Staff Analysis of Testimony

Subregion 1 Minor Plan Amendment and Proposed Sectional Map Amendment (SMA)

June 8, 2026 - Joint Public Hearing Record

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I. Introduction

Purpose of the Analysis of Testimony and Process

This analysis of testimony is intended to identify areas where staff recommend the Planning Board amend the minor plan amendment or proposed Sectional Map Amendment (SMA) in its resolutions of adoption and endorsement in response to issues raised in public testimony. Analysis of testimony on a master/sector plan or SMA does not, and is not intended to, do the following:

- Provide a point-by-point analysis of all issues raised in public testimony.
- Calculate, quantify, or determine public or community sentiment based on the amount of testimony received and/or the amount/percentage of testimony received in favor of, or opposed to, a particular course of action.

Following the Planning Board's work session on this analysis of testimony, the Planning Board may adopt, adopt with amendments, deny, or remand (to staff) the draft minor plan amendment. The Planning Board will also make its recommendation on the proposed SMA. Once adopted, the Planning Board then transmits the adopted minor plan amendment and endorsed SMA to the District Council. The District Council may review the adopted minor plan amendment and endorsed SMA in a work session and then determine whether to approve them, approve them with amendments based on the record, deny the plan, remand one or both of them to the Planning Board for further analysis, or propose amendments to the minor plan amendment or SMA not based on information contained in the record of public testimony. If the District Council proposes amendments to the minor plan amendment and/or SMA that are not based on information in the record of public testimony, a second joint public hearing of the District Council and Planning Board must be held on those amendments only.

Staff Recommended Actions

At the direction of the Planning Board, recommendations in this analysis will be incorporated into the Planning Board's Resolution of Adoption, and will include, as an attachment, an Errata Sheet containing corrections and clarifications.

This report analyzes 22 exhibits (Exhibits 1-21, and T-1) and 27 pages of transcribed oral testimony (representing 11 speakers [2 absent]) from the joint public hearing on the Subregion 1 Minor Plan Amendment and its Proposed Sectional Map Amendment held on June 8, 2026. Late exhibit, T-1, is recommended by staff to be admitted into the record. Copies of the transcript and all exhibits submitted before and after the close of public record on June 23, 2026, are included as attachments. Following a review of the exhibits and oral testimony, Planning Department staff analyzed the issues raised in the testimony and offered the Department's response and several recommendations for changes to the text and maps of the minor plan amendment and proposed SMA, as amendments, in response to testimony. Testimony includes written testimony received during the open record period and verbal testimony, which was provided at the joint public hearing.

This analysis is organized as follows:

General testimony regarding the plan and key issues are provided first, followed by additional testimony that is then organized by key topic. For example, testimony recommending new bioretention facilities would fall under:

Section	Natural Environment
Topic	Stormwater Management (SWM)

Within each section, the following are provided:

Issue No.	**Summary of Issues**	**Staff Response**	**Plan/SMA Cross References**	**Exhibit/Speaker #**	**Staff Recommendation**	**Planning Board Action**	**District Council Action**
Topic							
Serial number	Summary of issues raised in testimony	Staff analysis of testimony (including a summary of how the minor plan amendment or proposed SMA addresses the issue raised)	References to specific minor plan amendment policies/strategies and page numbers	List of exhibits/speakers providing testimony on this topic	Staff recommendation to Planning Board (if any)	Planning Board Action (completed after adoption)	District Council Action (completed after approval)

Within the testimony analysis, the following symbols are used:

Underline indicates language proposed to be added to the Master Plan through the draft minor plan amendment and/or proposed SMA. **Bold underline** indicates language added in response to testimony.

[~~Bracket~~] indicates language proposed to be deleted from the Master Plan through the draft minor plan amendment and/or proposed SMA. [**~~Bold bracket~~**] indicates language deleted in response to testimony.

I. Introduction

Acronym Guide

ADA	Americans with Disabilities Act
AG	Agriculture and Preservation Zone
BAPS	Bochasanwasi Akshar Purushottam Swaminarayan Sanstha, denomination of the Hindu faith
BRT	Bus Rapid Transit
CB	Council Bill
CGO	Commercial, General, and Office Zone
CR	Council Resolution
EFMP	Educational Facilities Master Plan
FLU	Future Land Use
HPC	Historic Preservation Commission
ICC	Intercounty Connector
IE	Industrial, Employment Zone
LCD	Legacy Comprehensive Design Zone
LEED	Leadership in Energy and Environmental Design
MARC	Maryland Area Regional Commuter
MC	Major Connector
MD	Maryland
MDOT	Maryland Department of Transportation
MIHP	Maryland Inventory of Historic Properties
M-NCPPC	The Maryland-National Capital Park and Planning Commission
MPOT	Master Plan of Transportation
NAC	Neighborhood Activity Center
OS	Open Space
PGCPS	Prince George's County Public Schools
ROS	Reserved Open Space Zone
RR	Residential, Rural Zone
RSF-95	Residential, Single-Family 95 Zone
SHA	Maryland State Highway Administration
SMA	Sectional Map Amendment
SWM	Stormwater Management
TAC	Town Activity Center
UM	Mixed-Use Boulevard
ZC	Zoning Change

II. Analysis of Testimony: A. General Testimony

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
General Support or Opposition							
A1	Representative of the owner/developer of the Konterra parcels expresses general support for some recommendations and intentions to submit additional written testimony.	Acknowledged.	N/A	**Speaker 8** Chris Hatcher representing Konterra Realty LLC	No Change	Concurred with Staff's recommendation	
A2	Concerned that not enough Beltsville residents were included in process.	Although the public outreach phase for the minor amendment did not directly target or host an event in Beltsville, all project events were open to the public. The Planning Department and Council District 1 office used social media, email blasts, flyers, and other publications to disseminate specific updates about the project progress and information on how people could get involved in the process. For example, mention of the minor plan amendment was included in Council Member Dernoga's section of the April 2026 issue of The Beltsville News.	N/A	**Speaker 9** Oscar Gregory	No Change	Concurred with Staff's recommendation	
A3	Requests analysis of cost and benefits of zoning changes and potential impacts to housing, infrastructure, traffic, environment, and quality of life. Asks about how housing units will be replaced elsewhere in Subregion 1, the long-term vision for the parcels recommended for zoning changes, and how residents will benefit.	A market study was completed as part of the project that looked at regional and County growth as well as demand and market for housing, retail, industrial/flex, office, and hospitality uses within the minor plan amendment study area and Subregion 1. The market study indicated that the study area represents a key opportunity to create density and mixed-use development along one of the most trafficked corridors on the East Coast, but there may be challenges through competition with other nearby suburban mixed-use destinations. Public facility adequacy for vehicular transportation, pedestrian and bikeway, parks and recreation, police, fire and rescue, and schools is assessed and determined at time of subdivision through a Certificate of Adequacy, as applicable, during the development review process.	N/A	**Speaker 10** Darwin Romero	No Change	Concurred with Staff's recommendation	

II. B: Key Issues

This section summarizes a **key** issue raised during public testimony. Because these issues are complex, they require more detailed staff analysis and recommendations. The table below provides a high-level overview; readers should refer to the full staff analysis and recommendations for additional context.

No.	Key Issue	Summary	Speaker #/Exhibit #/Name	Plan/SMA Cross-References	Staff Analysis	Staff Recommendations	Planning Board Action	District Council Action
B1	Oppose any zoning changes that would permit the construction and operation of data centers.	Residents of the Brickyard community have concerns about the proposed rezonings that would permit a data center. Key issues include challenged infrastructure and traffic, environmental, and economic stressors associated with data centers. Residents of the Brickyard community, adjacent to the proposed zoning changes, express concern that their quality of life would be negatively impacted by the addition of data centers.	**Exhibit(s):** 13 Terra Vinson **Exhibit(s):** 14 Edward E. Paden, Jr. **Exhibit(s):** 15 Jessica Croom **Exhibit(s):** 16 Chess S	Zoning Change ZC 1, ZC 3, ZC 4, ZC 5 Economic Development, Urban Design and Historic Preservation Chapter, Economic Development, Policy 1 Minor Amendment Number 73	Staff acknowledge the testimony expressing concerns regarding potential data center development. However, the Preliminary Minor Plan Amendment and Proposed SMA do not recommend land use changes or rezonings specifically intended to facilitate data center development. The Minor Plan Amendment contributes to the Subregion 1 Master Plan's long-range planning framework for land use, transportation, economic development, and implementation and does not constitute approval of individual development proposals. Any future proposal for a data center would remain subject to the applicable provisions of the Prince George's County Zoning and Subdivision Ordinances and any additional countywide policies or regulations governing data center development that may be adopted by the County or State. According to Table 27-5101(c) and (d) of the County Zoning Ordinance, zones where data centers are permitted also permit a variety of other uses. For example, in the CGO zone, an art gallery, sit-down restaurants, food halls, data centers, and certain housing types are all permitted. The provision of a zone that allows for data centers does not mean a data center will be developed there. The Minor Plan Amendment is responsive to the latest countywide guidance on data centers, the Qualified Data Center Task Force Report. The minor plan amendment adds a new strategy to steer the decision making on data centers in response to the task force's findings. Public facility adequacy for vehicular transportation, pedestrian and bikeway, parks and recreation, police, fire and rescue, and schools is assessed and determined at time of subdivision through a Certificate of Adequacy, as applicable, during the development review process. On July 7, 2026, the Prince George's County Council adopted CR-066-2026, establishing a two-year moratorium on the acceptance, processing, review, and approval of data center development applications. This temporary pause will allow time for the Council to continue to study data center impacts and work on comprehensive legislation to address	No Change	Concurred with Staff's recommendation	

II. B: Key Issues

No.	Key Issue	Summary	Speaker #/Exhibit #/Name	Plan/SMA Cross-References	Staff Analysis	Staff Recommendations	Planning Board Action	District Council Action
					the placement, construction, and operation of potential future data center uses.			

II. C: Development Patterns Element

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
Testimony							
C1	The Maryland Department of Transportation (MDOT) cautioned against the bullet that states "retain the majority of industrial uses" and recommends a policy to prioritize mixed-use redevelopment when/if industrial properties age out.	An edit to the referenced Strategy can help tie to a newly added strategy under the same Policy and strengthen the intent to evaluate tools and the relationship of the industrial uses to realize the mixed-use land vision near the Muirkirk MARC station.	Development Patterns Element Chapter, Focus Area 2 Section, Policy 3	**Exhibit(s):** 7 Alex Walinskas, MDOT Office of Real Estate & Economic Development	**Revise existing strategy:** Retain the majority of industrial uses **(including existing distribution and wholesale uses), as necessary, while providing flexibility as the station area redevelops with a mix of uses over time**.	Concurred with Staff's recommendation	
C2	MDOT suggests adding a strategy to highlight the Joint Development process and mixed-use potential for the State-owned land adjacent to the station.	The State of Maryland is the current landowner of the MARC Station parking lot so MDOT should be acknowledged and involved in any future redevelopment. The minor plan amendment already includes a new strategy for coordination with the State of Maryland for a mixed-use project at the station through public-private partnership or similar. This strategy will be further revised to specifically mention MDOT and the Joint Development process.	Development Patterns Element Chapter, Focus Area 3 Section, Policy 2, (New) Strategy Minor Amendment Number 35	**Exhibit(s):** 7 Alex Walinskas, MDOT Office of Real Estate & Economic Development	**Revise new strategy: Through Maryland Department of Transportation's (MDOT) Joint Development process, public-private partnership or similar mechanism, develop the State-owned land at [~~Coordinate with the State of Maryland to develop a mixed-use project at~~]the Muirkirk MARC station [~~through a public-private partnership or similar~~]into a mix of transit-oriented uses that minimize parking needs.**	Concurred with Staff's recommendation	
C3	Konterra Realty LLC requests revision of a new strategy to remove the reference to preservation of zoning for single-family homes on the Konterra property along the northern end of Contee Road.	A small section of Contee Road is within the Minor Plan Amendment Study area. This strategy will be revised for clarity to specifically reference the Konterra-owned residential single-family zoned property along the west side of Contee Road north of the intersection with Overlook Way and property between Old Gunpowder Road and the power lines. The overall goal of preserving areas of single-family residential zoning to provide a variety of housing options throughout the Subregion, as emphasized in the 1990 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, and 62),* is still relevant.	Development Patterns Element Chapter, Established Communities, Policy 1, (New) Strategy Minor Amendment Number 12	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Item #1	**Revise new strategy:** Preserve zoning for [**~~high-quality,~~**] single-family [**~~homes~~**]**residential dwellings, as envisioned in the 1990 *Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61, and 62)*, especially** on the Konterra-**owned** property **along the northern end of Contee Road and** between Old Gunpowder Road and the power lines.**[~~, as envisioned in the 1990 Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61, and 62) as well as along the northern end of Contee Road~~]**.	Concurred with Staff's recommendation	
C4	Konterra Realty LLC would like to ensure that any future additional infrastructure does not become an obligation for previous approvals for Konterra Town Center East, and that required infrastructure for Konterra West and South will be determined at time of Preliminary Plan of Subdivision.	The new strategy referenced is within the Established Communities section and is therefore not specific to Konterra Town Center East or West property that has center-based zoning. This strategy will be assessed at time of any future Preliminary Plan of Subdivision. Minor Amendment #18 indicates new and revised goals for the Konterra Town Center section. These goals outline a desired future condition; however, they do not indicate an	Development Patterns Element Chapter, Established Communities, Policy 5, (New) Strategy Development Patterns	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Item #2	No Change	Concurred with Staff's recommendation	

II. C: Development Patterns Element

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
		intended action. The goals will be assessed at time of any future Preliminary Plan of Subdivision.	Element Chapter, Centers and Corridors, Konterra Town Center, Goals Minor Amendment Numbers 16 and 18				
C5	Konterra Realty LLC requests revision of a new strategy to remove reference to incorporating placemaking elements and community gathering spaces in Konterra Town Center West.	Results from community engagement activities indicated that participants would like to see placemaking elements, such as community gathering spaces, public art, parks and plazas, and wayfinding signage especially at Konterra Town Center East and at the intersection of I-95 and MD 200 (the Intercounty Connector) along Konterra Town Center West.	Development Patterns Element Chapter, Centers and Corridors, Konterra Town Center, Policy 2, (New) Strategy Minor Amendment Number 20	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Item #3	No Change	Concurred with Staff's recommendation	
C6	Konterra Realty LLC requests revision of new Strategies to remove references to grade separated crossings and ADA compliant grades widths, and rest areas. Konterra Realty LLC also requests removal of a new strategy that references north-south and east-west trail connections.	Language about grade separations at specific locations for safe crossings was added through discussion with the Department of Parks and Recreation to indicate that crossings of major roadways and freeways and the railroad would require infrastructure to reduce mode interactions. Although trail spines and roadway crossings may exist now; additional crossings of the indicated roadways and railroad may be necessary in the future to support trail connections to other County trails. The new strategy highlights accessibility standards in pedestrian and bicycle infrastructure design to meet equity goals.	Development Patterns Element Chapter, Centers and Corridors, Konterra Town Center, Policy 6, (New) Strategies Minor Amendment Number 23	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Items #4, 5, 6	No Change	Concurred with Staff's recommendation	

II. C: Development Patterns Element

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
C7	Konterra Realty LLC requests removal of a new strategy under new Policy 9 that highlights future multimodal connections across I-95.	The new strategy highlights key multimodal connections across I-95 for long-term connectivity for the County, especially connecting the two center-based zoned areas. UM-108 is a recommended facility identified in Table 5 of the 2025 *Go Prince George's Preliminary Plan*. This Minor Plan Amendment incorporates the facility recommendations of the 2025 *Go Prince George's Preliminary* Master Plan of Transportation and amends the 2009 Master Plan of Transportation. In the event that recommendations in the Master Plan of Transportation (MPOT) are subsequently modified and affect this Subregion, those recommendations will supersede those found within the Minor Plan Amendment.	Development Patterns Element Chapter, Centers and Corridors, Konterra Town Center, Policy 6, (New) Strategy Minor Amendment Number 26	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Item #7	No Change	Concurred with Staff's recommendation	
C8	Konterra Realty LLC requests removal of a new strategy that highlights construction of a shared-use path along US Route 1.	The new strategy highlights US Route 1 as a key north-south connection. A barrier-separated bicycle facility along UM-109 is a recommended facility identified in Table 5 of the 2025 *Go Prince George's Preliminary Plan*. This Minor Plan Amendment incorporates the facility recommendations of the 2025 *Go Prince George's Preliminary* Master Plan of Transportation and amends the 2009 Master Plan of Transportation. This Minor Plan Amendment addressed other recommendations for the US Route 1 corridor, however mistakenly excluded segment UM-109 from the urban center streets strategy and new roadways table at time of initiation. UM-109 is now added as a roadway under Infrastructure Elements Chapter, Roadways Section, Policy 1 and in new Table 2A. In addition, a shared-use path is generally recommended along UM-109. Partial segments of these facilities exist in various locations along on US 1; however, the Urban Street Design Standards would be applied to the segment of UM-109 within the Study Area. Both a shared-use path and bicycle lanes are recommended to support the Muirkirk MARC Neighborhood Center area and regional connections to Konterra and Laurel to the north, and the Trolley Trail to the south. In the event that	Development Patterns Element Chapter, Centers and Corridors, US 1/Baltimore Avenue, Focus Area 2, Policy 5, (New) Strategy Development Patterns Element Chapter, Centers and Corridors, US 1/Baltimore Avenue, Focus Area 3, Policy 1, (New) Strategy Infrastructure Elements Chapter, Roadways Section, Policy	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Items #8 and 9	**Development Patterns Element Chapter, Centers and Corridors, US 1/Baltimore Avenue, Focus Area 2 and 3 Sections Revise new strategy:** Complete **[~~the~~]<u>a</u>** shared-use path along the west side of Route 1 **<u>(Baltimore Avenue) to enhance the barrier-separated bicycle facility recommendation of UM-109 and to expand pedestrian and bicycle connections from the Muirkirk MARC station area to the broader area</u>**. **[~~from MD 212 Ammendale Road to Maryland National Memorial southern property line~~]** **Infrastructure Elements Chapter, Roadways Section, Policy 1 Add new strategy**: **<u>9. UM-109—US 1 Baltimore Avenue to be constructed as a four-lane roadway with 100-foot right-of-way and barrier-separated bicycle facility from Ritz Way to the edge of Muirkirk MARC Center (just south of Maryland National Cemetery).</u>** **Table 2A Add new line**: **<u>Identification – "UM-109", Name – "Baltimore Avenue", Limits – "Ritz Way to Edge of Muirkirk MARC Center (just south of Maryland National Cemetery)", Proposed Right-of-Way – "100 feet", Proposed No. of Lanes – "4"</u>**	Concurred with Staff's recommendation	

II. C: Development Patterns Element

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
		recommendations in the Master Plan of Transportation (MPOT) are subsequently modified and affect this Subregion, those recommendations will supersede those found within the Minor Plan Amendment.	1, (New) Strategy Table 2A Minor Amendment Numbers 32, 34, 46, and 49				

II. D: Infrastructure Elements

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
Testimony							
D1	Concern for infrastructure in Subregion 1, including public safety, public schools, pavement management, transportation, protection of green areas, and affordability. Additional infrastructure is needed prior to new commercial/residential development.	Acknowledged. Public facility adequacy for vehicular transportation, pedestrian and bikeway, parks and recreation, police, fire and rescue, and schools is assessed and determined at time of subdivision through a Certificate of Adequacy, as applicable, during the development review process. Although the Minor Plan Amendment establishes the long-range vision for Subregion 1, the timing and provision of public infrastructure are implemented through the County and State's Capital Improvement Program, agency capital budgets, and the development review process. The Minor Plan Amendment does not authorize development or establish the sequencing of individual infrastructure projects.	Infrastructure Elements Chapter, Public Facilities, Schools Policy 1 and 2 Infrastructure Elements Chapter, Transportation, Roadways Policy 1, 2, and 5 Infrastructure Elements, Environmental Infrastructure, Policy 1 Minor Amendment Numbers 74, 43-48	**Speaker 1** Mary Cook	No Change	Concurred with Staff's recommendation	
D2	Urges additional focus on public transportation and mobility connections for Konterra Town Center. This includes expanding transit connections to Laurel, Greenbelt and the Muirkirk MARC station and bus route, bike lane, and pedestrian infrastructure expansions and improvements focusing on equitable access to jobs, services, and transit.	Acknowledged. Amended policies and strategies in the Infrastructure Elements Chapter, Roadways and Transit sections discuss bus transit and stops as well as multimodal facilities and amenities. This Minor Plan Amendment incorporates the facility recommendations of the 2025 *Go Prince George's Preliminary* Master Plan of Transportation and amends the 2009 Master Plan of Transportation. In the event that recommendations in the Master Plan of Transportation (MPOT) are subsequently modified and affect this Subregion, those recommendations will supersede those found within the Minor Plan Amendment. The minor plan amendment adds a strategy to Development Patterns Element Chapter, Focus Area 2, Policy 1 for shuttle bus service, as referenced in pervious development approvals, as a connection between the Town Center and MARC station. Additionally, the strategies added under Development Patterns Element Chapter, Konterra Town Center, Policy 6 identify multiple connections to prioritize, with an emphasis on bicycle and pedestrian infrastructure. A new strategy under the Vansville section of the Living Areas Chapter also calls for multimodal elements on urban streets connecting Konterra Town Center to the Muirkirk MARC station.	Infrastructure Elements Chapter, Transportation, Roadways, Policy 1 and 2 Infrastructure Elements Chapter, Transportation, Transit, Policy 1 and 3 Development Patterns Element Chapter, Focus Area 2, Policy 1 Development Patterns Element Chapter, Konterra Town Center, Policy 6 Living Areas Chapter, Vansville, Policy: Repair and Maintain Roads, Policy, (New) Strategy Minor Amendment Numbers 43-48, 52, 54, 30, 23, 96	**Speaker 6** **Exhibit(s)**: 9 & 10 Mercy Ogutu	No Change	Concurred with Staff's recommendation	

II. D: Infrastructure Elements

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
		Investments in transit systems and pedestrian and bicycle infrastructure, beyond what is required for a project through the development review process, will be determined by the State and County. Decisions regarding transit routing, service levels, and performance measures are made through subsequent transportation planning, capital programming, and coordination with the appropriate operating agencies.					
D3	Support for additional transit services to and around Konterra, as well as bus improvements (such as additional express routes and BRT facilities) and service along Route 1 and MD 200 (Intercounty Connector). Additionally, would like to ensure that energy efficiency standards are not weakened by removing LEED standard references.	Acknowledged. Amended policies and strategies in the Infrastructure Elements Chapter, Roadways and Transit sections discuss bus transit and stops as well as multimodal facilities and amenities. This Minor Plan Amendment incorporates the facility recommendations of the 2025 *Go Prince George's Preliminary* Master Plan of Transportation and amends the 2009 Master Plan of Transportation. In the event that recommendations in the Master Plan of Transportation (MPOT) are subsequently modified and affect this Subregion, those recommendations will supersede those found within the Minor Plan Amendment. The minor plan amendment adds a strategy to Development Patterns Element Chapter, Focus Area 2, Policy 1 for shuttle bus service, as referenced in pervious development approvals, as a connection between the Town Center and MARC station. Additionally, the Strategies added under Development Patterns Element Chapter, Konterra Town Center, Policy 6 identify multiple connections and especially bicycle and pedestrian infrastructure to prioritize. Investments in transit systems and pedestrian and bicycle infrastructure, beyond what is required for a project through the development review process, will be determined by the State and County. Recommendations specific to LEED certification were replaced with the broader "modern green building techniques" to allow the use of other green building and energy efficiency rating systems.	Infrastructure Elements Chapter, Environmental Infrastructure, Policy 4 Infrastructure Elements Chapter, Transportation, Roadways Policy 2, Strategies Infrastructure Elements Chapter, Transportation, Transit Policies 1, 2, and 3 Minor Plan Amendment Numbers 39, 45, 52-54	**Speaker 11** Makayla Bowen-Longino	No Change	Concurred with Staff's recommendation	
D4	Support for extension of MD Route 201 (Kenilworth Avenue)	Acknowledged. As identified in Roadways Policy 1, MD 206 (Virginia Manor Road) exists along the proposed extension	Infrastructure Elements Chapter, Transportation Section, Background, Roadways No. 3:	**Exhibit(s):** 5 Jim Soltesz	No Change	Concurred with Staff's recommendation	

II. D: Infrastructure Elements

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
	north to Konterra Drive and I-95.	alignment (between MD 212 and MD 200) already connecting to Konterra Drive and subsequently I-95. Other currently unbuilt sections of the A-59 (MD 201 Kenilworth Avenue) extension fall outside the Minor Plan Amendment Study Area and are therefore outside the purview of this project.	Kenilworth Avenue Extended Infrastructure Elements Chapter, Transportation Section, Roadways Policy 1				
D5	The Historic Preservation Commission (HPC) expresses support for the added new strategy and requests to add explicit reference to the Ebenezer/Shaw Meeting House Site and Cemetery.	Acknowledged. The documented historic site language will be incorporated into the new strategy.	Infrastructure Elements Chapter, Parks and Recreation Section, Policy 5, (New) Strategy Minor Amendment Number 64	**Exhibit(s):** 19 Tom W. Gross, Historic Preservation Commission	**Revise new strategy:** Consider acquiring the County surplus property at 11731 Old Gunpowder Road, Beltsville, MD 20705 and 4207, 4209, 4211, 4213, and 4217 Ammendale Road, Beltsville, MD 20705 (Tax Account #s 0000463, 0016683, 0015610, 0017384, 0022863, 0040766) to expand parkland and open spaces, meet recreational demand, and protect natural and historic resources **including the Ebenezer/Shaw Meeting House Site and Cemetery (Documented Property 61-074)**.	Concurred with Staff's recommendation	
D6	Konterra Realty LLC requests removal of a new strategy that indicates parts of the Konterra and Muirkirk properties should be investigated for the possible identification of historic contaminants and to prioritize remediation.	This strategy was added after feedback received from the Prince George's County Health Department. Land records indicate possible historic contamination of parts of the Muirkirk and Konterra properties and remediation may be necessary prior to development.	Infrastructure Elements Chapter, Environmental Infrastructure Section, Policy 2, (New) Strategy Minor Amendment Number 38	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Item #10	No Change	Concurred with Staff's recommendation	
D7	Konterra Realty LLC would like to ensure that any future additional infrastructure does not become an obligation for previous approvals for Konterra Town Center East, and that required infrastructure for Konterra West and South will be determined at time of Preliminary Plan of Subdivision.	The amended strategy that outlines arterial roadways that fall within the minor plan amendment study area, has been updated to reflect necessary upgrades as currently identified in the 2025 *Go Prince George's Preliminary Plan*. This Minor Plan Amendment incorporates the facility recommendations of the 2025 *Go Prince George's Preliminary* Master Plan of Transportation and amends the 2009 Master Plan of Transportation. In the event that recommendations in the Master Plan of Transportation (MPOT) are subsequently modified and affect this Subregion, those recommendations will supersede those found within the Minor Plan Amendment. This strategy will be assessed at time of any future Preliminary Plan of Subdivision. Further, strategies under policies 3 and 5 of the Infrastructure Elements chapter, Transportation section, Bicycle, Pedestrian, and Equestrian Facilities subsection of	Infrastructure Elements Chapter, Roadways Section, Policy 1 Minor Amendment Number 44	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Item #11	No Change	Concurred with Staff's recommendation	

II. D: Infrastructure Elements

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
		the 2010 Subregion 1 Master Plan recommend installing buffered bike lanes, such as barrier-separated facilities, and providing comprehensive pedestrian and bicycle facilities along US 1. Additionally, policy 7 under the Complete Streets section in the 2009 Master Plan of Transportation references the need for sidewalks and designated bike lanes throughout the Konterra development.					
D8	Konterra Realty LLC requests revision of MC-103 (Konterra Boulevard West) to remove recommendation for a barrier-separated bicycle facility.	The barrier-separated bicycle facility language was added to reflect the necessary upgrades as currently identified in Table 8 of the 2025 *Go Prince George's Preliminary Plan*. This Minor Plan Amendment incorporates the facility recommendations of the 2025 *Go Prince George's Preliminary* Master Plan of Transportation and amends the 2009 Master Plan of Transportation. In the event that recommendations in the Master Plan of Transportation (MPOT) are subsequently modified and affect this Subregion, those recommendations will supersede those found within the Minor Plan Amendment. Further, a strategy under policy 3 of the Infrastructure Elements chapter, Transportation section, Bicycle, Pedestrian, and Equestrian Facilities subsection of the 2010 Subregion 1 Master Plan recommends installing buffered bike lanes, such as barrier-separated facilities, as roads are improved throughout the Subregion.	Infrastructure Elements Chapter, Roadways Section, Policy 1 Minor Amendment Number 45	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Item #12	No Change	Concurred with Staff's recommendation	
D9	Konterra Realty LLC requests revision of UM-100 (Konterra Boulevard East), UM-102 (Fashion Place), UM-103 (MD 206/Virginia Manor Road/Konterra Drive), and UM-107 (Konterra Boulevard West) to remove recommendation for barrier-separated bicycle facilities.	The barrier-separated bicycle facility language was added to reflect the necessary upgrades as currently identified in Table 5 of the 2025 *Go Prince George's Preliminary Plan*. This Minor Plan Amendment incorporates the facility recommendations of the 2025 *Go Prince George's Preliminary* Master Plan of Transportation and amends the 2009 Master Plan of Transportation. In the event that recommendations in the Master Plan of Transportation (MPOT) are subsequently modified and affect this Subregion, those recommendations will supersede those found within the Minor Plan Amendment. Further, a strategy under policy 3 of the Infrastructure Elements chapter, Transportation section, Bicycle, Pedestrian, and Equestrian Facilities subsection of the 2010 Subregion 1 Master Plan recommends installing buffered bike lanes, such as barrier-separated facilities, as roads are improved throughout the Subregion.	Infrastructure Elements Chapter, Roadways Section, Policy 1, (New) Strategy Minor Amendment Number 46	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC – Items #13, 14, 15, 16	No Change	Concurred with Staff's recommendation	

II. D: Infrastructure Elements

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
D10	Konterra Realty LLC suggests adding clarification on the widths of the stream buffers to be 75 feet along the Konterra South property to a new strategy.	Per 24-4303, the minimum stream buffer outside of a Transit Oriented Center is 100 feet. The Konterra South property is not located within a Transit Oriented Center, therefore, the minimum stream buffer would be 100 feet, and wider stream buffers would be over 100 feet.	Infrastructure Elements Chapter, Parks and Recreation Section, Policy 5, (New) Strategy Minor Amendment Number 64	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC - Item #17	**Revise new strategy:** Provide wider stream buffers **(over 100 feet)** along the west side of the Konterra South property to protect the Indian Creek watershed.	Concurred with Staff's recommendation	

II. E: Economic Development, Urban Design, and Historic Preservation

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
Testimony							
E1	The Historic Preservation Commission (HPC) notes that no amendments are recommended to the existing Historic Preservation policies and strategies.	Acknowledged. No amendments to the historic preservation section of the existing 2010 Subregion 1 Master Plan are proposed, however the HPC provides informational statements and suggestions for staff to consider.	N/A	**Exhibit(s):** 19 Tom W. Gross, Historic Preservation Commission	No Change	Concurred with Staff's recommendation	
E2	The HPC notes that any new construction, additions, demolition, or substantial alterations within the Environmental Setting of the Muirkirk Furnace Historic Site (Historic Site 62-008) would require review and approval by the HPC through the Historic Area Work Permit process outlined in County Code Subtitle 29.	Acknowledged. Any required historic review processes will be determined at the time of potential changes to the Muirkirk Furnace Historic Site; therefore, a strategy does not need to be added at this time.	N/A	**Exhibit(s):** 19 Tom W. Gross, Historic Preservation Commission	No Change	Concurred with Staff's recommendation	
E3	The HPC notes that proposed zoning change ZC 3 affects property containing the Walker and Julia Black Property (Documented Property 60-020) and the Wardlaw House (Documented Property 60-025). Although neither structure is protected under Subtitle 29, a full Maryland Inventory of Historic Properties (MIHP) documentation of these properties, as well as	Acknowledged. Any required historic review processes will be determined at the time of potential changes to the Walker and Julia Black Property, Wardlaw House, and Tidler House properties; therefore, a strategy does not need to be added at this time.	Zoning Change ZC 3	**Exhibit(s):** 19 Tom W. Gross, Historic Preservation Commission	No Change	Concurred with Staff's recommendation	

II. E: Economic Development, Urban Design, and Historic Preservation

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
	the Tidler House located on the same block, should be required prior to any redevelopment of the property.						
E4	The HPC notes that proposed zoning change ZC 4 affects property containing the Spicknall Farm (Documented Property 60-026). Although the property is not protected under Subtitle 29, a full Maryland Inventory of Historic Properties (MIHP) documentation should be required prior to any redevelopment of the property.	Acknowledged. Any required historic review processes will be determined at the time of potential changes to the Spicknall Farm property; therefore, a strategy does not need to be added at this time.	Zoning Change ZC 4	**Exhibit(s):** 19 Tom W. Gross, Historic Preservation Commission	No Change	Concurred with Staff's recommendation	

II. F: Implementation

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
Testimony							
F1	Requests revising the Future Land Use designation of property owned by 12011 Old Gunpowder Road, LLC from Residential Low to Institutional to support redevelopment of the site as a place of worship. If future land use category modification is not possible, then requests to include goals and policies to support redevelopment of the site for a future institutional use of a place of worship. 12011 Old Gunpowder Road, LLC owned properties tax account #s: 0017269, 0017277, 0025486, 0047829, 0066050, 0066068, 0066076, 0066084, 0066092, 0066548, 0072819, & 3377009	Staff acknowledge the request to revise the Future Land Use (FLU) designation to Institutional in recognition of the property's intended redevelopment as a place of worship with related institutional uses. The FLU Map is intended to visually express the long-term land use vision for the Subregion. While places of worship and other institutional uses provide important community-serving functions, staff find that the proposed Residential Low FLU designation remains appropriate for this area as it reflects the broader development pattern envisioned by the Minor Plan Amendment and matches the proposed rezoning to RR. Further, an Institutional FLU Designation is not necessary to support a future place of worship, as these uses may be evaluated through the applicable development review processes, where permitted by the Zoning Ordinance. There is interest in expanding the existing institutional use on an adjacent parcel, and should this expansion come to fruition, the plan generally supports institutional use in this area. Staff recommend including a strategy under Policy: Preserve and Maintain Living Environment in the Beltsville sub-section of the Living Areas chapter to help strengthen support for a future institutional use in this area, should this expansion materialize.	Map 13 Living Areas, Beltsville, Policy: Preserve and Maintain Living Environment, (New) Strategy Minor Amendment Number 88	**Exhibit(s):** 3 & 20 Andrew Shelly (on behalf of Robert J. Antonetti, Jr.) representing 12011 Old Gunpowder Road, LLC & BAPS Beltsville, LLC	**Add new strategy: <u>Support the expansion of community-serving institutional uses on the former Spicknall Farm property north of Ammendale Road and east of Old Gunpowder Road, including as a place of worship. If redeveloped as a place of worship campus, it should include public benefits, such as recreation multiuse fields, playgrounds, and community garden space, for the surrounding community.</u>**	Concurred with Staff's recommendation	

II. G: Proposed Sectional Map Amendment

SMA Testimony

Staff recommend the following:

	Proposed SMA Zoning Change	Type of Request (Reclassify to New Zone / Retain Current / Agreement with Proposed Zone)	Speaker #/Exhibit #/Name	Address	Tax Account	Current Zone	Proposed Zone	Requested Zone	Staff Recommendation	Planning Board Action	District Council Action
G1	Zoning Changes 6 and 7	**Supports** proposed zone change of Ebenezer Church property and cemetery to the ROS zone and notes that this may have been the first integrated cemetery in the area.	**Speaker 9** Oscar Gregory	11731 Old Gunpowder Road/4207 Ammendale Road 4209, 4211, 4213, 4217 Ammendale Road	0040766, 0022863 (ZC 6) 0017384, 0015610, 0016683, 0000463 (ZC 7)	RSF-95 RR	ROS	N/A	No Change	Concurred with Staff's recommendation	
G2	Zoning Changes 1, 4, and 5	**Concerned** about how rezoning to IE in Konterra South would allow industrial development, including the potential for data centers, when the property was initially intended for housing. Also concerned about Spicknall Farm and BAPS Shri Swaminarayan Mandir temple rezonings impacting density and development patterns.	**Speaker 10** Darwin Romero	6401 Van Dusen Road 12011 Old Gunpowder Road 4320 Ammendale Road	0014357 (ZC1) 0066084, 0066092, 3377009 (ZC 4) 0062885 (ZC 5)	RR AG CGO	IE RR RR	N/A	No Change Although the IE zone is classified as nonresidential and highlights employment and light industrial uses, residential uses are permitted by right per Table 27-5101(d) in the Zoning Ordinance. Narrative in the North Beltsville section of the Living Areas Chapter (pages 123-124) of the 2010 Subregion 1 Master Plan envisioned the potential development of an institutional, industrial, or commercial "campus" on the Konterra South property due to its location with easy access to I-95 and MD 200 (the Intercounty Connector (ICC)). While the zoning remained residential, this language indicates that other development options were contemplated for the site since the 2010 master plan was approved.	Concurred with Staff's recommendation	
G3	Zoning Change 6	**Supports** proposed zone change to preserve the property containing Shaw's Meeting House Site and Cemetery (Documented Property 61-074) as open space.	**Exhibit(s):** 19 Tom W. Gross, Historic Preservation Commission	11731 Old Gunpowder Road/4207 Ammendale Road	0040766, 0022863 (ZC 6)	RSF-95	ROS	N/A	No Change	Concurred with Staff's recommendation	
G4	Zoning Change 4	**Supports** proposed zone change to support potential redevelopment of the site as a place of worship and remove conflicts that may arise from split-zoning.	**Exhibit(s):** 3 & 20 Andrew Shelly (on behalf of Robert J. Antonetti, Jr.)	12011 Old Gunpowder Road	0066084, 0066092, 3377009 (ZC 4)	AG	RR	N/A	No Change	Concurred with Staff's recommendation	
G5	Zoning Change 1	**Supports** proposed zone change to IE for the Konterra South Property to support employment opportunities such as logistics and distribution uses.	**Exhibit(s):** 21 Jonathan Martin, Konterra Associates, LLC	6401 Van Dusen Road	0014357 (ZC 1)	RR	IE	N/A	No Change	Concurred with Staff's recommendation	

II. G: Proposed Sectional Map Amendment

	Proposed SMA Zoning Change	Type of Request (Reclassify to New Zone / Retain Current / Agreement with Proposed Zone)	Speaker #/Exhibit #/Name	Address	Tax Account	Current Zone	Proposed Zone	Requested Zone	Staff Recommendation	Planning Board Action	District Council Action
G6	New	**Requests** rezoning part of the Kenilworth Avenue Extended right-of-way from LCD to an industrial zone as space is needed for a contractor's yard at 0 Ammendale Road (Tax Account #0000794) to support PCM Services, Inc. existing operations.	**Speaker 3** **Exhibit(s):** 8 & 17 John J. Ferrante and Marilyn Taylor (on behalf of Russell W. Shipley) representing PCM Services, Inc.	0 Ammendale Road	0000794	LCD	N/A	IE or IH	No Change – Outside the Minor Plan Amendment Boundary The identified property is currently located outside the minor amendment study area boundary. A new initiation resolution and another Joint Public Hearing would be required if any boundary expansions were considered at this point. It is therefore not possible to consider this request.	Concurred with Staff's recommendation	
G7	New	**Requests** rezoning part of the Kenilworth Avenue Extended right-of-way from LCD to an industrial zone as spaces is needed for a contractor's yard at 0 Ammendale Road (Tax Account #0000794) to support PCM Services, Inc. existing operations.	**Speaker 4** J.B. Deerin founder/owner of PCM Services, Inc.	0 Ammendale Road	0000794	LCD	N/A	IE or IH	No Change – Outside the Minor Plan Amendment Boundary The identified property is currently located outside the minor amendment study area boundary. A new initiation resolution and another Joint Public Hearing would be required if any boundary expansions were considered at this point. It is therefore not possible to consider this request.	Concurred with Staff's recommendation	

II. H: Testimony Outside the Scope of the Draft Minor Plan Amendment and/or Proposed SMA

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
H1	Request to revise the definition of the "Neighborhood Mixed-Use" future land use category to include office uses. Request to change the designated future land use category for the Centerpark Office Park, an office complex with office buildings, hotel, and theater, from "Commercial" to "Neighborhood Mixed-Use".	The updated Future Land Use categories in Table I come from 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) as applied Countywide. This minor plan amendment brings the Subregion 1 recommendations in alignment with Plan 2035 and therefore cannot change the descriptions. The identified property is currently located outside the minor amendment study area boundary. A new initiation resolution and another Joint Public Hearing would be required if any boundary expansions were considered at this point. It is therefore not possible to consider this request.	Table I	**Exhibit(s):** 18 Thomas Haller	No Change	Concurred with Staff's recommendation	
H2	Requests to speak at the public hearing for the Subregion 5 Minor Plan Amendment project on June 9, 2026.	Acknowledged. Outside the plan area.	N/A	**Exhibit(s):** 11 Edward C. Gibbs	No Change	Concurred with Staff's recommendation	
H3	Opposes additional residential density outside of designated areas and requests additional road and transportation infrastructure analysis for the Subregion 5 Minor Plan Amendment.	Acknowledged. Outside the plan area.	N/A	**Exhibit(s):** 12 Tamara Davis Brown	No Change	Concurred with Staff's recommendation	
H4	Concerned regarding the State of Maryland's and Prince George's County's fiscal condition, bond ratings, property tax assessments, SDAT	Acknowledged. The purpose of the Minor Plan Amendment is to establish a long-range policy framework for land use, transportation, environmental stewardship, economic development, and implementation within the identified Subregion 1 study area. Fiscal policy, bond ratings, property tax administration, and state assessment practices are governed through separate	N/A	**Speaker 7** Dean Loren	No Change	Concurred with Staff's recommendation	

II. H: Testimony Outside the Scope of the Draft Minor Plan Amendment and/or Proposed SMA

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
	administration, insufficient tax base, and the financial feasibility of future development.	legislative, administrative, and financial processes and are not addressed through the master planning process.					

III. I: Late Testimony

Should the Planning Board determine to allow the referenced additional testimony (T-1) into the record pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, staff provide the following analysis and recommendations:

Issue No.	Summary of Issue	Staff Response	Plan/SMA Cross-References	Speaker #/Exhibit #/Name	Staff Recommendations	Planning Board Action	District Council Action
Infrastructure Elements							
I1	The Department of Parks and Recreation requests removal of the future school site designation from the recently dedicated Fairland Park addition (Tax Account #5739054) noting environmental constraints and space needed to meet growing recreational demand.	The background of the Parks and Recreation section already notes that land constraints and the potential for expansion of recreation facilities at the Fairland Regional Park presents challenges to locating a school on the dedicated Fairland Park addition parcel. The Prince George's County Department of Parks and Recreation would need to coordinate with Prince George's County Public Schools (PGCPS) during future and ongoing planning processes, such as the Fairland Regional Park master plan and Educational Facilities Master Plan (EFMP), to identify an alternate location for a school if determined necessary.	Infrastructure Elements Chapter, Parks & Recreation Background Infrastructure Elements Chapter, Parks & Recreation, Policy 2 Infrastructure Elements Chapter, Transportation, Roadways, Policy 1 Living Areas, North Beltsville, History, Commercial/ Industrial Minor Amendment Numbers 45 and 62	**Exhibit(s):** T-1 Sonja Ewing, Prince George's County Parks & Recreation Department, Maryland-National Capital Park and Planning Commission	**Infrastructure Elements Chapter, Parks & Recreation, Policy 2 Add new strategy**: **The Department of Parks and Recreation and Prince George's County Public Schools should coordinate during the Fairland Regional Park master planning process and/or annual Educational Facility Master Plan (EFMP) process to assess feasibility of locating both a park/recreation facilities and K-8th school on Fairland Regional Park addition parcel. This coordination process should include assessing feasibility of a land swap or alternative location if land and space constraints present challenges.** **Infrastructure Elements Chapter, Transportation, Roadways, Policy 1 Revise strategy**: A roundabout or a signal (when warranted) at Greencastle Road. An entrance to the proposed Konterra park**[~~/school site~~]** would potentially become a fourth leg of this intersection. **Revise North Beltsville Commercial/Industrial Background:** South of the ICC and Konterra Town Center East, the Plan retains the existing R-R zoning for the approximately 301 acres that is part of the larger 2,200 acre Konterra holdings. Various portions of the property are designated as options for potential future parkland **[~~and/or school~~]** site dedication or acquisition… As noted, this area has been considered as a potential option for parkland **[~~and/or school~~]** site dedication or acquisition. In particular, such site or sites should be near Ammendale Road to be accessible to the surrounding Beltsville community.	Concurred with Staff's recommendation	
Sectional Map Amendment							
I2	The Department of Parks and Recreation supports zoning change ZC 8 to rezone M-NCPPC owned property from RR (Rural, Residential) to ROS (Reserved Open Space) to preserve the property as open space.	Acknowledged.	Zoning Change ZC8	**Exhibit(s):** T-1 Sonja Ewing, Prince George's County Parks & Recreation Department, Maryland-National Capital Park and Planning Commission	No Change	Concurred with Staff's recommendation	

IV. List of Speakers

Verbal Testimony #	Speaker Signup #	Name	Title	On Behalf Of
V1	1.	Mary Cook		
V2	2.	Virginia Melissa Holland (absent)		
V3	3.	Russell W. Shipley		
V4	4.	J.B. Deerin	PCM Services, Inc.	
V5	5.	Rollin Bell (absent)	PCM Services, Inc.	
V6	6.	Mercy Ogutu		
V7	7.	Dean Loren		
V8	8.	Chris Hatcher		
V9	9.	Oscar Gregory		
V10	10.	Darwin Romero		
V11	11.	Makayla Bowen-Longino		

V. List of Exhibits

Exhibit No.	Item Description	Received From	Date
	June 8, 2026 - Joint Public Hearing		
1	Resolution of Initiation (CR-027-2026) and Proposed Minor Plan Amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*	M-NCPPC	04/14/2026
2	Proposed Subregion 1 Minor Plan Amendment Sectional Map Amendment	M-NCPPC	04/22/2026
3	Email with business and individual ethics affidavits on behalf of BAPS Beltsville, LLC and requesting zoning intensification for certain properties on Ammendale Road and Old Gunpowder Road in Beltsville	Andrew T. Shelly, Shipley & Horne, P.A., (for BAPS Beltsville, LLC)	05/07/2026
4	Errata Sheet	M-NCPPC	05/22/2026
5	Email with a letter in support for extension of Route 201 (Kenilworth Avenue) to Konterra Drive.	Jim Soltesz (Soltesz)	05/29/2026
6	2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*	M-NCPPC	6/1/2010
7	Email with a neutral comment from MDOT Office of Real Estate and Economic Development recommending revisions to Policy 3.	Alex Walinskas, Maryland Department of Transportation	06/05/2026
8	Email with letter requesting to Include & Rezone 5.83-Acre, Ammendale Normal Institute Property, (Parcel 198, Tax Account No. 0000794)	Russell Shipley, Shipley & Horne, P.A., for PCM Services, Inc.(submitted by John J. Ferrante)	06/05/2026
9	E-comment supporting updating the plan but urges stronger transportation and mobility for Konterra Town Center.	Mercy Ogutu	06/05/2026
10	Email with letter supporting the update to the Subregion 1 Master Plan to reflect current development trends and economic opportunities but urging stronger transportation and mobility components of this amendment, particularly for Konterra Town Center.	Mercy Ogutu	06/05/2026
11	E-comment requests to speak at the public hearing on June 9, 2026.	Edward C. Gibbs	06/08/2026
~~12~~	~~E-comment opposes the Subregion 5 Minor Amendment, with requests, comments, and suggestions.~~	~~Tamara Davis Brown~~	~~06/09/2026~~
13	Email opposes any zoning amendments that would permit the construction and operation of data centers in the zone.	Terra Vinson	06/09/2026
14	Email opposes any amendments to the zoning plan that would permit data centers to be constructed and operated in the zone.	Edward E. Paden, Jr.	06/09/2026
15	Email opposes any amendments that would permit the construction and operation of data centers in the zone.	Jessica Croom	06/10/2026
16	Email opposes any amendments to the zoning plan that would permit data centers to be constructed and operated in the zone.	Chess S.	06/11/2026
17	Email with letter regarding request to Include & rezone 5.83-acre Ammendale Normal Institute Property, (Parcel 198, Tax Account No. 0000794)	Russell W. Shipley, Shipley & Horne, P.A., (for Ammendale Normal Institute Property) (submitted by Marilyn Taylor)	06/11/2026
18	Email with letter requesting revisions to Minor Amendment 99 related to modification of the future land use map to designate the properties owned by Centerpark as “neighborhood mixed-use” rather than “commercial”.	Thomas H. Haller, Gibbs and Haller (for Centerpark Three LLC and Centerpark Theatre LLC)	06/17/2026
19	Email with letter with the Historic Preservation Commission's comments and recommendations for the joint public hearing record.	Tom W. Gross, Prince George's County Historic Preservation Commission	06/23/2026
20	Email with letter in support of the proposed sectional map amendment and requests alternative future land use within the Subregion 1 Minor Plan Amendment (Property of 12011 Old Gunpowder Road, LLC).	Robert J. Antonetti, Jr., Shipley & Horne, P.A., (for 12011 Old Gunpowder Road, LLC the “Property Owner” & BAPS Beltsville, LLC) (submitted by Andrew Shelly)	06/23/2026
21	Email with letter supporting rezoning of the Konterra South Property to the IE Zone and requesting amendments.	Jonathan Martin, CLHatcher, LLC (for Konterra Associates LLC)	06/23/2026
	Items Received After the Close of the Record		
T-1	Email with formal testimony from the Prince George's County Department of Parks and Recreation, requesting relocation of the school site from the Fairland Park addition and supporting the rezoning of the subject parcel from RR to ROS.	Sonja Ewing, Division Chief, Park Planning and Environmental Stewardship Division, Department of Parks and Recreation (submitted by Shubha Punase)	06/24/2026