

# BOWIE-MITCHELLVILLE & VICINITY SECTIONAL MAP AMENDMENT

Rezoning Request Packet

Prince George's County

July/August 2022

# Bowie-Mitchellville & Vicinity Sectional Map Amendment Rezoning Request Packet

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# Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) Rezoning Request Packet

The Bowie-Mitchellville and Vicinity Sectional Map Amendment (SMA) is the second phase of the 2022 [Approved Bowie-Mitchellville and Vicinity Master Plan](#), approved on March 8, 2022, that will apply the recommended zones specified in the Comprehensive Zoning Chapter of the master plan to properties in the plan area. This SMA covers the northeastern portion of Prince George's County, approximately 59 square miles, including planning areas 71A (Bowie and Vicinity), 71B (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and Vicinity) in their entirety. The SMA will apply the new zoning regulations to select properties in the plan area based on the recommendations of the approved master plan.

Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, this request form is provided to allow any property owner or property owner's agent to request that a zone be considered for their property/properties during the preparation of the SMA. Requests must be emailed to Prince George's County Planning Department at [bvmp@ppd.mncppc.org](mailto:bvmp@ppd.mncppc.org) or mailed to M-NCPPC, Prince George's County Planning Department, ATTN: Thomas Lester, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772, within thirty (30) days of initiation of the SMA. Initiation occurred on July 12, 2022, therefore requests received by e-mail, or postmarked, after 11:59 p.m. on August 11, 2022, will not be considered.

Property owners or property owner's agents may request any specific zone contained in the Zoning Ordinance, yet the County Council is prohibited from rezoning properties to certain zones through the Sectional Map Amendment process such as Planned Development Zones and Overlay Zones. **Zones included in the former Zoning Ordinance, also known as Subtitle 27 of the Prince George's County Code (2015 Ed., 2017 Supp.), may not be requested.**

## Affidavit and Ex Parte Requirement

With this rezoning request form, where your intent is to request or support intensifying the zone classification of your property, it must be accompanied by a completed affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. As required by law, the completed affidavit must be received by the Clerk of the Council at least thirty (30) days prior to the joint public hearing on the SMA. **Failure to file an affidavit may prohibit consideration of this rezoning request by the District Council.**

Additionally, communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). **An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received.**

Affidavit and Ex Parte forms are included in this packet and are also available on the Maryland State Ethics Commission's website: <https://ethics.maryland.gov/local-government/forms/>. Questions concerning affidavit or Ex Parte requirements should be directed to the Clerk of the Council at 301-952-3600.

Completed Affidavit and Ex Parte forms must be delivered in person or mailed to the Clerk of the County Council (Wayne K. Curry Administration Building, 1301 McCormick Drive, 2nd Floor, Largo, Maryland 20774). Forms can also be emailed to [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178. Failure to file an affidavit may prohibit consideration of an intensification of zoning by the District Council.

# Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) Rezoning Request Form

## Property Owner Information

Property Owner(s)*	Beverly R. Hall- Keller	Mailing Address Including City, State, and ZIP Code*	1810 Mitchellville Rd. Bowie, Md 20716
Email Address*	Littlefox555@yahoo.com	Telephone*	301-343-5523
Is the property owner(s) an individual or a business entity?			
Property Owner's Agent		Agent's Mailing Address Including City, State, and ZIP Code	
Email Address		Telephone	

## Property Information

Property Address or location*	1810 Mitchellville Rd. 1814 Mitchellville Rd. Bowie, MD 20716	Tax Account Number(s)*	07-0732743 07-0800102
Legal Description (Subdivision/Plat)*		Tax Map/Grid*	63/D3 and 63/D4
Councilmanic District	04	Lot/Block/Parcel*	79 and 93
Other Pertinent Information			

## Property Zoning Information

Current Zone* <i>per the existing zoning Map</i>	R-R (Rual Residential)	Zone Requested*	CGO —
Current Uses*	<p>The applicant is requesting approval of a rezoning of the subject properties from RR (Rual Residential) Zone to CGO Zone to permit the use of commercial related uses.</p> <p>There is a residence at 1810 Mitchellville Rd. Bowie, MD 20716</p>		

\*Required

Provide a statement describing how the proposed zoning change complies with the [Plan Prince George's 2035 Approved General Plan \(Plan 2035\)](#) and the [2022 Approved Bowie-Mitchellville and Vicinity Master Plan](#) (provide here or via separate attachment to this form)\*:

According to the County's zoning map, these adjoining properties – 1810 Mitchellville Road and 1814 Mitchellville Road are currently zoned R-R (Residential - Rural) and are proposed to be rezoned to RR (Residential, Rural) through the adoption of the proposed Countywide Map Amendment. These subject sites are located within the approved 2006 Approved Master Plan of Bowie and Vicinity and Councilmanic District 4. The application is requesting approval of rezoning of the subject properties from the R-R Zone to the CGO Zone to permit commercial, general, and office uses of the properties.

The combined subject properties stretch approximately 240 yards directly behind 1800 Mitchellville Road, Bowie, MD 20716 and 1808 Crain Highway, Bowie, MD 20716 from Mitchellville Road. In the northwest quadrant intersection of Mitchellville Road and Crain Highway is a CVS Drugstore and a carwash located in the C-M Zone along Crain Highway. Approximately 150 yards south of the subject properties is the current development of 187 townhouses that includes 20,000 SF of commercial development that is located in the M-X-T Zone. Thousands of vehicles head south bound past the subject properties each day.

The applicant is requesting that the District Council recognize the commercial uses to the north and south of the subject properties located along Crain Highway.

The applicant is requesting approval of a rezoning of the subject properties from R-R (Rural Residential) Zone to CGO Zone to permit the use of commercial related uses. The State Ethics Affidavit has been filed with the County Clerk.

Thank you for your consideration.

DocuSigned by:  
  
Signature Beverly R. Hall-Keller Name Beverly R Hall-Keller  
Signature of the Person Submitting this Form Name of the Person Submitting this Form (print)

Date of Signature Aug 10 2022  
MM DD YY

\*Required

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

This Form Is To Be Filed With:  
 CLERK OF THE COUNTY COUNCIL  
 WAYNE K. CURRY ADMIN. BUILDING  
 2ND FLOOR  
 LARGO, MARYLAND 20774  
 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 entity<sup>1</sup>, 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 <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.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 , 1814 Mitchellville rd. Bowie, MD 20716

Identity of the Property/  
 Subject of Application Same as above Type of Application Rezone  
 (see §5-833(d))

<sup>1</sup>Section 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 X 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 X 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:

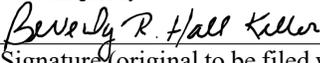
<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

- 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 X 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.

DocuSigned by:  
  
 Signature (original to be filed with the Clerk)

AUG 10, 2022  
 Date

Beverly R. Hall-Keller  
 Printed Name of Signer

\_\_\_\_\_  
 Title of Signer (if applicable)

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

This Form Is To Be Filed With:  
CLERK OF THE COUNTY COUNCIL  
WAYNE K. CURRY ADMIN. BUILDING  
2ND FLOOR  
LARGO, MARYLAND 20774  
301-952-3600

**Agent Affidavit**  
**(Form PG 3)**

General Information

The Prince George's land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires agents involved in applications filed with the District Council to submit this affidavit. This includes the following: any individual, sole proprietorship, corporation, partnership or joint venture hired by an applicant for purposes relating to land that is subject to the application and who is an accountant, attorney, architect, engineer, land use or economic consultant, real estate agent or broker, or traffic consultant or engineer. In addition to those listed above, "agent" includes the following:

- for a corporation, officers, directors and majority stockholders that are regularly engaged in substantive land development activities in Prince George's County;
- for a partnership, any partner regularly engaged in substantive land development activities in Prince George's County; and
- for a joint venture, principal members regularly engaged in land development activities in Prince George's County.

Agents are not required to file negative affidavits. In accordance with § 5-835(d) of the Public Ethics Law, individuals or entities listed above are required to file affidavits if they meet the following criteria:

- the individual or entity has acted on behalf of the applicant with regard to the specific application, and has made or solicited a payment/contribution as disclosed below, or
- the individual or entity made a payment/contribution by prearrangement or in coordination with one or more applicants before becoming an agent, or
- the individual or entity made a payment/contribution before becoming an agent and acted as agent as to any other application during the 36-month period before the filing of the application.

In completing this form you should review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out the District Council disqualification requirements, and specify the ex parte disclosure requirements. Agents should pay close attention to the sections of the Law that define agents, restrict contributions, and determine what must be disclosed. You may direct questions about the affidavit or other requirements of the Public Ethics Law to the State Ethics Commission by phone, 410-260-7770, or in writing to 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 <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

Timing of Filing

You must file a signed original of this affidavit with the Clerk of the County Council as expeditiously as possible after you become an agent required to file. When possible, you should file your agent affidavit with the application or 30 days prior to Council's consideration of an application, but, in any event, you must file it prior to Council's consideration. In accordance with § 5-835(a) of the Public Ethics Law, an agent may not make a payment/contribution to a member during the pendency of the application.

Identifying Information

Name of Agent \_\_\_\_\_

Address of Agent \_\_\_\_\_

Identity of Property/  
Subject of Application \_\_\_\_\_

Identity of Client or Employer \_\_\_\_\_ Case No. (where applicable) \_\_\_\_\_

1. Agent Payment/Contribution to Member Information

A payment/contribution was made to a candidate or to 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 to the member or members on the date or dates listed below:

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

If the transfer was through PAC, identify the PAC and the date of the transfer to the candidate of continuing committee:

\_\_\_\_\_  
\_\_\_\_\_

2. Solicited Payment/Contribution Information

An individual or business entity was solicited to make a payment/contribution to a treasurer or continuing political committee during the 36 months prior to the application or during the pendency of the application as listed below:

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

3. 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.

\_\_\_\_\_  
Signature (original to be filed with the Clerk)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Signer

\_\_\_\_\_  
Title of Signer (if applicable)

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

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2ND FLOOR  
LARGO, MARYLAND 20774  
301-952-3600

**Business Entity<sup>1</sup> Affidavit**  
**(Form PG 2)**

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 this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George’s County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual 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, 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 <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf> that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

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 must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to 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.

**PART A. Business Entity Applicant**

Identifying Information

Name of Applicant \_\_\_\_\_ Case No. (where applicable)\_\_\_\_\_

Address of Applicant \_\_\_\_\_

Identity of the Property/  
Subject of Application \_\_\_\_\_ Type of Application \_\_\_\_\_  
(see § 5-833(d))

<sup>1</sup>Section 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 was filed or during the pendency of the application?  Yes  No

If the answer to #1 above 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 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 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>
_____	_____	_____
_____	_____	_____
_____	_____	_____

**PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)**

**\*Note: For a corporation’s application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

- 1.  All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 2.  Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

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.

\_\_\_\_\_  
Signature (original to be filed with the Clerk)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Signer

\_\_\_\_\_  
Title of Signer (Authorized to sign for the business entity)



**From:** [BEVERLY KELLER](#)  
**To:** [PPD-BVMP](#)  
**Subject:** Property Rezoning Request  
**Date:** Wednesday, August 10, 2022 10:28:05 AM  
**Attachments:** [20220712-New-Zone-Request-Form.pdf](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Please see attached application and affidavit.

[Sent from Yahoo Mail on Android](#)