Additionally, redevelopment will be context-sensitive, and will conform to the requirements of the new 2018 Landscape Manual and the new Neighborhood Compatibility standards contained in Section 27-61200 of the new Prince George's County Zoning Ordinance, as applicable.

⁴ M-NCP&PC, PGCPB No. 2023-68 (June, 2023), p. 67.

Owner's Request

The Irmgard H. Hawkins By-Pass Trust opposes Amendment 10 set forth in CR-084-2023, and, instead, supports the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment and the Master Plan recommendation for the above-referenced property. The owner contends that zoning the property CGO will implement both the general goals and specific planning and zoning recommendations of the Master Plan, as envisioned therein.

Respectfully submitted,

McNamee Hosea, P.A.



Matthew C. Tedesco
Attorney for the Owner

cc (via e-mail): Thomas E. Lester, III

Butler, Tina T.



From: Greiner, Jennifer <Jennifer_Greiner@fws.gov>
Sent: Tuesday, February 27, 2024 2:04 PM
To: Clerk of the Council; Lester, Thomas
Cc: Spencer, Sandy; Adams, Tarik; Moshogianis, Andreas M; Ertel, Janet
Subject: Written Comments re Proposed Re-Zoning in the Bowie-Mitchellville and Vicinity Sectional Map Amendment
Attachments: Final PRR to PG Co re Sectional Map Amendment 16.pdf
Importance: High
Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Clerk of the Council,
Please find attached written comments submitted by Patuxent Research Refuge regarding the proposed zoning changes in the Bowie-Mitchellville and Vicinity Sectional Map Amendment. We are sorry to have missed the public hearing but appreciate our comments being made part of the record.

The refuge appreciates the County's consideration of these comments on behalf of America's public lands and the communities we serve.

Jennifer

Jennifer Greiner (she/her)
Refuge Manager
Patuxent Research Refuge
U.S. Fish and Wildlife Service, North Atlantic - Appalachian Region
10901 Scarlet Tanager Loop
Laurel, MD 20708
240-761-1060 (mobile)
301-497-5582 (office)





Friends of Patuxent Research Refuge, Inc.

10901 Scarlet Tanager Loop • Laurel, Maryland 20708-4011

<http://www.friendsofpatuxent.org> • (301) 497-5789

Email: friendspr@friendsofpatuxent.org

Supporting wildlife conservation, education, and research at Patuxent Research Refuge, a National Wildlife Refuge of the US Fish and Wildlife Service, and the Eastern Ecological Science Center, US Geological Survey

February 12, 2024

To: The Prince George's County Council and Prince George's County Planning Board

RE: JT 02132024 Joint Public Hearing of the Prince George's County Council sitting as the District Council and the Prince George's Planning Board on the proposed amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment (CR-089-2022 & CR-084-2023)

Dear Members of the Prince George's County Council and Prince George's Planning Board:

The Friends of Patuxent Research Refuge, Inc supports adoption of proposed amendment #16 to the endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

The Friends of Patuxent Research Refuge is a non-profit 501(c)3 organization that for the past 30 years has supported the goals and missions of the US Fish and Wildlife Service's Patuxent Research Refuge and the US Geological Survey's Eastern Ecological Science Center. The Friends of Patuxent is a volunteer group that raises funds, conducts educational programs and events, and supports the conservation, research, and educational missions of the Patuxent National Wildlife Refuge and the USGS ecological science center at the refuge. The Friends of Patuxent has also worked with other organizations to establish adequate buffers to intensive development around the perimeter of the refuge and to monitor land use changes that would affect the integrity of this unique National Wildlife Refuge established nearly 90 years ago.

Proposed Amendment Number 16 calls for changing the existing Neighborhood Activity Center (NAC)/Reserved Open Space (ROS) Zone to ROS for the County-owned properties totaling 219 acres which are located at Old Jericho Road, 9801 Laurel Bowie Road (Tax ID 1660430 and 2789972). The Friends of Patuxent support this proposed zoning change to classify these two properties as fully within the ROS Zone, thus apparently giving them a greater protected status within a more conservation-oriented zoning classification.

However, this proposed zoning change seems at odds with the stated plans of the Revenue Authority of Prince George's County to develop a Mixed-Use Transit Village at the MARC station just north of Bowie State University and south of the Patuxent Research Refuge on these county-owned parcels as described in the Revenue Authority's Request for Expressions of Interest (RFEI) issued on November 8,

2021, which states the county is "requesting expressions of interest for the development of a mixed-use, transit-oriented village, which may encompass housing, commercial/retail, recreational and/or institutional uses... on both the County-owned and the Bowie State University-owned properties adjacent to the Bowie State University Maryland Area Regional Commuter (MARC) train station." The RFEI further states the project size would encompass up to 94 acres.

The Friends have followed the progress of a proposed transit-oriented mixed-use commercial/retail development plan with much interest believing that such a development, limited in scope and sensitive to the natural environment and proximity to both the Patuxent Research Refuge and the MNCPPC Patuxent River Park, could be a win/win for the county, the national wildlife refuge, and Bowie State University if driven by a shared vision between all affected parties and landowners. Such a development, if carefully sited, could produce a quality economic development project that connects to Bowie State University, maximizes environmental quality, produces a sustainable landscape, and buffers the national wildlife refuge to the north and the Patuxent River Park to the east.

Such a shared vision could lead to creation of a green and sustainable landscape that maximizes the development potential yet is consistent with the County's recently adopted Climate Action Plan and which enables the connection of Bowie State University to the refuge by university students and to all county residents from transit connections at the MARC station. Such a connected landscape could build on the already burgeoning partnerships that have developed between the refuge staff and students and professors at the University. Such a dynamic landscape could enable ongoing student involvement in ecological research and learning and provide a unique opportunity for students to benefit from an extraordinary partnership.

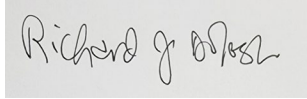
As stated by the refuge manager of the Patuxent Research Refuge, "The natural resources of this property have been identified by the local, state, and federal government as of the highest importance for climate resiliency, protecting ecosystem services, conserving important plant and wildlife resources, and protecting water quality of the Patuxent River. The property ranks highly on Maryland Greenprint Conservation Benefits Assessment, is identified as a Maryland Stronghold Watershed and Tier II Water Quality Catchment and is part of a potential conservation corridor from the Fran Uhler Natural Area Park of MNCPPC to the Patuxent Research Refuge."

There are multiple ways to achieve this shared vision, but at its most basic is the willingness of Prince George's County to protect a significant portion of the 219 acre property so that it could serve as a conservation buffer to the refuge and the Patuxent River Park through some sort of permanent protection plan such as dedication, sale, or conservation easement with the USFWS or MNCPPC, on the protected portion of the property to ensure long-term conservation status.

A true win/win to achieve needed and desirable transit-friendly economic development as well creation of a vital, living, sustainable conservation landscape is possible for this assemblage of properties. In fact, it is a unique opportunity to create a national model of how economic development and sustainable conservation landscapes can co-exist for the benefit of all. This vision would be enhanced by the adoption of Amendment 16 and the coming together of key partners including Prince George's County

government and Revenue Authority, Bowie State University, MNCPPC, the City of Bowie and interested private parties and nonprofit and community organizations.

Sincerely,

A handwritten signature in black ink, reading "Richard J. Dolesh", is displayed on a light gray rectangular background.

Richard J. Dolesh
Chairman of the Board of Directors
Friends of Patuxent Research Refuge

Friends of Patuxent Research Refuge, Inc. is a Section 501(c)(3) Public Charity.

All contributions are tax deductible to the extent allowed by law. Our Combined Federal Campaign (CFC) designation number is 63960 in the National Capital & Chesapeake Bay Area Maryland campaigns. Maryland Charitable Organization Registration - 2348

Butler, Tina T.

From: BEVERLY KELLER <littlefox555@yahoo.com>
Sent: Wednesday, February 28, 2024 9:48 PM
To: Clerk of the Council
Subject: Fw: Fw: SMA Request
Attachments: SMA Request Bowie Keller.pdf.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



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[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "BEVERLY KELLER" <littlefox555@yahoo.com>
To: "Beverly KELLER" <littlefox555@yahoo.com>
Sent: Wed, Feb 28, 2024 at 9:42 PM
Subject: Fw: Fw: SMA Request

[Sent from Yahoo Mail](#)

Beverly Keller

1810 Mitchellville Road Bowie, MD 20716-1542 | 301-343-5523 | LittleFox555@yahoo.com

February 8, 2024

Clerk of the Council

Wayne K. Curry Administration Bldg.

1301 McCormick Drive 2nd Floor

Largo, MD 20774

RE: Request to Upzone 1810 & 1814 Mitchellville Road Properties from Rural Residential (R-R) to Commercial General Office (C-GO)

District Council Members:

I support the District Council's amendment to upzone my property from residential to commercial use, specifically C-GO, as reflected in CR-084-2023. My property is adjacent to 1808 Robert Crain Highway and 1800 Mitchellville Road, which are proposed to be upzoned from R-R to Commercial Service (CS). Our land has been legacy property in our family for generations and we have assembled the properties to sell, and find the highest and best use to be commercial uses. The surrounding uses on Crain Highway and directly across the street on Mitchellville Road are commercial uses.

The commercial use is in line according to the Plan Prince George's 2035 Approved General Plan (Plan 2035) and the 2022 Approved Bowie - Mitchellville and Vicinity Master Plan.


According to the County's zoning map, these adjoining properties – 1810 Mitchellville Road (21,780 SQFT) and 1814 Mitchellville Road (33,849 SQFT) are currently zoned R-R (Residential-Rural) through adoption of the Countywide Map amendment. The Subject sites are located within the approved Master Plan for Bowie and Vicinity, in Councilmanic District 4. The application is requesting approval of a rezoning of the subject properties from the R-R Zone to the CGO Zone to permit commercial, general and office uses on the properties.

The applications are requesting that District Council Recognize the commercial uses to the North and South of the subject properties located along 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 15 yards South of the Subject properties is the currently development of 187 townhouses that includes 20,000 SQFT of commercial development that is located in the M-X-T Zone. Thousands of vehicles head South bound past the subject properties each day, which sits at a hard lit intersection at Crain Highway and Mitchellville Road.

The applicants are requesting approval of rezoning of the subject properties from the R-R (Rural Residential) Zone to the CGO Zone to permit the use of commercial related uses. All the State Ethics Affidavits have been filed with the County Clerk.

Thank you for your consideration.

Beverly Keller,



Butler, Tina T.

From: BEVERLY KELLER <littlefox555@yahoo.com>
Sent: Wednesday, February 28, 2024 5:01 PM
To: Clerk of the Council
Subject: Blake Assemblage Affidavit
Attachments: PGNO1 (signed) (1) (1).pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Please see attached

[Sent from Yahoo Mail on Android](#)

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit

(Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity¹, is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf> that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant Beverly R. Hall-Keller Case No. (where applicable) _____

Address of Applicant 1810 Mitchellville Rd Bowie, Md 20716

Identity of the Property/

Subject of Application 1810 & 1814 Mitchellville rd. Bowie, Md 20716 Type of Application _____
(see §5-833(d))

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? ____ Yes ☒ No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

_____	_____
_____	_____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes ☒ No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes ☒ No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

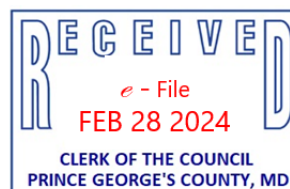
I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Beverly R. Hall-Keller
Signature (original to be filed with the Clerk)

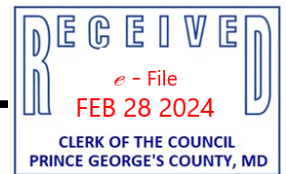
Beverly R. Hall-Keller
Printed Name of Signer

Title of Signer (if applicable)

02/28/2024
Date



Butler, Tina T.



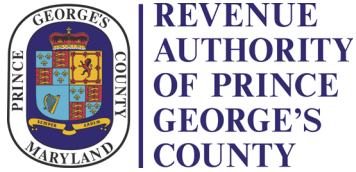
From: Robinson, Denise N.
Sent: Wednesday, February 28, 2024 3:46 PM
To: Clerk of the Council
Cc: Robinson, Denise N.
Subject: BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT
(CR-089-2022 & CR-084-2023)
Attachments: RVA Council Written Testimony_Bowie_02.2024_FINAL.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon, please see my attached written testimony for CR-089-2022, CR-084-2023.

Thank you,
Denise

Denise N. Robinson
Executive Director
Revenue Authority of Prince George's County
dnrobinson@co.pg.md.us
Office: (301) 955-0771
Mobile: (240) 429-6448





**BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT
(CR-089-2022 & CR-084-2023)**

To Whom It May Concern:

My name is Denise Robinson and I am the Executive Director of the Revenue Authority for Prince George's County (RAPGC). I am submitting written testimony to express my strong opposition to the proposed amendments, specifically Amendment #16 to the endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment. My opposition is grounded in the potential ramifications of amending the existing NAC/ROS 27 Zone to ROS (Reserved Open Space) for the properties located at Old 28 Jericho Road and 9801 Laurel Bowie Road in Bowie, MD.

The Revenue Authority is a quasi-governmental entity that among other responsibilities, serves as the economic development finance agency for the County. Related to this capacity, the Revenue Authority, on behalf of the County and in coordination with Bowie State University, is currently managing the Request for Proposal (RFP) for the planned mixed use transited oriented project at the Bowie State University MARC Station. The goal is to develop approximately 94 acres of land, including Bowie State University's 3.5-acre site. This future development is critical to the success of the county's vision for economic development and environmental sustainability.

This visionary project seeks to establish a mixed-use, transit-oriented village encompassing housing, commercial/retail spaces, recreation, and university-related facilities. It is not merely a real estate transaction, but a strategic initiative to catalyze regional growth and economic development, that will not only benefit the County, Bowie State University, but the surrounding region as well. It aligns with Prince George's County's goals of creating permanent jobs, fostering housing opportunities, and supporting the expansion efforts of

Bowie State University, the state's oldest historically Black university.

Environmental considerations are at the forefront of this project, as the proposed transit-oriented development aims to improve public transit connectivity and enhance the walkability of the area. By reducing urban sprawl, car usage, and promoting sustainable practices, the development fosters a more environmentally conscious community. It is also important to highlight that while the County owns over 200 acres of land in this area, it is only planning to develop approximately 94 acres, as the remaining land will be preserved.

My opposition to the proposed amendments is rooted in the understanding that altering the endorsed Sectional Map Amendment jeopardizes the entire development. A planned multi-phase development that is the result of nearly a decade and a half of work by the county, community, and key stakeholders. The failure to advance this project would not only result in the loss of potential jobs but also limit transit options and expose the county to reputational risks, hindering planned economic development efforts.

The Bowie State University MARC Station project envisions a mixed-use transit village that brings economic, environmental, and community benefits. It allows the county to leverage a portion of undeveloped land to support Bowie State University's expansion efforts and solidify its role as a vital anchor within the community.

Failure to advance this project would mean missing a transformative opportunity to create catalytic change within Bowie and the county as a whole. I implore the Council to consider the broader implications and consequences of these amendments on the well-being and future prosperity of our beloved County.

Thank you for your attention to this matter.

Sincerely,

Denise N. Robinson

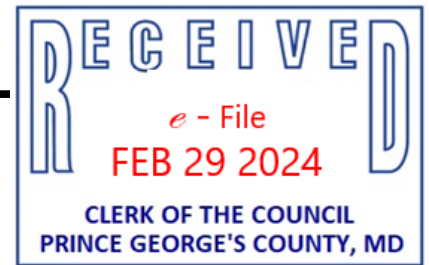
Denise N. Robinson
Executive Director
Revenue Authority of Prince George's County

Revenue Authority of Prince George's County
1300 Mercantile Lane, Suite 108 • Largo, Maryland 20774 301.772.2060

Butler, Tina T.

From: Edward C. Gibbs, Jr. <egibbs@gibbshaller.com>
Sent: Thursday, February 29, 2024 10:16 AM
To: Clerk of the Council
Cc: Walker-Bey, James T.
Subject: Bowie SMA/CR-84-2023
Attachments: Letter of February 27th to Chair Ivey re-CR-84-2023.pdf

Follow Up Flag: Follow up
Flag Status: Completed



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Dear Clerk,

Attached please find a letter dated February 27th which addresses the Bowie SMA and is a supplement to the testimony I provided at the joint public hearing of February 13th. Please add this to the record of the public hearing. Thank you.

Ed Gibbs

Edward C. Gibbs, Jr., Esquire
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033
(301) 306-0037 (Fax)

LAW OFFICES
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774

EDWARD C. GIBBS, JR.
THOMAS H. HALLER
JUSTIN S. KORENBLATT

(301) 306-0033
FAX (301) 306-0037
gibbshaller.com

February 27, 2024

The Honorable Jolene Ivey
Chair
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, Maryland 207774

The Honorable Peter A. Shapiro
Chair
Prince George's County Planning Board
M-NCPPC
1616 McCormick Drive
Largo, Maryland 20774

Re: Sacred Heart Parish / Bowie SMA

Dear Chair Ivey & Chair Shapiro:

I represent Sacred Heart Parish and the Archdiocese of Washington. Please accept this correspondence as a supplement to the testimony I provided at the joint public hearing on the Bowie Sectional Map Amendment ("SMA") on February 13, 2024.

Sacred Heart Parish bears a street address of 16501 Annapolis Road in Bowie. It is generally located on the south side of Annapolis Road, west of its intersection with US Route 301. More particularly, it comprises approximately 34.9± acres identified as Lot 1-A and Outlot on Tax Map 38, Grid D-3 (the "Property"). An aerial photograph outlining the Property in blue is marked Exhibit "A" and attached hereto. The Property is also depicted on a Final Plat of Subdivision entitled "Whitemarsh" and recorded among the Land Records of Prince George's County in Plat Book NLP 107, Plat 37. A copy of this Final Plat of Subdivision is marked Exhibit "B" and attached hereto.

As depicted on Exhibit "A," the Property is improved with several structures. These structures include a church and church hall, a rectory and a building used for school purposes. The land area surrounding the Property is wooded and almost entirely undeveloped. It is important to note that the land immediately east and west of the Property, as well as the land to the north across Annapolis Road, is known as the Jesuit Property. The Jesuit Property is not affiliated with Sacred Heart Parish.

The Property is presently zoned AR (Rural and Agricultural). A copy of the Zoning Map is marked Exhibit "C" and attached hereto. The Future Land Use Map contained in the 2022 Adopted and Approved Bowie Master Plan recommends institutional land use for the Property. A copy of the Future Land Use Map, which is found on page 50 of the Master Plan text document, is marked Exhibit "D" and attached hereto. The 2022 Bowie Master Plan contains specific policy recommendations for certain properties located in the Rural and Agricultural Area. For reference, a copy of page 83 from the Master Plan text document is attached as Exhibit "E." Policy CZ 2.1 states:

Reclassify areas in the Rural and Agricultural Area to the Agriculture and Preservation (AG) Zone including all contiguous non-public parcels in common ownership that are greater than or equal to five acres in size and all residential properties that are equal to five acres or greater in size within the Rural and Agricultural Area and have zero or one dwelling unit. These zoning changes are recommended to limit development in the Rural and Agricultural Area to appropriate uses. This strategy does not apply to properties classified in the Reserved Open Space (ROS Zone). (See Table F-3. CZ 2.1 Zoning Recommendations and Map F-6. CZ 2.1 Zoning Recommendations.)

As a result of Policy CZ 2.1, several properties in the Rural and Agricultural Area were recommended for the AG Zone in the proposed Bowie SMA. Significantly, the AG Zone was not initially recommended for either the Property or the Jesuit Property. However, the portion of the Jesuit Property on the north side of Annapolis Road was recommended to be rezoned from the RE Zone to the AR Zone. The Property, as well as the portion of the Jesuit Property on the south side of Annapolis Road, were initially recommended to retain the AR Zone. Subsequently, an Errata Sheet was released which recommended downzoning the Jesuit Property on the south side of Annapolis Road to the AG Zone. The Property was unaffected by the Errata Sheet.

A joint public hearing on the Bowie SMA took place on May 9, 2023. The City of Bowie testified at that hearing and requested several amendments to the proposed Bowie SMA, including a request to downzone the Property to the AG Zone. A copy of the relevant excerpt from the Digest of Testimony of the May 9, 2023 joint public hearing is marked Exhibit "F" and attached hereto. It is important to emphasize the staff analysis which is shown highlighted on Exhibit "F":

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.

Significantly, staff disagreed with the City's request on the grounds that the AG Zone would conflict with the "institutional" land use recommendation of the 2022 Adopted and Approved Bowie Master Plan (see Exhibit "D"). The City of Bowie also requested that the entirety of the Jesuit Property be zoned AG. Copies of the relevant excerpt of the Digest of Testimony are marked Exhibit "G" and attached hereto.

Following the joint public hearing of May 9, 2023, it was determined that a second joint public hearing would be necessary to consider additional amendments to the proposed SMA. These amendments were embodied in Council Resolution CR-84-2023, adopted on September 26, 2023. A copy of CR-84-2023 is marked Exhibit "H" and attached hereto. Proposed Amendment Number Six, found on page 3 of CR-84-2023, recommends rezoning the Property to the AG Zone.¹ Proposed Amendment Number Six conflicts with the institutional land use recommendation found in the Master Plan and ignores the fact that staff expressly disagreed with the City's request to zone the Property AG.

It appears possible that the Property is inadvertently being included in efforts to downzone the Jesuit Property. However, placing the Property in the AG Zone would represent a misapplication of Master Plan Policy CZ 2.1 which was referenced above. Specifically, Policy CZ 2.1 recommended the AG Zone for all "residential" properties that are five acres or more in size and have up to one (1) dwelling unit. Simply put, the Property cannot be characterized as "residential" in nature given that it operates

¹ Proposed Amendment Number Eight references the portion of the Jesuit Property on the north side of Annapolis Road and recommends that it be downzoned to the AG Zone.

as a church and with church-related improvements. The Master Plan's recommendation of "institutional" land use for the Property was obviously in recognition of the existing church uses. This is clearly distinguishable from the Jesuit Property which is entirely undeveloped.

In conclusion, Proposed Amendment Number Six in CR-84-2023 would needlessly downzone the Property in contravention of the recommendations of staff and the 2022 Adopted and Approved Bowie Master Plan. Because Sacred Heart Parish is distinguishable from the Jesuit Property, it should not be included in an effort to downzone the Jesuit Property through the SMA. For the foregoing reasons, the Sacred Heart Parish and the Archdiocese of Washington respectfully request that the Property retain the AR Zone.

Very truly yours,

GIBBS AND HALLER

A handwritten signature in blue ink, appearing to read "E. Gibbs, Jr.", with a stylized flourish.

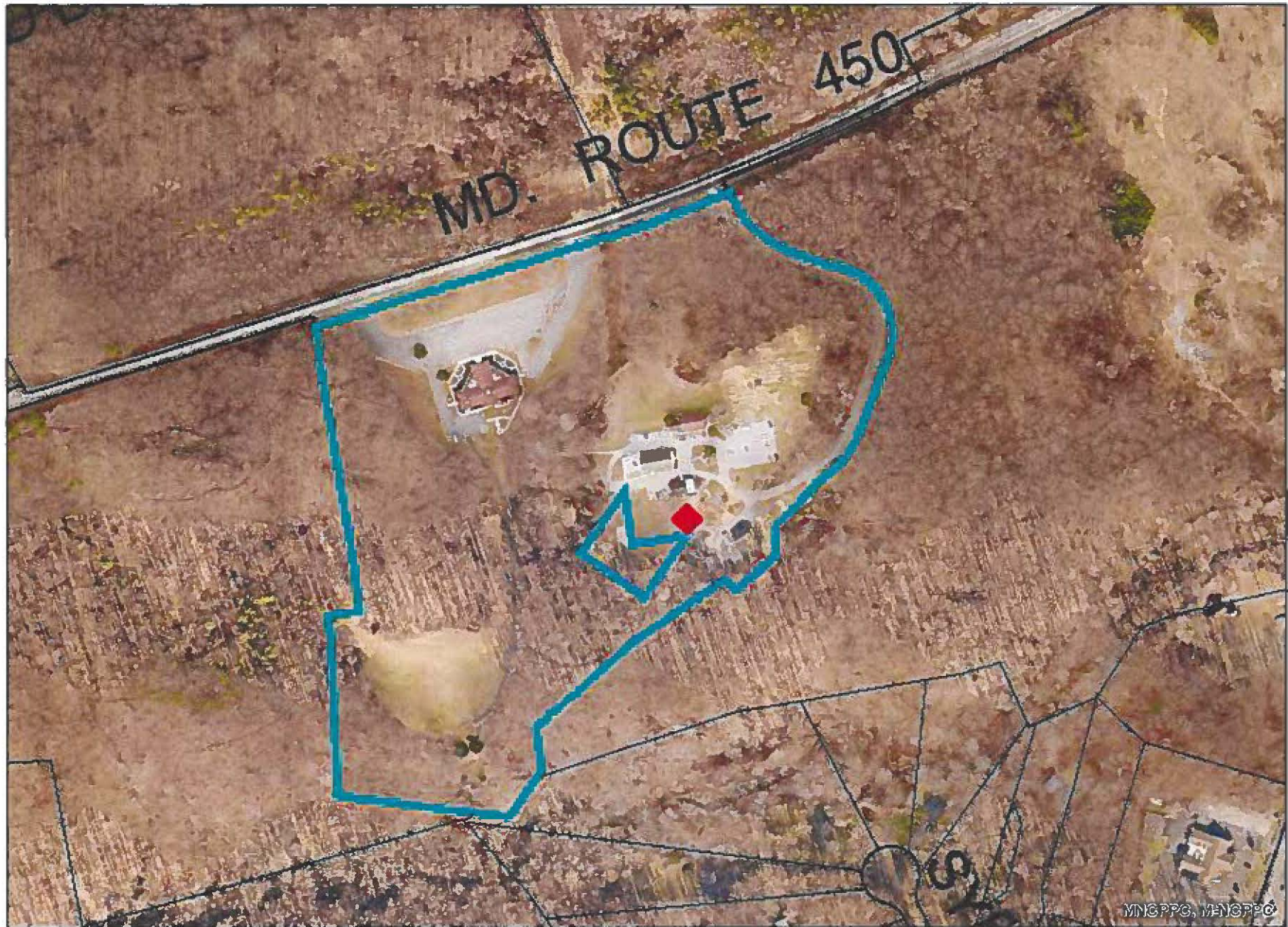
Edward C. Gibbs, Jr.

8.5X11_Landscape



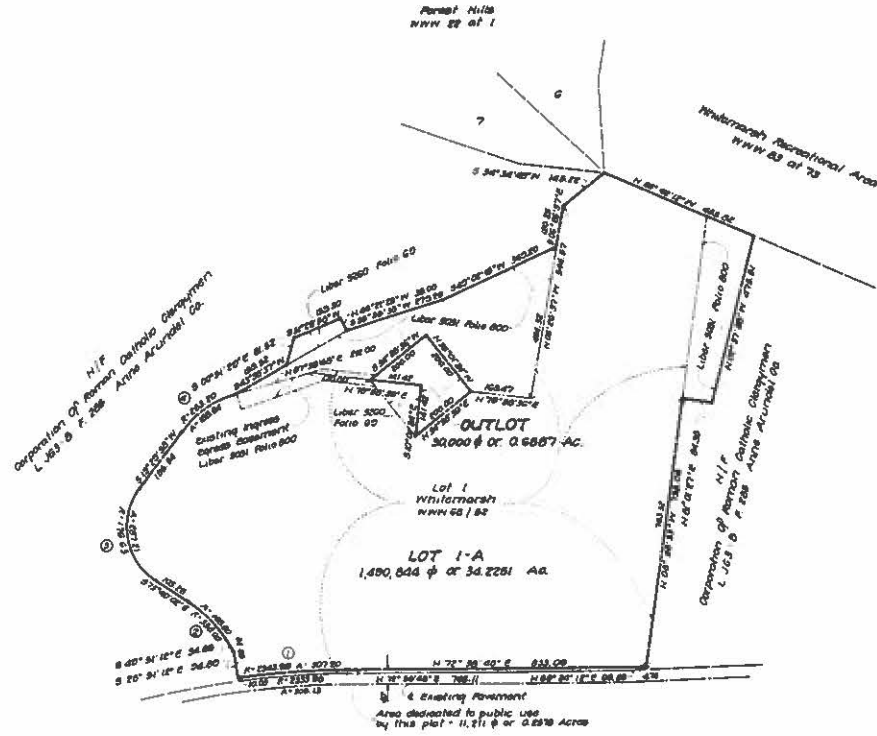
“Exhibit “A”

8.5X11_Landscape



107-37

Exhibit "B"



OWNER'S DEDICATION
 We, The Corporation of Roman Catholic Clergymen, by Anthony J. Zeits, Treasurer, and Hugh A. Kennedy, Secretary; and Rev. Thomas W. Lyons, D.D., Apostolic Administrator for The Archdiocese of Washington, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and establish the minimum building restrictions lines, and dedicate the street widening or mortgages on the property included in this plan of subdivision.

John J. Hays 4/10/80
 Witness Date
Charles J. Hays 4/10/80
 Witness Date
Charles J. Hays 4/10/80
 Witness Date
Rev. Thomas W. Lyons, D.D.
 Apostolic Administrator of Washington
Anthony J. Zeits
 Treasurer
Hugh A. Kennedy
 Secretary

SURVEYOR'S CERTIFICATE
 I hereby certify that the plan shown hereon is correct, that it is a subdivision of: all the lands conveyed by The Corporation of Roman Catholic Clergymen to William W. Baum, Roman Catholic Archbishop of Washington, Corporation Sole by deed dated November 21, 1976 and recorded in Liber 8081 at Folio 800; all the lands conveyed by The Corporation of Roman Catholic Clergymen to the Rev. Thomas W. Lyons, D.D., Apostolic Administrator for The Archdiocese of Washington by deed dated May 8, 1980 and recorded in Liber 8500 at Folio 60; and being a resubdivision of Lot 1, Whitemarsh as shown on a plat recorded in Plat Book WNW 66 at Folio 52, being recorded among the Land Records of Prince George's County, Maryland, and part of the lands conveyed to The Corporation of Roman Catholic Clergymen by deed recorded among the Land Records of Anne Arundel County, Maryland in Liber J.G. 3-B at Folio 265.

Property line markers will be placed in accordance with Section 28-106(b)(7) of the Subdivision Regulations, Prince George's County Code.
 The total area included in this plan of subdivision is 35.1711 acres of land.
 April 10, 1980
 Date
 Cosmair M. Bazis
 Reg. Prof. Land Surveyor, Md. #8080

Health Department approval of this plot is based on plans dated 4/24/80 in this matter. Only a disposal system sized and located as shown on these plans may be installed without additional percolation testing. A 10,000 g.p.d. portion of this parcel as shown on the above referenced plans must remain undisturbed for underground sewage disposal purposes. Detailed information on other sewage disposal limitations applicable to this parcel may be obtained from the Prince George's County Health Department, Directorate of Environmental Health. The percolation tests shall remain satisfactory unless the recovery area is disturbed by filling or excavation.
 Individual water supplies must be deep drilled wells.

ANNAPOLIS ROAD MD. ROUTE 450

RECORDED 9-8-80
 PLAT BOOK 107-107
 PLAT NO. 22

FILED

SEP 8 1980
 Dennis L. Pritchett
 Clerk of the Circuit Court
 Prince George's County, Md.

LOT 1-A & OUTLOT
WHITEMARSH
 7th ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MD.
 DATE: APRIL, 1980 SCALE: 1"=200'

Maryland National Capital Park and Planning Commission
 Prince George's County Planning Board
 APPROVED: JUNE 26, 1980
John J. Hays Chairman
Charles J. Hays Secretary
 MNCPPC Record File No. 5-80005

Health Department
 Prince George's County, Maryland
 APPROVED: 4/26/80
Daniel Williams
 Health Officer

NO	Radius	Δ	ARC	Tan	Chord	Dist. Between
1	1340.00	07°30'35"	207.80	183.02	308.00	148°19'35"E
2	1380.00	28°45'40"	158.80	76.40	147.78	180°00'00"E
3	176.00	55°10'00"	89.21	186.67	296.00	077°00'00"E
4	258.00	58°00'30"	185.64	27.07	188.17	020°34'30"W

BAZIS, CARLIN & ASSOCIATES, INC.
 Engineers Surveyors Planners
 1300 Ballant Fox Lane Suite 115
 Bowie, Maryland 20718
 301-262-7273

101, SP AHBM

11x17 Landscape



Data provided by Prince George's County Planning Department - 1

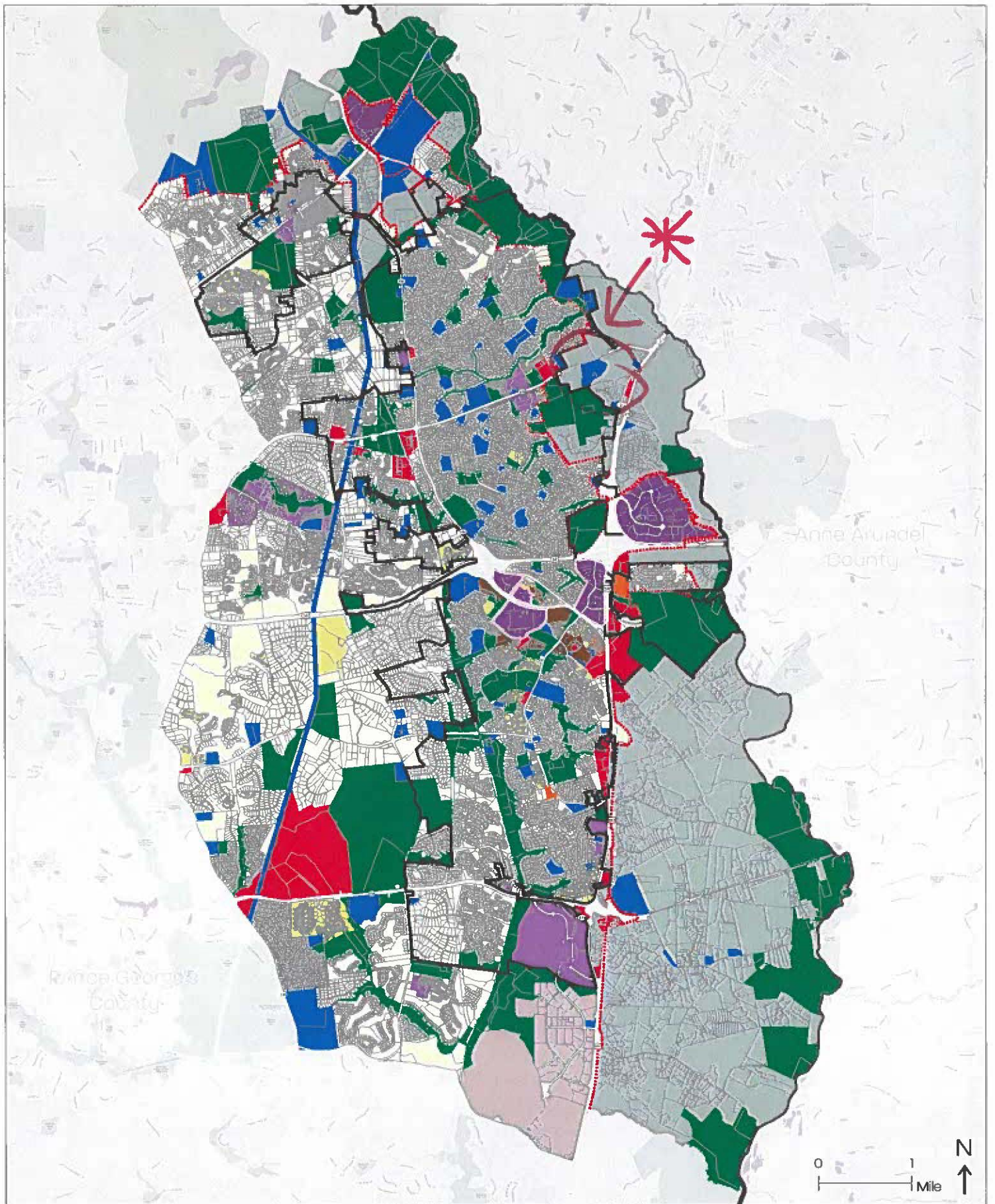
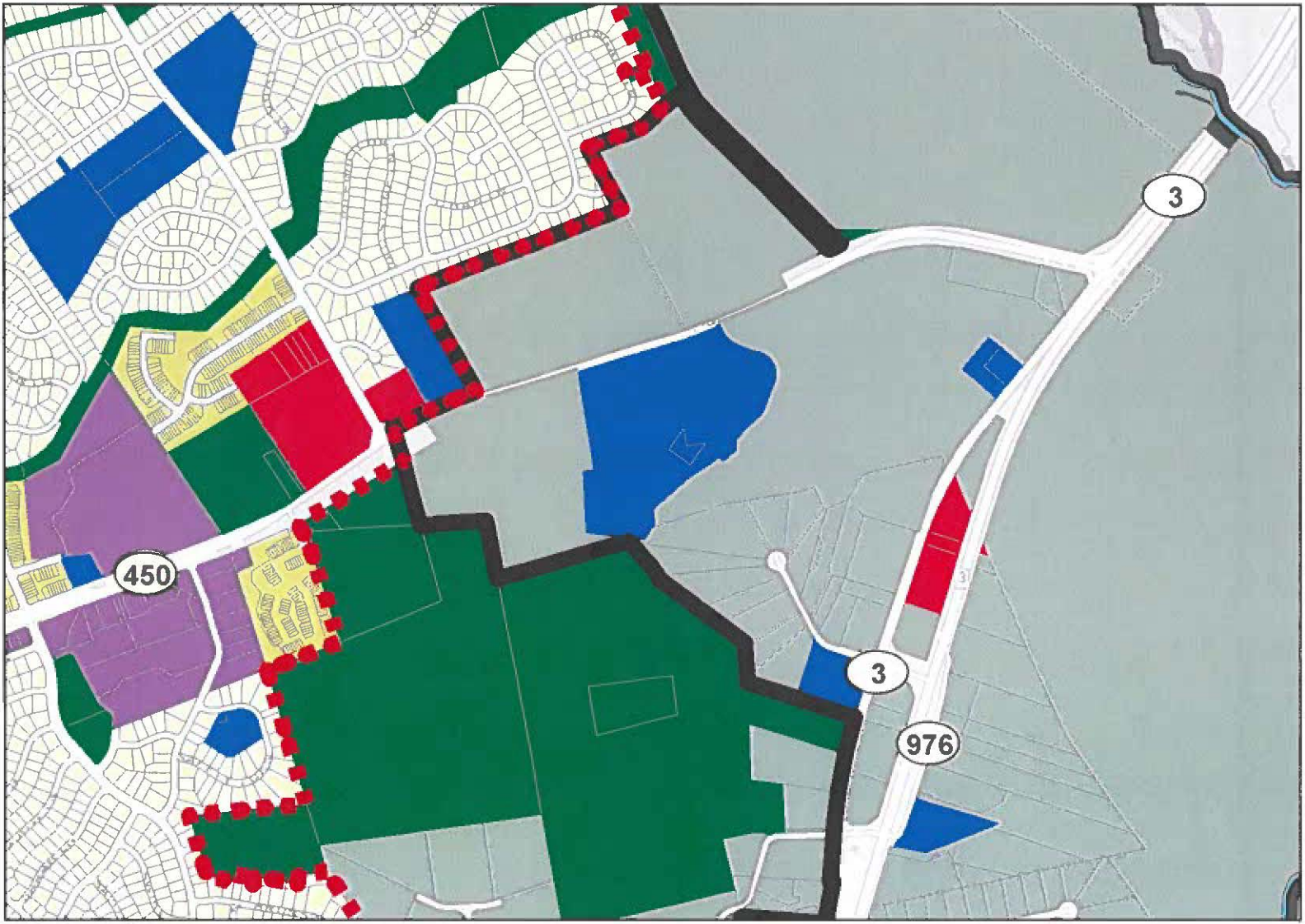


Exhibit "D"




Comprehensive Zoning



RURAL AND AGRICULTURAL AREA

Policy CZ 2

Ensure rural and agricultural areas are classified under the most appropriate zoning to support rural and agricultural land uses, and other complementary uses.

- 
- CZ 2.1** Reclassify areas in the Rural and Agricultural Area to the Agriculture and Preservation (AG) Zone including all contiguous non-public parcels in common ownership that are greater than or equal to five acres in size and all residential properties that are equal to five acres or greater in size within the Rural and Agricultural Area and have zero or one dwelling unit. These zoning changes are recommended to limit development in the Rural and Agricultural Area to appropriate uses. This strategy does not apply to properties classified in the Reserved Open Space (ROS) Zone. (See Table F-3. CZ 2.1 Zoning Recommendations and Map F-6. CZ 2.1 Zoning Recommendations.)
- CZ 2.2** Reclassify the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594753) to the Agricultural Residential (AR) Zone to support rural, agricultural, and institutional uses within its existing woodland setting. (See Table 11. CZ 2.2 Zoning Recommendations—Jesuit Property and Map F-7. CZ 2.2 Zoning Recommendations.)
- CZ 2.3** Reclassify the properties at 6513 and 6517 NE Robert Crain Highway (Tax IDs 0822239, 5635696, and 5635708) to the CS (Commercial Service) Zone to support commercial land use. (See Table 12. CZ 2.3 Zoning Recommendations—6513 and 6517 NE Robert Crain Highway and Map F-8. CZ 2.3 Zoning Recommendations.)

ESTABLISHED COMMUNITIES

Policy CZ 3

Ensure that properties in the Established Communities are classified under the most appropriate zoning to support the recommended land uses.

- CZ 3.1** Reclassify the properties at 0 Mitchellville Road (Tax ID 0681619), 1970 Mitchellville Road (Tax ID 0733451), and 15928 Peach Walker Drive (Tax ID 0680231) to the Residential Single Family-Attached (RSF-A) Zone to support the recommended single-family attached residential development; Map 16. Future Land Use, designates this property in the Residential Medium-High land use category. (See Table 13. CZ 3.1 Zoning Recommendations—MBNA LLC Properties and Map F-9. CZ 3.1 Zoning Recommendations.)
- CZ 3.2** Reclassify the properties at 7 and 11 SE Robert Crain Highway (Tax ID 0731372, 0731380) as Commercial Service (CS) to support the recommended Commercial land use category. (See Table 14. CZ 3.2 Zoning Recommendations—7 and 11 SE Robert Crain Highway and Map F-10. CZ 3.2 Zoning Recommendations.)
- CZ 3.3** Reclassify the properties located at 3600, 3702, and 3900 Church Road (Tax ID 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741) known as Freeway Airport to the RSF-A (Residential, Single-Family-Attached) Zone. (See Table 15. CZ 3.3 Zoning Recommendations—Freeway Airport with Properties Identified and Map F-11. CZ 3.3 Zoning Recommendations.)
- CZ 3.4** Reclassify the properties known as the Chiramonte properties at 3412 Robert Crain Highway/Mill Branch Road (Tax IDs 0817718 and 0817734) as CS (Commercial Service). (See Table 16. CZ 3.4 Zoning Recommendations—Chiramonte Property and Map F-12. CZ 3.4 Zoning Recommendations.)

New Zone Requests

No.	Zoning Change #	Exhibit # / Speaker #	Address(es)	Tax ID(s)	Zones		Summary of Testimony	Staff Analysis	Staff Rec.
					Existing	AR			
10.	Errata Sheet	Exhibit 26 Joseph Meinert, Planning Director, Timothy J. Adams, Mayor City of Bowie, on behalf of City Council	Jericho Park Road, Bowie, MD 20720	1593771	Proposed	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.
					Requested	AG			
11.	N/A	Exhibit 26 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	Exhibit 26 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	Rezone 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.
13.	N/A	Exhibit 56 Daniel Lynch, Esq., McNamee Hosca Attorneys and Advisors, on behalf of Collington Place, LLC Speaker 1 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	Speaker 1 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.
18.	ZC 23	Exhibit 21 Carlos and Cristina Vicente, property owners	Zug Road, 12950 Railroad Avenue, Bowie, MD 20720	1658145, 1652965	Existing	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.
					Proposed	CGO			
					Requested	IE			
19.	ZC 30	Speaker 1 Joseph Meinert, on behalf of City of Bowie, City Council	16200 Annapolis Road, Annapolis Road, Bowie, MD 20715	1594761, 1594753 (Portion)	Existing	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.
					Proposed	AR			
					Requested	AG			

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session

Resolution No. CR-084-2023

Proposed by Council Members Blegay, Watson and Dernoga

Introduced by Council Members Blegay, Watson and Dernoga

Co-Sponsors _____

Date of Introduction September 26, 2023

RESOLUTION

1 A RESOLUTION concerning

2 The Bowie-Mitchellville and Vicinity Sectional Map Amendment

3 For the purpose of proposing amendments to the Endorsed Bowie-Mitchellville and Vicinity
 4 Sectional Map Amendment and directing that a second joint public hearing be held to take
 5 testimony on the proposed Amendments.

6 WHEREAS, on July 12, 2022, the County Council of Prince George's County,
 7 Maryland, sitting as the District Council, adopted CR-089-2022, thereby authorizing initiation
 8 and directing preparation of the proposed Bowie-Mitchellville and Vicinity Sectional Map
 9 Amendment by the Planning Director of the Maryland-National Capital Park and Planning
 10 Commission, pursuant to Section 3503(b)(1)(A) of the Zoning Ordinance; and

11 WHEREAS, the Bowie-Mitchellville and Vicinity Sectional Map Amendment was
 12 initiated to implement the comprehensive zoning recommendations of the 2022 *Bowie-*
 13 *Mitchellville and Vicinity Master Plan*, and ensure that future development is consistent with
 14 County policies; and

15 WHEREAS, the Planning Board of the Maryland-National Capital Park and Planning
 16 Commission, accepted requests for rezoning within thirty days after initiation to be considered in
 17 the preparation of the proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment,
 18 pursuant to Section 27-3503(b)(1)(B) of the Zoning Ordinance; and

19 WHEREAS, the Planning Director of the Maryland-National Capital Park and Planning
 20 Commission, prepared and released the proposed Bowie-Mitchellville and Vicinity Sectional

1 Map Amendment on July 21, 2022, pursuant to Section 27-3503(b)(2) of the Zoning Ordinance;
2 and

3 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
4 hearing on the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment on May 9,
5 2023; and

6 WHEREAS, on June 22, 2023, the Planning Board held a work session to consider the
7 recommendations and public hearing testimony; and

8 WHEREAS, on June 22, 2023, the Planning Board endorsed the proposed Bowie-
9 Mitchellville and Vicinity Sectional Map Amendment with revisions in response to the public
10 hearing testimony as described in Prince George's County Planning Board Resolution PGCPB
11 No. 2023-68; and

12 WHEREAS, the endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment,
13 Prince George's County Planning Board Resolution PGCPB No. 2023-68 and other supporting
14 documents were transmitted to the District Council on June 29, 2023; and

15 WHEREAS, on July 11, 2023, and September 12, 2023, respectively, the District Council
16 conducted public work sessions to review the endorsed Bowie-Mitchellville and Vicinity
17 Sectional Map Amendment and public hearing testimony; and

18 WHEREAS, after discussions and questions from members, the District Council voted to
19 direct staff to prepare a Resolution directing that a second joint public hearing be scheduled, in
20 accordance with applicable law, to seek further public comment and record testimony on several
21 properties within the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

22 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
23 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
24 Regional District in Prince George's County, Maryland, that the forthcoming joint public
25 hearing, testimony shall be accepted concerning the following amendments proposed by the
26 District Council:

27 **PROPOSED AMENDMENTS TO THE ENDORSED BOWIE-MITCHELLVILLE AND**
28 **VICINITY SECTIONAL MAP AMENDMENT (RESOLUTION PGCPB NO. 2023-68):**

29 **PROPOSED AMENDMENT NUMBER ONE**

30 Amend the Endorsed SMA to retain the existing RR (Rural, Residential)/CGO (Commercial,
31 General and Office) Zones for the properties located at 15500 Annapolis Road, Bowie, MD

20715 (Tax IDs 3742806, and 3742814).

PROPOSED AMENDMENT NUMBER TWO

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).

PROPOSED AMENDMENT NUMBER THREE

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).

PROPOSED AMENDMENT NUMBER FOUR

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).

PROPOSED AMENDMENT NUMBER FIVE

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).

PROPOSED AMENDMENT NUMBER SIX

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).

PROPOSED AMENDMENT NUMBER SEVEN

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).

PROPOSED AMENDMENT NUMBER EIGHT

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)).

PROPOSED AMENDMENT NUMBER NINE

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).

PROPOSED AMENDMENT NUMBER TEN

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).

PROPOSED AMENDMENT NUMBER ELEVEN

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).

PROPOSED AMENDMENT NUMBER TWELVE

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).

PROPOSED AMENDMENT NUMBER THIRTEEN

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).

PROPOSED AMENDMENT NUMBER FOURTEEN

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).

PROPOSED AMENDMENT NUMBER FIFTEEN

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).

PROPOSED AMENDMENT NUMBER SIXTEEN

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).

BE IT FURTHER RESOLVED that the District Council, after holding a joint public hearing with the Planning Board, may reconsider each amendment, and may approve the Bowie-

1 Mitchellville and Vicinity Sectional Map Amendment with all, any one or more, a portion, or
2 none of the proposed amendments.

3 BE IT FURTHER RESOLVED that, pursuant to Section 27-3503(b)(6)(B) of the Zoning
4 Ordinance, a copy of this Resolution shall be transmitted to the Prince George's County Planning
5 Board, to request that its comments be submitted to the Council prior to action on the
6 amendments, and a public hearing shall be scheduled to receive testimony on these proposed
7 amendments.

8 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
9 adoption.

Adopted this 26th of September, 2023.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council