

GIBBS and HALLER
ATTORNEYS AT LAW
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774
(301)306-0033
FAX (301) 306-0037
www.gibbshaller.com

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 the Prince George's County Boys & Girls Club, Inc. related to the Sports Park located on Woodmore Road. Please let me know if you have any questions.

Very truly yours,

Gibbs and Haller



Thomas H. Haller

Enclosures

Property Owner Information

Property Owner(s)*	Prince George's Boys & Girls Club, Inc.	Mailing Address Including City, State, and ZIP Code*	7833 Walker Drive, Suite 430 Greenbelt, MD 20770
Email Address*	president@pgcbgc.com	Telephone*	301-693-6395

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@gibbshaller.com	Telephone	301-306-0033

Property Information

Property Address or location*	13308 Woodmore Road Bowie, MD 200721	Tax Account Number(s)*	07-5658802
Legal Description (Subdivision/Plat)*	N/A	Tax Map/Grid*	Tax Map 62/Grid C-1
Councilmanic District	6	Lot/Block/Parcel*	Parcel 74
Other Pertinent Information	The Subject Property is currently the site of the Prince George's County Boys & Girls Club Sports Park		

Property Zoning Information

Current Zone* <i>per the existing zoning Map</i>	ROS	Zone Requested*	AG
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Current Uses*	Three baseball fields, one football field, small storage buildings, parking lot and a house used for meetings and rest rooms.
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*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 owner of the property forming the subject matter of this request is the Prince George's County Boys & Girls Club, Inc ("Owner"). The owner is a non-stock, non-profit entity. The property which is the subject of this application consists of 40 acres of land which was conveyed to the Owner by deed dated October 11, 2019 and recorded among the Land Records of Prince George's County at Liber 342792 folio 310 (the "Property"). The Property is located on the north side of Woodmore Road and is more particularly described as part of Parcel 62, Tax Map 74.

The Property is part of a larger tract of land containing 83 acres that was conveyed to the Maryland-National Capital Park and Planning Commission ("M-NCPPC") in 1969. Since at least the mid 1970's, the property has been improved with athletic fields and operated as the Prince George's County Boys & Girls Club Sports Park. Although operated by the Owner, the Property was owned by the M-NCPPC until it was conveyed in 2019. Prior to the conveyance, the Property was zoned R-O-S, due to being owned by M-NCPPC. The Adopted and Approved Master Plan continues to show the Property as parkland when in fact it is under private ownership. As a result of the property being erroneously designated as parkland, it is proposed to remain in the ROS Zone.

The Owner is committed to continuing the operation of the Sport Park. Over time, the Owner desires to upgrade the Sports Park. Future improvements envisioned include the demolition of the existing house and the replacement of the house with a fully functional building that will provide the Owner with office space, a multipurpose room and a concession stand. In addition, future improvements include the construction of modern restrooms and a storage facility. Finally, there are desires to expand the function of the Sports Park by transitioning the existing grass football field to turf and constructing an indoor facility for basketball and other indoor activities. Since the ROS Zone is intended to facilitate the permanent maintenance of certain areas of the County, both publicly and privately owned, in an undeveloped state, the Zone is not appropriate for the Property because it is, and has been, developed and utilized for almost 50 year and is proposed to be further improved.

Based upon the above, the Owner is requesting that the Property be rezoned from the ROS Zone to the AG Zone, which is consistent with the existing use and is more appropriate given that use and the fact that the Property is not vacant and is not now in public ownership.

Signature



Signature of the Person Submitting this Form

Name

Thomas H. Haller

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

Date of Signature

08 11 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 Prince George's Boys & Girls Club, Inc. Case No. (where applicable) N/A

Address of Applicant 7833 Walker Drive, Suite 430, Greenbelt, MD 20770

Identity of the Property/ Tax Map 62, Parcel 74
Subject of Application 13308 Woodmore Road, Bowie, MD 20721 Type of Application SMA
(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 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>
_____	_____	_____
_____	_____	_____
_____	_____	_____

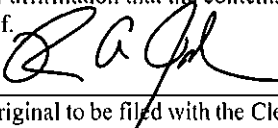
PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

*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. X 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):
The corporation is a non-stock, non-profit entity. There are no directors, officers or stockholders with a 5% or greater interest

2. X 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)
Rian A. Jackson

Printed Name of Signer
President

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

8/11/22

Date

Lester, Thomas

From: Tom Haller <thaller@gibbshaller.com>
Sent: Thursday, August 11, 2022 1:34 PM
To: PPD-BVMP
Subject: Rezoning Request Form; Prince George's County Boys & Girls Club
Attachments: Bowie SMA Rezoning Request PGCBGC.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Tom,

Attached is a rezoning request form for the Prince George's County Boys & Girls Club property located on Woodmore Road. Please let me know if you have any questions.

Tom



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1300 Caraway Court, Suite 102
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