

GIBBS and HALLER
ATTORNEYS AT LAW
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774
(301)306-0033
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EDWARD C. GIBBS, JR.
THOMAS H. HALLER

JUSTIN S. KORENBLATT

August 10, 2022

M-NCPPC,
Prince George's County Planning Department
ATTN: Thomas Lester
County Administration Building,
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Bowie-Mitchellville & Vicinity Sectional Map Amendment

Dear Mr. Lester:

Please accept for filing as part of the Bowie-Mitchellville & Vicinity Sectional Map Amendment a Rezoning Request form on behalf of PRH Bowie, LLC, the owner of Toyota of Bowie and Kia of Bowie car dealerships. Please let me know if you have any questions.

Very truly yours,

Gibbs and Haller



Thomas H. Haller

Enclosures

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

Property Owner Information

Property Owner(s)*	PRH Bowie LLC	Mailing Address Including City, State, and ZIP Code*	6700 Governor's Bridge Road Bowie, MD 20716
Email Address*	autorap1@aol.com	Telephone*	703-409-4500
Is the property owner(s) an individual or a business entity?			
Property Owner's Agent	Thomas H. Haller	Agent's Mailing Address Including City, State, and ZIP Code	1300 Caraway Court, Suite 102 Largo, MD 20774
Email Address	thaller@gjbbshaller.com	Telephone	301-306-0033

Property Information

Property Address or location*	16600, 16620 & 16700 Governor's Bridge Road Bowie, MD 20716	Tax Account Number(s)*	Lot 1 - 0801472 Lot 7 - 3319803 & 3319811
Legal Description (Subdivision/Plat)*	Rogers Subdivision; Lot 1, Plat Book VJ 156 Plat 93 Lot 7, VJ 190 Plat 14	Tax Map/Grid*	Tax Map 55/Grid E-1
Councilmanic District	4	Lot/Block/Parcel*	Lot 1 Lot 7
Other Pertinent Information	The property contains 18.04 acres and is located in the southeast quadrant of the intersection of NE Crain Highway (US Route 301) and Mill Branch Road		

Property Zoning Information

Current Zone* <i>per the existing zoning Map</i>	TAC-E	Zone Requested*	CS
Current Uses*	Car Dealership and Service Center - Toyota and Kia of Bowie		

*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)*:

The Property is an operating car dealership and is within an area containing other automobile-oriented and service uses. The Property is located in the TAC-e zone where automobile dealerships are not a permitted use. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan recommends that the zoning of the Property be changed from TAC-e to CS. The property owner supports the recommended zoning change and requests that the change be reflected in and implemented by the SMA. The change to the CS zone complies with the Master Plan as noted below:

The Property was rezoned from the C-M Zone to the TAC-e Zone by the CMA because at the time it was within the boundaries of the Bowie Local Town Center. The Adopted Master Plan amended the boundary of the Town Center. This amended boundary removed the Property from the Bowie Local Town Center. The boundary amendment is depicted on Map 22, page 61 of the Master Plan. In conjunction with this amendment, Land Use Policy 4.4 was revised as follows:


LU 4.4 Remove certain properties east of US 301 (Robert Crain Highway) south of US 50/US 301 (John Hanson Highway) from the Bowie Local Town Center and put into the Established Communities policy area, so that limited mixed-use redevelopment, and automobile-oriented and service uses can be located east of the freeway (see CZ 4.1, 4.2, and 4.3; Map 22. Bowie Local Town Center-Center Boundary Amendment; Map 25. Plan 2035 Growth Policy Map Amendments; and Appendix B. Plan 2035 and Functional Master Plan Amendments).

In accordance with LU 4.4, the Land Use Map (Map 16, P. 50) was updated to reflect commercial use for the Property.

Consistent with this Land Use modifications, Table 18, CZ 4.1, page 84 recommends the following zoning changes to be implemented with the Comprehensive Rezoning:

- 16600 Governors Bridge Road (Tax ID 0801472) from the TAC-E Zone to the CS Zone;
- 16620 Governors Bridge Road (Tax ID 3319803) from the TAC-E Zone to the CS Zone;
- 16700 Governors Bridge Road (Tax ID 3319811) from the TAC-E Zone to the CS Zone;

Based upon the above, the proposed CS Zone clearly complies with the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan and the owner of the property supports this change.

Signature  Name Thomas H. Haller
Signature of the Person Submitting this Form *Name of the Person Submitting this Form (print)*

Date of Signature 08 10 22
MM DD YY

*Required

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
WAYNE K. CURRY ADMIN. BUILDING
2ND FLOOR
LARGO, MARYLAND 20774
301-952-3600

Business Entity¹ 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 10301 Southard Drive, LLC Case No. (where applicable) N/A

Address of Applicant 16700 Governor's Bridge Road, Bowie, Maryland 20716

Identity of the Property/
Subject of Application Toyota & Kia of Bowie Type of Application Bowie SMA
16620 & 16700 Governor's Bridge Road (see § 5-833(d))
Bowie, Maryland 20716

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 was filed or during the pendency of the application? _____ Yes X 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 X 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)
Richard A. Patterson

Printed Name of Signer
Managing Member

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

8/18/22

Date

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

Business Entity¹ Affidavit

(Form PG 2)

General Information

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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 PRH Bowie, LLC Case No. (where applicable) N/A

Address of Applicant 16700 Governor's Bridge Road, Bowie, Maryland 20716

Identity of the Property/
Subject of Application Toyota & Kia of Bowie Type of Application Bowie SMA
16620 & 16700 Governor's Bridge Road (see § 5-833(d))
Bowie, Maryland 20716

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 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)

Richard A. Patterson

Printed Name of Signer

Managing Member

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

8/1/22

Date

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
WAYNE K. CURRY ADMIN. BUILDING
2ND FLOOR
LARGO, MARYLAND 20774
301-952-3600

Business Entity¹ Affidavit
(Form PG 2)

General Information

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PART A. Business Entity Applicant

Identifying Information

Name of Applicant Richard A. Patterson Revocable Trust Case No. (where applicable) N/A
Address of Applicant 16700 Governor's Bridge Road, Bowie, Maryland 20716
Identity of the Property/
Subject of Application Toyota & Kia of Bowie Type of Application Bowie SMA
16620 & 16700 Governor's Bridge Road (see § 5-833(d))
Bowie, Maryland 20716

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 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>
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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)

Richard A. Patterson

Printed Name of Signer
Trustee

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

8/8/22

Date

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
WAYNE K. CURRY ADMIN. BUILDING
2ND FLOOR
LARGO, MARYLAND 20774
301-952-3600

Business Entity¹ Affidavit

(Form PG 2)

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PART A. Business Entity Applicant

Identifying Information

Name of Applicant PRH Landover, LLC Case No. (where applicable) N/A

Address of Applicant 16700 Governor's Bridge Road, Bowie, Maryland 20716

Identity of the Property/
Subject of Application Toyota & Kia of Bowie Type of Application Bowie SMA

16620 & 16700 Governor's Bridge Road
Bowie, Maryland 20716

(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)

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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>
_____	_____
_____	_____
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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 X 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>
_____	_____	_____
_____	_____	_____
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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):

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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)
Richard A. Patterson

Printed Name of Signer
Managing Member

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

8/18/22

Date

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45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
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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

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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 Robert Hisaoka Case No. (where applicable) N/A
Address of Applicant 16700 Governor's Bridge Road, Bowie, Maryland 20716
Identity of the Property/
Subject of Application Toyota & Kia of Bowie Type of Application Bowie SMA
16620 & 16700 Governor's Bridge Road
Bowie, Maryland 20716 (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 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.

X Robert Hisaoka
Signature (original to be filed with the Clerk)

8/8/22
Date

Robert Hisaoka
Printed Name of Signer

Title of Signer (if applicable)

Lester, Thomas

From: Tom Haller <thaller@gibbshaller.com>
Sent: Wednesday, August 10, 2022 12:36 PM
To: PPD-BVMP
Subject: Rezoning Request Packet for Bowie-Mitchellville & Vicinity SMA
Attachments: PRH Bowie LLC Rezoning Request Packet.pdf

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

Attached is a Rezoning Request Packet for Bowie-Mitchellville & Vicinity SMA on behalf of PRH Bowie, LLC. Please confirm receipt of this filing.

Tom Haller



GIBBS AND HALLER

Thomas H. Haller
1300 Caraway Court, Suite 102
Largo, MD 20774
(301)306-0033