



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, SEPTEMBER 19, 2022

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, September 19, 2022, in the Council Chambers at City Hall. Mayor Pro Tem Boafu called the meeting to order at 8:04 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Pro Tem Boafu led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Adams (joined virtually at 8:07 p.m.), Councilmembers Boafu, Esteve, Gardner (joined virtually at 8:07 p.m.), Harrison, Ndebumadu and Woolfley, City Manager Lott (virtual), Assistant City Manager Mears (joined virtually at 9:10 p.m.), Finance Director Matthews, City Attorney Levan, City Clerk Hernandez, and Staff.

AGENDAS ADDITIONS/DELETIONS/AMENDMENTS:

Councilmember Esteve motioned to move Item D under New Business – Briefing on Recent Emergency Events to the October 3rd Council meeting. Councilmember Woolfley seconded the motion. Motion passed 5-0 (Adams, Gardner not present).

CITIZEN PARTICIPATION:

City Clerk Hernandez announced that no comments were received via email.

1. Mabel Stewart – Spoke in regard to concerns of speeding on roads especially on Mt Oak and Ann Arbor Roads. Requesting consideration for speed humps.

PRESENTATIONS:

Ms. Tisha Hillman on behalf of Ms. Jessica Fucile, both members of the Diversity Committee, read excerpts on Hispanic-Latino Heritage Month.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Councilmember Woolfley moved to appoint Tiffany Scales to the Diversity Committee for a two-year term. Councilmember Esteve second the motion and it carried 5-0 (Adams, Gardner did not vote). Mayor Pro Tem Boafu swore in the above member to Diversity Committee.

2. Councilmember Woolfley moved the appointment of Rhonda Billingslea, Robert W. Day, Sr., Clint Truesdale and Abigail Snyder as members of the Bowie Race Track Property Task Force Committee. Councilmember Esteve seconded the motion and it carried 7-0.
3. Mayor Pro Tem Boafu swore in the above members as well as George Ude, who was appointed at the September 6 Council Meeting, to the Bowie Race Track Property Task Force Committee.

CITY MANAGER'S REPORT:

No report.

CONSENT AGENDA:

Councilmember Esteve made a motion to approve Consent Agenda items: A) Approval of September 6, 2022 Meeting Minutes; B) Approval of September 12, 2022 Special Meeting Minutes; C) Adoption of Resolution R-46-22 Authorizing the City Manager to Enter Into an Agreement with James River Solutions for the Purchase of Ultra-Low Sulfur Diesel Fuel in Truck Transport and Tank Wagon Quantities. Councilmember Harrison seconded the motion. Motion passed 7-0.

OLD BUSINESS:

A. Adoption of Ordinance O-4-22 Authorizing the Purchase of Two Surplus Parcels of Land Owned by the Maryland State Highway Administration, Parcel O (Tax ID No. 1635671) Containing 3.16 Acres and Parcel N (Tax ID No. 16356663) Containing 5.24 Acres as Shown on Tax Map 37, Grid D-4, and Highbridge-Plat 19 Plat No. 146022, at a Cumulative Purchase Price of \$18,346.91, and Authorizing the City Manager to Execute a Contract of Sale Therefor - Planning Director Joe Meinert summarized the staff report. The parcels are remnants of the now-defunct Intercounty Connector alignment, formerly known as A-44, which was intended to bisect the Bowie, Mitchellville and Vicinity Planning Area. The City desires ownership for the purpose of minor park facilities expansion and preservation of open space. A revenue source exists within the City's Program Open Space (POS) allocation, and the property is identified as part of the Green Infrastructure Network in the City's Annual POS Program. SHA intends to convey both parcels to the City at the calculated acquisition cost plus value of \$18,346.91 which is lower than the appraised value of \$50,400.

Public Hearing:

Since there was no one signed up to speak, Mayor Pro Tem Boafu declared the Public Hearing to have been held.

Councilmember Woolfley motioned to adopt Ordinance O-4-22. Councilmember Esteve seconded the motion. Motion passed 7-0.

NEW BUSINESS:

A. Sectional Map Amendment for Bowie, Mitchellville and Vicinity – Mr. Joe Meinert, City Planning Director summarized the staff report. On March 8, 2022, the District Council approved the Area Master Plan for Bowie-Mitchellville and Vicinity. A Sectional Map Amendment (SMA) typically follows approval of a Master Plan to effectuate zoning changes that are necessary to conform to the policies of the updated Master Plan. Staff is recommending the following in attached tables.

Public Hearing:

City Clerk Hernandez announced that ten comments were received via email and forwarded to Council. Copies are attached and are part of the record.

1. Milly Hall, Dunstable Ct. – Urged Council to not support the County's Sectional Map Amendments.
2. Miller Einsel, Church Rd. – Spoke against the map amendments which will allow the airport property to be developed.
3. Patrice Murray, Jerimiah Ln. - Spoke against the map amendments which will allow the airport property to be developed.
4. Rhonda Billingslea, Devonshire Community - Spoke against the map amendments which will allow the airport property to be developed.
5. Jon Robinson, Adelphi, MD - Spoke against the map amendments which will destroy a lot of the open spaces in the area with new developments.
6. Maureen Fine, Knighthill Ln. – Does not support the map amendments.
7. Kathleen Beres, Church Rd. - Spoke against the map amendments which will allow the airport property to be developed.
8. Jill Oliver, My Mollies Pride Dr. - Spoke against the map amendments and urges Council to have County delay their Public Hearing to allow more time for information.
9. Carol Boyer, Mt Oak Dr. – Comment attached.
10. Michael Bridges, Dunwood Crossing Dr. - Spoke against the map amendments which will allow the airport property to be developed.
11. Robert Antonetti, Shipley & Horne – Represents airport property owners and supports the map amendments.
12. Andrew Roud, St. John Properties - Represents airport property owners and supports the map amendments.
13. Eric Afoakwah – Spoke against the map amendments.
14. Monica Roebuck – Comment attached.

Since there was no one else signed up to speak, Mayor Pro Tem Boafu declared the Public Hearing to have been held.

Councilmember Harrison commented that there is no need for additional townhomes, rethink the possibility of building more single-family dwellings and keeping the airport property zoned as AR.

Councilmember Woolfley stated that these changes will result in a lot of green space being lost to developments as well as the need for more schools and better infrastructure to support all the new development proposed.

Mayor Adams stated that he does not support the changes and that more time is needed for citizens to gather information about the proposed zoning changes.

Councilmember Woolfley motioned to accept staff's recommendation with the following exceptions: 1) Maintaining Frank's Nursery property in the RE classification; 2) Freestate Shopping Center maintain in the RR classification; 3) Maintaining Freeway Airport in the AR classification; and 4) Property owner request #3, retaining that as AR classification. Councilmember Harrison seconded the motion. Mayor Adams requested a friendly amendment to the motion which is to include in the letter that the County delay their public hearing date to allow for residents to be better informed of the proposed changes. Councilmember Woolfley accepted the amendment to the motion. Motion with the amendment passed via roll call vote 7-0.

B. County Legislation CB-69, CB-77, CB-78, and CB-92 – Mr. Joe Meinert, City Planning Director summarized the staff report on the County Council legislative bills that have been filed and are moving their way through the Committee review process. All the bills appear to undermine the recently approved Zoning Ordinance Rewrite and many residents and municipal officials are opposed to them. City staff is recommending opposition to all the bills as well.

Councilmember Harrison motioned to oppose County Legislations CB-69, CB-77, CB-78 and CB-92 and have staff send letter to Prince George's County Council. Councilmember Esteve seconded the motion. Motion passed 7-0

C. Judah Village Information Presentation - Pastor Moore briefed Council on a planned community they are developing which will include low impact single story housing designs, technology integrations, improve tree density and green spaces.

Councilmember Gardner supports this development and encourages the possibility of annexing the property to the City.

Councilmember Esteve congratulated Pastor Moore on a great concept.

E. Adoption of Resolution R-48-22 Restructuring the Bowie Youth Council – Councilmember Harrison stated that although the first year of this committee brought great accomplishments, some restructuring needs to be done to continue the success. One of the changes is to rename it to Bowie Youth Advisory Committee. A mission statement also needs to be formed so that the students have a clear understanding of their roles.

Mayor Adams motioned to adopt Resolution R-48-22. Councilmember Ndebumadu seconded the motion. Motion passed 7-0.

F. Council discussion on use of City parks for community events hosted by Councilmembers – Councilmember Ndebumadu is hosting an event for residents of her district and would like to use Allen Pond Park and feels that the rental fee should not be charged since it is an event benefitting residents.

Councilmember Esteve motioned to wave the deposit fee for the event Councilmember Ndebumadu is hosting on September 25 and review the policy at a future Council meeting. Councilmember Harrison seconded the motion. Motion passed 7-0.

ADJOURNMENT:

Councilmember Harrison motioned to adjourn the Regular City Council meeting. Councilmember Esteve seconded the motion. Motion passed 7-0. The meeting adjourned at 11:02 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Awilda Hernandez', with a stylized flourish at the end.

Awilda Hernandez, MMC
City Clerk

Awilda Hernandez

From: Deidre Singleton <deisin48@gmail.com>
Sent: Monday, September 19, 2022 2:40 PM
To: cityclerk
Subject: {EXTERNAL}: Adversely Effected By Chance Academy

Hello I a resident of Fairwood. I live at 4203 Quanders Promise Drive, Bowie MD 20720.

I am across the street from the said property the where the Compound will be built in our residential neighborhood.

The traffic by the amount of cars. The noise and the crime.

The school is not accredited and the land should continue as home as it is zoned for keeping the peace and quiet in our neighborhood.

Warmest Regards,
Deidre Singleton
240-353-8294

Awilda Hernandez

From: lashawn berger <bergala@yahoo.com>
Sent: Monday, September 19, 2022 5:43 PM
To: cityclerk
Cc: Timothy Adams
Subject: {EXTERNAL}: OPPOSE MEASURE

I oppose measures to rezone land parcels at Freeway Airport and the Frank's Nursery site.

Please vote NO.

Thank you.

LaShawn Harris
Fairvoid Community Homeowner

Sent from Yahoo Mail on Android

Awilda Hernandez

From: ccboyer@comcast.net
Sent: Monday, September 19, 2022 6:23 PM
To: cityclerk
Subject: {EXTERNAL}: Opposed to Freeway Airport & Frank's Nursery County Council's SMAs
Attachments: Bowie City Council Talking Points (Mon., Sept. 19).docx

Importance: High

Please see attached.
I plan to speak tonight at the Bowie City Council meeting.

Carol Boyer
Acting Secretary
Concerned Citizens of Prince George's County
District 4 and Surrounding Areas

Awilda Hernandez

From: or <rochelle.durant@verizon.net>
Sent: Monday, September 19, 2022 5:48 PM
To: cityclerk; tadmas@cityofbowie.org; Adrian Boaf; Ingrid Harrison; Henri Gardner; dwoolfley@cityofbowie.or
Subject: {EXTERNAL}: PG County Council Plans to Rezone Land Parcels at Frank's Nursery (Rt.450) and Freeway Airport (Church Rd)
Attachments: franks county council letter.docx

Please see attached in preparation for the Bowie City Council Meeting tonight, September 19, 2022. Thank you.

Awilda Hernandez

From: SEREENA BUSH <sbush7@verizon.net>
Sent: Monday, September 19, 2022 5:38 PM
To: cityclerk
Cc: Adrian Boafo; Ingrid Harrison; Henri Gardner; Dufour Woolfley; Michael Esteve; Rosann Ndebumadu; Timothy Adams
Subject: {EXTERNAL}: Planned Development for Bowie

Bowie City Counsel,

I have been a Fairwood resident since 2008 and strongly oppose the Prince George's County Council's plans to rezone land parcels at the Freeway Airport and Frank's Nursery locations for the development of new townhomes. Fairwood homeowners have invested a great deal in the decades it has taken to create and hold the enjoyment of our neighborhood. Overdevelopment at these locations will adversely impact Fairwood with increased traffic and wear and tear on our community amenities.

Sincerely,

Sereena Bush

Awilda Hernandez

From: Kevin Pierce <atari800-pride@yahoo.com>
Sent: Monday, September 19, 2022 12:55 AM
To: cityclerk
Cc: Adrian Boafo; Ingrid Harrison; Henri Gardner; Dufour Woolfley; Michael Esteve; Rosann Ndebumadu
Subject: {EXTERNAL}; Rezoning of freeway airport and Frank's nursery

Greetings.

I am writing to you as a resident of bowie for over 35 years, and I implore the Bowie City Council to delay the sectional map amendment public hearing and retain the countywide map amendment determined zones for both the freeway airport and franks nursery.

I currently live in Fairwood, which is right between these two parcels of land. Our roads, traffic, and infrastructure are overly stressed today. Adding 100's of new residences would not be an appropriate decision and would only negatively impact the current residents that live around these locations. Our overcrowded schools and stressed roads would only become more so if these zoning changes and development were to happen.

Please note that I am in opposition to the County Council's approval of measures for development of these adjacent locations, Freeway Airport and Franks Nursery, development of which will adversely impact our communities.

Sincerely,

Kevin Pierce
12701 My Mollies Pride Dr.
Bowie, MD 20720

Awilda Hernandez

From: Flo <fsetienne@gmail.com>
Sent: Monday, September 19, 2022 10:58 AM
To: cityclerk
Cc: Timothy Adams; Adrian Boafo; Ingrid Harrison; Henri Gardner; Dufour Woolfley; Michael Esteve; Rosann Ndebumadu
Subject: {EXTERNAL}: Rezoning

To the attention of The Bowie City Council

Regarding plans rezone to land parcels at the Freeway Airport and Frank's Nursery locations

I recently became aware of the intent of the Prince George's County Planning Board to rezone land parcels at the Freeway Airport and Frank's Nursery locations for development of townhouses.

I strongly oppose this plan to rezone these parcels for townhomes.

This area is overdue to build a school system for the residents in our community. Overcrowding the area before adequate infrastructure to support its residents would negatively impact this sort after community. Fairwood homeowners have invested a great deal in the decades it has taken to create and hold the enjoyment of our neighborhood.

Please help us protect our community by declining the Prince George's County Planning Board to rezone land parcels at the Freeway Airport and Frank's Nursery locations for development of townhouses. We should not be increasing the population in this area before establishing appropriate support for the residents of this community.

Sincerely,

Fleurette Etienne, 5611 Paynes Endeavor Dr.

Awilda Hernandez

From: cqdst88 <cqdst88@icloud.com>
Sent: Monday, September 19, 2022 1:00 PM
To: cityclerk
Cc: Timothy Adams; Adrian Bofo; Ingrid Harrison; Henri Gardner; Dufour Woolfley; Michael Esteve; Rosann Ndebumadu; Michael Oliver
Subject: {EXTERNAL}: Sectional Map Amendment and County Map Amendment: Public Input Needed - Request a Delay

Dear Bowie City Council,

We're writing to request that you oppose the Prince George's County Council intent to rezone Freeway airport and Frank's Nursery to allow hundreds of townhomes without adequate public input. In addition, we kindly request that the Bowie City Council take an affirmative stand by going on the record to request a delay of the Prince George's County Council's proposed public hearing, as it has not given residents adequate time to review and examine the implication of the proposed changes.

Existing communities already have overcrowded schools and stressed roads, it is critical that residents are given real answers about how these potential changes will impact them, surrounding communities and the environment. Opening the door to significant zoning changes requires due diligence and part of that due diligence is conducting proper studies and gathering input from impacted residents which has not been done up to this point. Some of these zoning changes were included after hearing initial concerns from residents and even after trying to circumvent the democratic process by using illegal text amendments.

Bowie and County resident's voices have continually been intentionally disregarded and quieted by the current Prince George's County Council and all impacted municipalities need stand up and demand this stop. Again, we respectfully ask the Bowie City Council to request that the sectional map amendment (sma) public hearing be delayed and that the countywide map amendment (cma) determined zones for these properties be retained.

We are from the Fairwood community, and we are also against the improper and illegal methods used to circumvent the will of the residents of Prince George's County.

Sincerely,

Jill and Michael Oliver

12713 My Mollies Pride Drive

Bowie, MD 20720

Awilda Hernandez

From: Melissa Richardson <ladymelissa@solace2you.org>
Sent: Sunday, September 18, 2022 9:25 AM
To: ladymelissa@solace2you.org; cityclerk
Cc: Ingrid Harrison; Dufour Woolfley; Michael Esteve; Rosann Ndebumadu; Timothy Adams; Adrian Bofo
Subject: {EXTERNAL}: Zoning Delays and Maintain County MAP Amendment

BOWIE CITY COUNCIL WE REQUEST THAT THE SECTIONAL MAP AMENDMENT (SMA) PUBLIC HEARING BE DELAYED AND THAT THE COUNTYWIDE MAP AMENDMENT (CMA) DETERMINED ZONES FOR THESE PROPERTIES BE RETAINED.

Sincerely,
Donald and Melissa Richardson
Bowie Residents
301 919 4184 cell
301 390 5870 home
ladymelissa@solace2you.org

Sent from my Galaxy

Awilda Hernandez

From: Joe Meinert
Sent: Friday, September 16, 2022 2:32 PM
To: Awilda Hernandez
Cc: Carolyn Fifer; Alfred Lott; Daniel Mears
Subject: FW: {EXTERNAL}: Sierra Club opposes Rezoning of Freeway Airport and Adjoining Properties
Attachments: Rezoning Freeway Airport 9-16-2022.pdf

FYI – This is for the City Council's public hearing on the SMA next Monday evening. For the record.

Joseph M. Meinert, AICP
Director of Planning and Sustainability
City of Bowie
15901 Fred Robinson Way
Bowie, MD 20716
Phone: 301-809-3045
FAX: 301-809-2315

From: Janet Gingold <janet.gingold@mdsierra.org>
Sent: Friday, September 16, 2022 1:03 PM
To: Joe Meinert <jmeinert@cityofbowie.org>
Cc: Adrian Boafo <abofo@cityofbowie.org>; Henri Gardner <hgardner@cityofbowie.org>; Ingrid Harrison <iharrison@cityofbowie.org>; Michael Esteve <mesteve@cityofbowie.org>; Dufour Woolfley <dwoolfley@cityofbowie.org>; Rosann Ndebumadu <rndebumadu@cityofbowie.org>
Subject: {EXTERNAL}: Sierra Club opposes Rezoning of Freeway Airport and Adjoining Properties

The Prince George's County Sierra Club Group urges you to oppose the rezoning of Freeway Airport and Adjoining Properties. Please see attached.

Thank you for your consideration.

Janet Gingold
Chair
Prince George's County Sierra Club Group
301-814-1223
13107 Whiteholm Drive
Upper Marlboro, MD 20774



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: Bowie-Mitchellville and Vicinity Sectional Map Amendment

DATE: September 15, 2022

On March 8, 2022, the District Council approved the Area Master Plan for Bowie-Mitchellville and Vicinity. A Sectional Map Amendment (SMA) typically follows approval of a Master Plan to effectuate zoning changes that are necessary to conform to the policies of the updated Master Plan. The Joint Public Hearing of the County Planning Board and District Council regarding the Bowie-Mitchellville and Vicinity SMA will be held on Tuesday, September 27, 2022, at 5:00 p.m.

There are two parts to the SMA. The first is the published SMA document, which identifies a total of 150 individual properties intended for comprehensive rezoning. The second is property owner requests submitted for consideration of rezoning. This staff report includes a table of staff recommendations (Table 1) that corresponds to the published SMA document. The attached maps show the location of each of the 150 properties. For ease of reference, City owned properties are highlighted in the Location column of Table 1. In addition, a second table of staff recommendations (Table 2) regarding the 18 property owner requests is included. In numerous instances, the individual property owner requests overlap with the published SMA recommendations.

Table 1: Comprehensive Zoning Recommendations (Proposed SMA)

One of the broad goals of the SMA is to downzone open space and undeveloped property to the lowest density zone. In many instances (44% of all proposed changes), parkland and other publicly owned parcels are recommended for rezoning to the R-O-S (Reserved Open Space) zone. The ROS zone was specifically created for publicly owned property. Where privately owned property is involved, the lowest density zone available is the AG (Agricultural and Preservation) zone, which carries a maximum residential density of 1 dwelling unit per 5 acres. Except for the City owned open space parcel at the intersection of Race Track Road and Old Chapel Road (Saddlebrook, Parcel N) and the Cora Bowie property, located off Mill Branch Road, which may have potential for future development, staff concurs with the use of the R-O-S zone for City properties as proposed in the SMA.

Staff recommends that the City take a position on the following ten specific Zone Changes appearing in Table 1:

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Boafu

COUNCIL Michael P. Esteve • Henri Gardner • Ingrid S. Harrison • Roxy Ndebumadu • Dufour Woolfley CITY MANAGER Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

Page 29 of 60

Zone Change # (ZC)	Location	Current	Proposed	City Staff Rec
9	Edge of planning area along NE side of MD 197 north of OTB	AR	AG	AG, but other nearby parcels should also be included
10	PEPCO Lemons Bridge Rd	AR	AG	AG, but City parcel should be included
30	Jesuit Prop. N. side of MD 450	RE	AR	AG – s. side of MD 450 should be AG also, not AR
35	Forest Drive Lot 7	RE	AG	RE
36	MD 3 south lot	RE	AG	RE
45	Old Stage MNCPPC Parcel and HOA prop	RR	AG	AG – Part owned by MNCPPC should be ROS
50	Park Drive Lots 4-5	AR	AG	AR
73	SFD Longleaf, Plat 14	AR	AG	AR
74	Two SFD Longleaf, Plat 14	AR/AG	AG	AR
104	N end of South Lake along MD 214, open space	LCD	AG	ROS

Zone Changes 9, 10, and 30 involve locations where additional properties should be downzoned. These include City-owned property on Lemons Bridge Road and the Jesuit property, south of MD 450. Zone Changes 35, 36, 50, 73 and 74 involve existing subdivision lots in Forest Hills, Sherwood Manor and Longleaf that should retain the same zoning as the subdivision in which they are a part. This would avoid the appearance of spot zoning and would be a more uniform application of the respective zoning districts. Zoning Changes 45 and 104 are County owned properties where the SMA zoning recommendations do not place the properties in the lowest density zone.

Table 2: Individual Property Owner Requests

The 18 individual property owner requests are shown on the attached maps. Nine of the individual requests are covered by the Proposed SMA. Staff concurs with most of the requested changes, with the five exceptions noted below, which should be included in the City's position letter regarding the SMA:

Memo re: Bowie-Mitchellville and Vicinity SMA

Property Owner Request #	Location	Current	Proposed	City Staff Rec
4	Jericho Park Road	AR	Chesapeake Bay RCA zone	AR
5	16620 Sylvan Drive	RE	CGO	RE
11	3704 Church Rd, south of Freeway Airport opposite Dawn Whistle Way	AR	RSF-A	AR
15	1 SE Crain Hwy	RE	CS	RE
17	180 Robert Crain Highway	AR	CS	AR

Recommendation

It is recommended that City Council support the staff recommendations in Table 1 and Table 2 and send a letter for the joint public hearing containing these recommendations.