

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

Property Owner Information

Property Owner(s)*		Mailing Address Including City, State, and ZIP Code*	
Email Address*		Telephone*	
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*		Tax Account Number(s)*	
Legal Description (Subdivision/Plat)*		Tax Map/Grid*	
Councilmanic District		Lot/Block/Parcel*	
Other Pertinent Information			

Property Zoning Information

Current Zone* <i>per the existing zoning Map</i>		Zone Requested*	
Current Uses*			

*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)*:

Signature



Signature of the Person Submitting this Form

Name

*Name of the Person Submitting this Form
(print)*

Date of Signature

MM *DD* *YY*

*Required

Exhibit A

BOWIE-MITCHELLVILLE & VICINITY SECTIONAL MAP AMENDMENT (SMA) REZONING REQUEST FORM (Page 2.)

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:

On behalf of our client, NCBP Property LLC, Robert J. Antonetti, Jr. and Shipley & Horne, P.A. submits this statement in support of a request for rezoning through the *Bowie-Mitchellville and Vicinity Sectional Map Amendment* (“SMA”).

I. Property Overview & Requested Zone

NCBP Property LLC (the “Applicant”) is the owner of an approximately 444± acre site that is to be developed as an employment park known as the National Capital Business Park (the entirety of the site “NCBP”). The NCBP property is located north of Leeland Road and west of US 301. The property is proximate to major transportation routes and is currently classified in the LCD (428.85 +/- acres), IE (15 +/- acres), and AR (0.78 +/- acres) Zones. The types of uses proposed for the NCBP will include up to 5.5 million square feet of warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses. The majority of uses within the NCBP are anticipated to be warehouse/distribution uses.

NCBP Property LLC respectfully requests that the entire NCBP site be rezoned through the SMA to the **IH (Industrial Heavy) Zone** pursuant to the recommendations of the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* (the “2022 Master Plan”).

II. Prior Entitlement History

The NCBP has a significant entitlement/approval history which includes, but is not limited to, the following approvals:

Basic Plan Amendment A-9968-02

A-9968-02 for the NCBP was approved for the subject property by the District Council on April 12, 2021 (Zoning Ordinance No. 2-2021), to delete all previously approved residential uses on the property and replace them with uses (3.5 million square feet of employment and institutional uses) permitted on 442 +/- acres of the LCD Zone portion of the subject property.

Comprehensive Design Plan Amendment CDP-0505-01

On April 15, 2021, the Planning Board approved CDP-0505-01 (PGCPB Resolution No. 2021-50), amending the previously approved CDP with five conditions. The amendment removed previously approved residential uses and replaced them with 3.5 million square feet of employment and institutional uses, in accordance with A-9968-02.

Preliminary Plan of Subdivision 4-20032

An overall PPS 4-20032 for the NCBP was approved by the Planning Board at a public hearing on September 9, 2021. Said application included 36 parcels to support the development of up to 3.5 million square feet of warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses on the property.

Basic Plan Amendment A-9968-03

A-9968-03 for the NCBP was approved for the subject property by the District Council on May 16, 2022 (Zoning Ordinance No. 6-2022), approving 5.5 million square feet of employment and institutional uses permitted on 442 +/- acres of the LCD Zone portion of the subject property.

Comprehensive Design Plan Amendment CDP-0505-02

On May 19, 2022, the Planning Board approved CDP-0505-02 (PGCPB Resolution No. 2022-53), amending the previously approved CDP with seven conditions. The amendment approved 5.5 million square feet of employment and institutional uses, in accordance with A-9968-03. The remainder of the subject property, consisting of 2.33 acres in the LCD Zone (Parcel 36 – not included in A-9968-03), 15 acres in the IE Zone, and 0.78 acres in the AR Zone, was not included in this amendment.

Preliminary Plan of Subdivision 4-21056

An overall PPS 4-21056 for the NCBP was approved by the Planning Board via resolution PGCPB No. 2022-70 on June 9, 2022. Said application included 27 parcels to support the development of up to 5.5 million square feet of warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses on the property.

III. **Surrounding Properties**


The NCBP is a 444± acre site situated on undeveloped land located north of Leeland Road and west of US 301. The NCBP is partially bounded on the west by the Popes Creek Branch CSX Railroad tracks, vacant M-NCPPC park land to the north, Collington Center to the northeast, Leeland Road to the south, and the former Safeway Distribution Center to the southeast, (now the Target Distribution Center). To the east and west are streams and their associated tributaries. West of the site is the Collington Branch Stream Valley which is approximately 100' wide at its narrowest and provides

a natural buffer between the subject Property and the neighboring development. Also, along the western boundary of the Property is the Popes Creek Branch CSX Railroad tracks. The Oak Creek residential development is northwest of the intersection of Oak Grove Road and Church Road. East of the site, there is a stream valley, as well as an additional parcel that buffers the NCBP development from the Target Distribution Center. Southeast of the NCBP, and west of US 301 is the Beechtree residential development. It should be noted that both the Oak Creek and Beechtree developments are separated from the NCBP by significant woodland buffers and green area(s) that surround the proposed project.

IV. **Master (or Sector) and General Plan Recommendations**

Compliance with 2022 Master Plan

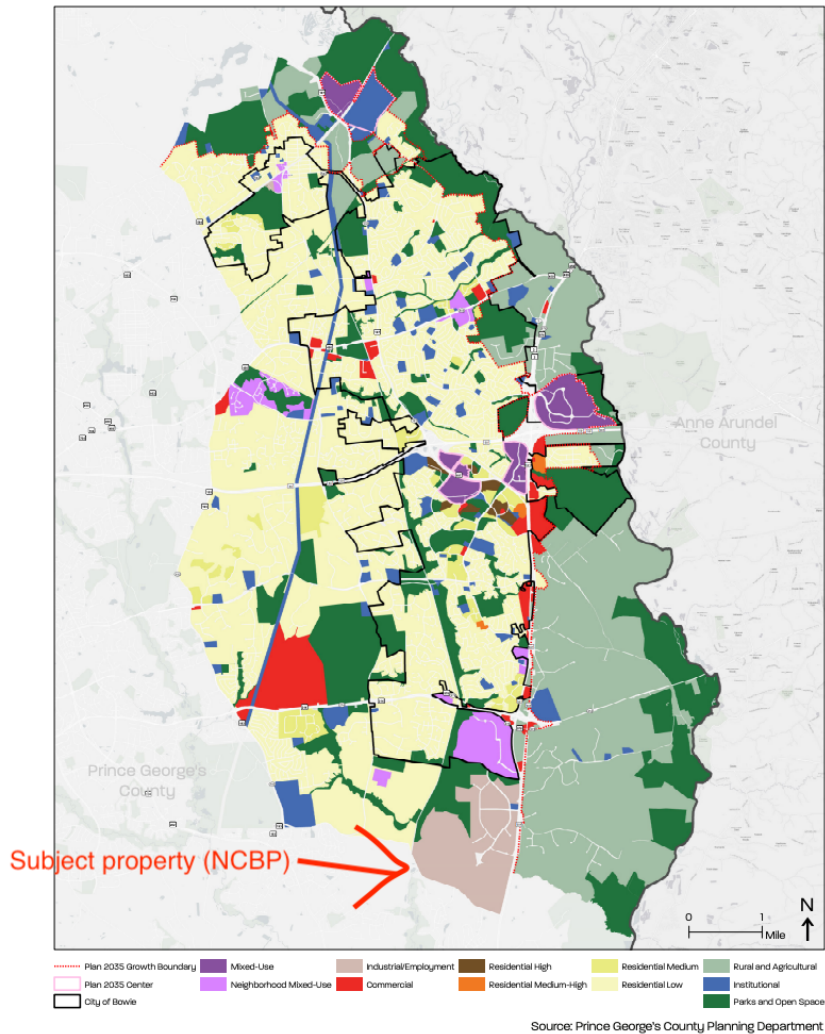
On March 8, 2022, the District Council approved the 2022 Master Plan pursuant to CR-18-2022. The adopted 2022 Master Plan recommends an “Industrial/Employment” classification for the Property which is defined as follows:

	Industrial/Employment	Manufacturing and industrial parks, warehouses, and distribution. May include other employment, such as office and services.	N/A
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(See 2022 Master Plan, p. 49)

Similarly, the approved “Future Land Use Map” in the 2022 Master Plan indicates that the Property be categorized in the “Industrial/Employment” designation.

Map 16. Future Land Use

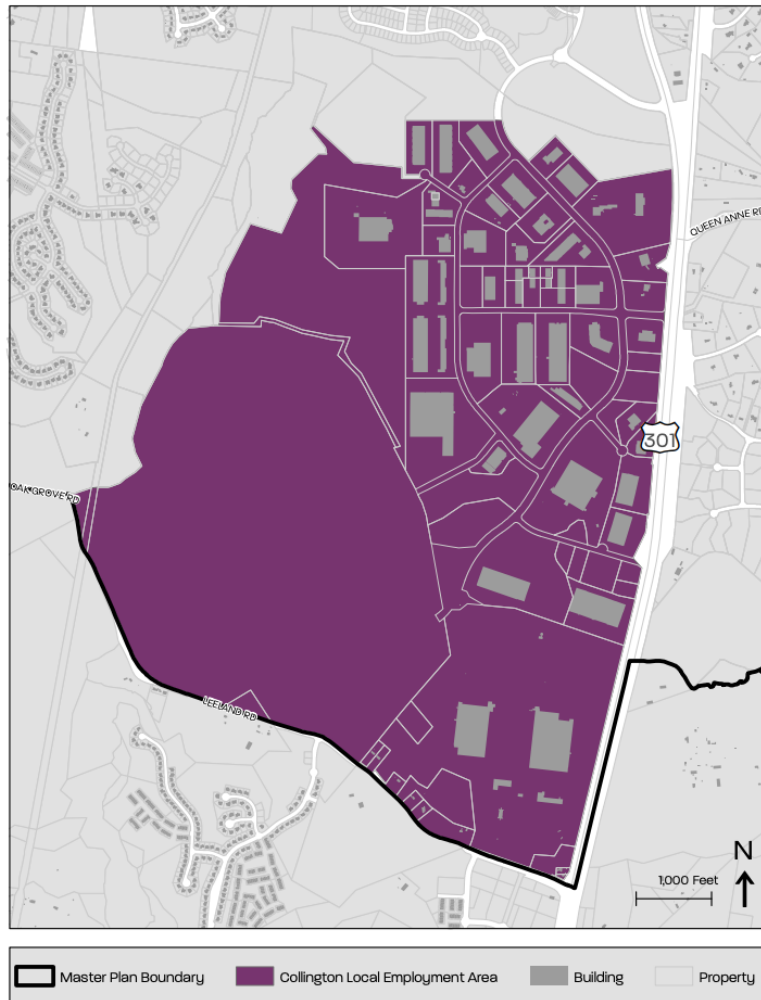


(See 2022 Master Plan, p.50).

This designation includes uses such as “Manufacturing and industrial parks, warehouses, and distribution.” These land use types are exactly the uses currently planned or are in development for the NCBP.

The Focus Areas & Corridors chapter of the 2022 Master Plan places the NCBP within the boundaries of the Collington Local Employment Area (See 2002 Master Plan, p. 40). This employment area has boundaries that includes the NCBP and the adjacent Collington Center (an existing employment/light-industrial park). The Collington Local Employment Center is intended to consist of “*primarily light-industrial land use, comprised mainly of warehouses and distribution centers, and not heavier industrial uses typically associated with increased community impacts.*” (See 2022 Master Plan, p. 50). The following Map 9 shows the limits of the Collington Local Employment Area that includes the entire NCBP site:

Map 9. Collington Local Employment Area Boundaries



Source: Prince George's County Planning Department

(See 2022 Master Plan, p.40).

Further, Policy LU 12 (see below) recommends (in part) that the land within the Collington Local Employment Center be transformed into “a regional transportation, logistics, and warehousing hub”.

COLLINGTON LOCAL EMPLOYMENT AREA

Policy LU 12

Transform Collington Local Employment Area into a regional transportation, logistics, and warehousing hub.

- LU 12.1 Construct office, transportation, warehousing, or logistics uses at 801 Prince George's Boulevard (Tax ID 0798561), 15900 Trade Zone Avenue (Tax ID 0799064), and 750 Prince George's Boulevard (Tax ID 0798538).

- LU 12.2 Work with property owners and leasing agents to relocate office and flex space tenants to other office/flex hubs in Prince George's County, including Melford and the BSU MARC Campus Center, creating opportunities to consolidate parcels and/or redevelop obsolete buildings into modern transportation, logistics, and warehousing centers.

(See 2022 Master Plan, p.72)

The above policy recommendations correlate to a comprehensive zoning policy in the approved 2022 Master Plan directing that the NCBP be rezoned to the IH Zone as part of the SMA. Specifically, Policy CZ 7 directs that the Property be reclassified to the IH Zone by stating the following:

COLLINGTON LOCAL EMPLOYMENT AREA

Policy CZ 7

Ensure the Collington Local Employment Area is classified under the best zoning to achieve the plan's goals.

CZ 7.1 Reclassify the properties at the Collington Local Employment Area to the Industrial, Heavy (IH) Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business. (See Table 24. CZ 7.1 Zoning Recommendations—Collington Local Employment Area Expansion and Map F-20. CZ 7.1 Zoning Recommendations—Collington Local Employment Area Expansion.)

(See 2022 Master Plan, p.87)

Additionally, Table 24 of the Comprehensive Zoning section of the 2022 Master Plans directs that all of the NCBP be rezoned to the IH Zone.

Based on the above policy recommendations in the 2022 Master Plan, the SMA should reclassify the entire NCBP site to the IH Zone.

Plan Prince George's 2035, (Approved General Plan)

The specific IH Zone recommendations in the 2022 Master Plan are also in substantial compliance with the relevant policies established in *Plan Prince George's 2035* ("2035 General Plan). Approval of the IH Zone will be consistent with the vision, policies, and strategies contained within the 2035 General Plan for "Employment Areas." These areas are defined in the 2035 General Plan as locations promoting the highest concentrations of economic activities. With regards to industrial uses, the 2035 General Plan Economic Prosperity Section, Policy 7 recognizes the need to support and cultivate industrial development and related jobs within the County. Specifically, Policy 7 states:

Policy 7 Maintain and promote the economically healthy industrial areas identified in the 2010 Prince George's County Industrial Land Needs and Employment Study.

(See 2035 General Plan, p. 135)

As mentioned above, the 2022 Master Plan placed the NCBP property within the "Collington Local Employment Area". This classification is a functional amendment to the 2035 General Plan's contemplated employment area designations for the County. The NCBP is also located within the growth boundary designated in the 2035 General Plan. The development of the NCBP as an IH zoned project will promote the addition of an economically healthy industrial area that focuses on the emerging distribution and E-Commerce sectors of the County's economy.

As stated herein, the NCBP concept is targeting the construction of up to 5.5 million square feet of new warehouse/distribution, office, light industrial/manufacturing, and/or institutional uses. Most uses within the NCBP are anticipated to be warehouse/distribution uses. New development in the NCBP will also have the potential for solar panels to be placed on the roofs of future warehouse/distribution buildings. This will provide opportunities for significant renewable energy creation. The benefits of the NCBP include, but are not limited to, the following:

- **Job Creation:** Preliminary estimates indicate that the NCBP will create upwards of 6,000 new jobs when fully built out. These job estimates do not include temporary jobs related to the construction and site development of the NCBP.
- **Tax Base Increase:** The NCBP, once fully developed and occupied, will likely have an aggregate assessed value (including land, improvements, and personal property) of over \$500,000,000.00. It is estimated that the project will generate approximately \$24,000,000.00 million in annual tax revenue.
- **Road Improvements to US 301:** Based on the analyses contained in commissioned a traffic impact study for the NCBP, it is anticipated that the proposed business park would result in the contribution of up to approximately 10 million dollars to the current US 301 CIP project (based on an assumption of up to 5.5 million square feet for the NCBP). It is anticipated at this time that the NCBP's US 301 CIP contribution will be utilized by the Applicant to construct a third northbound thru lane along US 301 from Leeland Road to the north of Trade Zone Avenue. The Applicant is also proffering the construction of a full-movement signal at the intersection of US 301 & Queens Court, subject to SHA approval. The construction of a signal at this location will help alleviate existing congestion at the intersection of US 301 and Trade Zone Avenue.

Given the significant potential benefits for current and future residents of the County it is highly appropriate for the SMA to place the entirety of the NCBP site into the IH Zone. Economic indicators signal that in the post COVID-19 marketplace, the demand for modern E-Commerce, light-manufacturing, and distribution uses will not be adequately met with the current standing stock of buildings and zoned land in Prince George's County. The ability of the NCBP to efficiently develop using the regulations and procedures of the IH Zone will be integral to the creation of a state-of-the-art employment/business campus that will deliver much needed jobs, tax base growth, and infrastructure improvements to the County at a time when it is needed most.

V. **CONCLSUION**

Based on the above reasons, NCBP Property LLC respectfully requests that the entire NCBP site be placed in the IH Zone as part of the *Bowie-Mitchellville and Vicinity Sectional Map Amendment*. It should be stated that all required State Ethics Affidavits will be timely filed with the Clerk of the Council within 30 days of the joint public hearing as required by state law. Thank you in advance for your consideration of this request.

Respectfully submitted,



Robert J. Antonetti, Jr.

LAW OFFICES
SHIPLEY & HORNE, P.A.

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Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
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Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

August 11, 2022

VIA ELECTRONIC MAIL

Thomas Lester, III, Planner Coordinator
Community Planning Division
Prince George's County Planning Department
14741 Governor Oden Bowie Dr.
Upper Marlboro, MD 20772

**RE: Bowie-Mitchellville & Vicinity Sectional Map Amendment Rezoning Request
NCBP Property LLC
(National Capital Business Park)**

Dear Mr. Lester:

Our firm represents the interests of NCBP Property LLC regarding its rezoning request as part of the 2022 Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) process. Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, please find the following enclosed documents for inclusion in the SMA record:

- Fully Executed SMA Rezoning Request Form
- Exhibit A – SMA Rezoning Request Statement of Justification
- State Ethics Affidavits

It should be noted that the above referenced documents and State Ethics Affidavits were also filed with the Clerk of the County Council's office.

Thank you in advance for your attention to this matter. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Robert J. Antonetti, Jr.

Encls.

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

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

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 <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.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 NCBP Pledge LLC Case No. (where applicable) 2022 Bowie-Mitchellville & Vicinity Sectional Map Amendment
Address of Applicant 5850 Waterloo Road, Suite 210, Columbia MD 21045
Identity of the Property/North side of Leeland Rd., approx. 3,178 feet west of US
Subject of Application Route 301. Property totaling approx. 442.3 acres type of Application Sectional Map Amendment
(See Attached Boundary Exhibit)

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>
N/A	

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

N/A	

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>
N/A		

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):
N/A - Applicant is a Limited Liability Company
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)
R. Colfax Schnorf, Jr.

7/27/2022

Date

Printed Name of Signer
Authorized Signatory for NCBP Pledge LLC (100% owner of NCBP Property LLC)
Title of Signer (Authorized to sign for the business entity)

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

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301-952-3600

Business Entity¹ Affidavit

(Form PG 2)

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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.

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(See Attached Boundary Exhibit)

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N/A	
_____	_____
_____	_____

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_____	_____

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N/A		
_____	_____	_____
_____	_____	_____

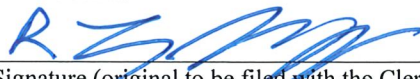
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1. All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers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

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Name of Applicant NCBP Pledge LLC Case No. (where applicable) 2022 Bowie-Mitchellville & Vicinity Sectional Map Amendment
Address of Applicant 5850 Waterloo Road, Suite 210, Columbia MD 21045
Identity of the Property/North side of Leeland Rd., approx. 3,178 feet west of US
Subject of Application Route 301. Part of Parcel 36 consisting of approx. 2.33 acres. Tax Account No. 5570123 Type of Application Sectional Map Amendment

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>
N/A	
_____	_____
_____	_____
_____	_____

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

N/A	_____
_____	_____

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>
N/A	_____	_____
_____	_____	_____
_____	_____	_____

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):
N/A - Applicant is a Limited Liability Company

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)

R. Colfax Schnorf, Jr.

Printed Name of Signer

Authorized Signatory for NCBP Pledge LLC (100% owner of NCBP Property LLC)

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

7/27/2022
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
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
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 <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.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 NCBP Property LLC Case No. (where applicable) 2022 Bowie-Mitchellville & Vicinity Sectional Map Amendment
Address of Applicant 5850 Waterloo Road, Suite 210, Columbia MD 21045
Identity of the Property/North side of Leeland Rd., approx. 3,178 feet west of
Subject of Application US Route 301. Part of Parcel 36 consisting of Type of Application Sectional Map Amendment
approx. 2.33 acres. Tax Account No. 5570123

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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>
N/A	
_____	_____
_____	_____
_____	_____

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N/A	_____
_____	_____

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

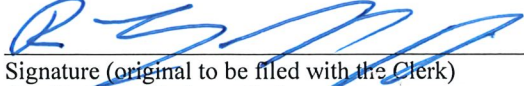
PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

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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)
R. Colfax Schnorf, Jr.

Printed Name of Signer

7/27/2022

Date

Authorized Signatory for NCBP Property LLC

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

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

TRANSMITTAL

VIA ELECTRONIC DELIVERY

DATE : August 10, 2022

TO: Mr. Thomas Lester, III, Planner Coordinator
Community Planning Division
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

CLIENT NO.: 14205.0001

CASE NAME : National Capital
Business Park

RE: 2022 Bowie-Mitchellville & Vicinity
Sectional Map Amendment

Reason for Sending: Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, please find the following enclosed documents for inclusion in the SMA record:

No. Copies	Drawing No.	Description
1	-	Fully Executed SMA Rezoning Request Form
1	-	Exhibit A – SMA Rezoning Request Statement of Justification
1	-	State Ethics Affidavits (4 total)
1	-	Boundary Exhibit (to accompany affidavits)
1	-	Letter to Mr. Thomas Lester, III

Sent Via: _____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,


John J. Ferrante
Senior Land Planner

Lester, Thomas

From: John Ferrante <jferrante@shpa.com>
Sent: Wednesday, August 10, 2022 12:16 PM
To: PPD-BVMP
Cc: Lester, Thomas; Robert Antonetti; Arthur Horne; Cole Schnorf; Gabrielle Green
Subject: National Capital Business Park (SMA Request) - 2022 Bowie-Mitchellville & Vicinity SMA
Attachments: Bowie MP Zoning Request Form-CompletedNCBP.v.3.pdf; EXHIBIT A- SMA Rezoning Request Statement.v.3.pdf; Parcel 36 - NCBP Pledge LLC- Signed Affidavit - 2022 Bowie -Mitchellville & Vicinity SMA (Myer's Property).pdf; Parcel 36 - Signed Affidavit - NCBP Property LLC - 2022 Bowie - Mitchellville & Vicinity SMA - (Myers Property).pdf; Boundary Exhibit - NCBP (To Accompany Affidavits).pdf; NCBP Pledge LLC - Signed Affidavit - 2022 Bowie -Mitchellville & Vicinity SMA.pdf; NCBP Property LLC - Signed Affidavit - 2022 Bowie -Mitchellville & Vicinity SMA.pdf; Transmittal - Thomas Lester - Community Planning Division - Rezoning Request (2022 Bowie SMA) - NCBP (002) - 8-10-2022.docx; Ltr to Mr. Thomas Lester (M-NCPPC) - NCBP - Submission of SMA Rezoning Request - 2022 Bowie SMA 08-10-2022 (v.2).docx

Importance: High

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

Mr. Lester/Community Planning Division,

Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, please find the following enclosed documents for inclusion in the 2022 Bowie-Mitchellville & Vicinity SMA record.

It should be noted that the attached State Ethics Affidavits have also been filed with the Clerk of the County Council's office.

Thank you in advance for your attention to this matter. Should you have any questions or comments, please do not hesitate to contact me.

A summary of the documents being submitted is provided below:

LAW OFFICES
SHIPLEY & HORNE, P.A.

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

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Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

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VIA ELECTRONIC DELIVERY
TO: Mr. Thomas Lester, III, Planner Coordinator
Community Planning Division
Prince George's County Planning Department
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Upper Marlboro, Maryland 20772

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CLIENT NO.: 14205.0001

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Business Park

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1	-	Boundary Exhibit (to accompany affidavits)
1	-	Letter to Mr. Thomas Lester, III

Sent Via: _____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,


John J. Ferrante
Senior Land Planner



John J. Ferrante

Senior Land Planner & Paralegal

The Law Offices of Shipley & Horne, P.A.

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