City of Bowie
Memorandum

Thursday, February 9, 2023
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. Paper Shredding & Styrofoam Recycling Event
The Public Works Department (PWD) has scheduled a paper shredding and Styrofoam recycling event at the Public Works Solid Waste/Recycling parking lot located at 16300 Annapolis Road on Saturday, June 10, 2023, from 8am-2pm. Residents can bring up to five tall kitchen bags or five archive boxes for shredding. This event is first come first served. The PWD has allocated three trucks to this event, and if all three (3) trucks are filled, we may need to shut down before 2pm. Documents may be observed while they are being shredded and Styrofoam must be free of any debris (glue or tape). Our last event in October collected 8.63 tons of paper and 42 pounds of Styrofoam!

2. Wellness Workshop Series "Workin' on Me in 2023" Episode 1: Sleep, Nutrition, and Spine
On Saturday, February 4th, the Wellness subgroup of the Green Team hosted the first event in their wellness series "Workin' on Me in 2023." This free event at the Kenhill Center had about 40 community members in attendance and featured expert speakers on achieving restful sleep, implementing healthy eating habits, and gaining strength and flexibility with your spine. The program also incorporated audience questions, engagement, and a sample of a healthy salad dish. This event is the first in its series, so stay tuned for more wellness workshops throughout 2023!

3. Mount Nebo Church Property Community Solar Project
The City received notification of a proposed community solar project on the Mount Nebo church property, located in the northeastern quadrant of the US 301/MD 214 interchange. The proposal is to construct a 2-megawatt system on approximately 8.33 acres of the larger 80.34-acre property. The solar panel farm will be constructed on the south-facing slopes along the MD 214 (Central Avenue) portion of the property, adjacent to the northbound US 301 interchange ramp. Although the project will involve clearing over 11 acres of immature tree vegetation, the site will retain over 75% of its existing 49 acres of woodland. Because the project involves community solar, the application is being reviewed under the County's Mandatory Referral process. A County Planning Board hearing will be held on March 16th.

4. County Legislation Update (CB-11-2022)
On Tuesday, the County Council's Planning, Housing and Economic Development (PHED) Committee unanimously voted CB-11-2023 (Consolidated

Storage) FAVORABLY, with amendments. The bill now goes to public hearing in approximately 2-3 weeks' time. One of the major amendments is to require that all future facilities provide a minimum 1,500 square foot area for community non-profit (including business incubator) use, as well as access to one storage unit to serve the non-profit use. The revised bill (Draft #2) is attached for the Council's information. The second draft also includes grandfathering for projects that have, or will have, conducted the required Pre-Application Neighborhood Meeting for a Detailed Site Plan by April 1, 2023. The location of proposed projects in Bowie that appear to meet the grandfathering requirements include Bowie Marketplace, Old Annapolis Road (former Melvin property that housed the 7-11 and pie shop), and the vacant property on Elder Oaks Boulevard. The City Council supported CB-11-2023, as originally drafted without any grandfathering provisions. City Council should determine if an updated City position is needed regarding the public hearing draft.

5. Economic Development Committee (EDC)

The EDC held their regular monthly meeting Wednesday with Bowie Town Center as the topic. The regional operations manager for Washington Prime (WPG), the owner of Bowie Town center, attended and spoke about current conditions at the center. While several spaces appear to be vacant all but one have leases signed or in final review for signature. The former Zale's space remains unleased but WPG is working in partnership with the Bowie Police department to open in that space a field office/information and recruiting station. The next regular EDC meeting will be March 8, 2023.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session

Bill No. CB-011-2023

Chapter No. _____

Proposed and Presented by Council Members Ivey, Dernoga, Blegay, Burroughs, Olson, Oriadha

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

AN ORDINANCE concerning

Consolidated Storage

For the purpose of prohibiting Consolidated Storage in CERTAIN Non-Residential AND Transit-Oriented/Activity Center Based Zones of ~~the Zoning Ordinance of~~ Prince George's County ; PROVIDING A LIMITED TRANSITION PERIOD SUBJECT TO ADDITIONAL DEVELOPMENT REQUIREMENTS; DEFINING COMMUNITY NON-PROFIT SPACE; AND SPECIFYING THAT EXISTING USES SHALL NOT BE DEEMED NONCONFORMING.

BY repealing and reenacting with amendments:

Sections 27-2500, 27-5101, 27-5102, and 5402,
The Zoning Ordinance of Prince George's County, Maryland,
being also
SUBTITLE 27. ZONING.
The Prince George's County Code
(2019 Edition; 2022 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Sections 27-2500, 27-5101, 27-5102, and 27-5402 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of

the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-2. INTERPRETATION AND DEFINITIONS.

SECTION 27-2500. DEFINITIONS.

Sec. 27-2500. Definitions.

(a) The following words, terms, and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this Section.

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COMMUNITY NON-PROFIT SPACE

BUILDING SPACE LEASED TO A NON-PROFIT COMMUNITY SERVICE AGENCY, SOCIAL SERVICE, OR ARTS ORGANIZATION THAT IS PRIMARILY AVAILABLE TO THE PUBLIC FOR EDUCATIONAL, RECREATIONAL, COMMUNITY SERVICE, SOCIAL SERVICE, OR OTHER CIVIC PURPOSES, AND NOT OPERATED FOR PROFIT.

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PART 27-5. USE REGULATIONS.

SECTION 27-5100. PRINCIPAL USES.

27-5101. Principal Use Tables

(d) Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	**Principal Use Type**	**Nonresidential Base Zones**					**Transit-Oriented/Activity Center Base Zones**									**Other Base Zones**	**Use-Specific Standards**
							NAC	**TAC**		**LTO**		**RTO-L**		**RTO-H**			
		CN	**CS**	**CGO**	**IE**	**IH**		**Core**	**Edge**	**Core**	**Edge**	**Core**	**Edge**	**Core**	**Edge**	**RMH**	
Industrial Uses																	
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	X	X	X	SE	P	X	X	P	X	X	X	X	X	X	X	~~[~~Refer to special exception standards.~~]~~ 27-5400
	Consolidated storage	X	[SE]X	[P]X	P	P	[SE]X	X	[SE]X	X	[SE]X	X	X	X	X	X	27-5102(f)(4)(A) ~~[~~and refer to special exception standards~~]~~ 27-5402
	Motor freight facility	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	~~[~~Refer to special exception standards~~]~~ 27-5400
	Outdoor storage (as a principal use)	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(B) ~~[~~and to refer to special exception standards~~]~~ 27-5400
	Storage warehouse	X	SE	X	P	P	X	X	P	X	X	X	X	X	X	X	~~[~~Refer to special exception standards~~]~~ 27-5400
	Warehouse showroom	X	SE	X	P	P	X	X	P	X	X	X	X	X	X	X	27-5102(f)(4)(C) ~~[~~and refer to special exception standards~~]~~ 27-5400

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Sec. 27-5102. Requirements for Permitted Principal Uses

(a) General

(1) Standards for a specific principal use shall apply to the particular individual principal use regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This Section sets forth and consolidates the standards for all principal uses for which a reference to this Section is provided in the "Use-Specific Standards" column of the principal use tables in Section 27-5101, Principal Use Tables. These standards may be modified by other applicable standards or requirements in this Ordinance.

* * * * * * * * *

(f) Industrial Uses

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(4) Warehouse and Freight Movement Uses

(A) Consolidated Storage

* * * * * * * * *

(vii) IN THE CGO ZONE, THE PROPERTY OWNER SHALL SET ASIDE OF MINIMUM OF 1,500 SQUARE FEET OF GROSS FLOOR AREA OF COMMERCIAL/RETAIL/OFFICE SPACE AT GROUND LEVEL OR ABOVE GROUND LEVEL AT ZERO BASE RENT TO BE LEASED AS COMMUNITY NON-PROFIT SPACE, AS DEFINED IN SECTION 27-2500 OF THIS CODE, SUBJECT TO THE FOLLOWING:

(aa) IF THE COMMUNITY NON-PROFIT SPACE IS LOCATED ABOVE GROUND LEVEL, THE PROPERTY OWNER SHALL ENSURE THAT SPACE IS HANDICAPPED ACCESSIBLE, AND SHALL PROVIDE ADEQUATE SIGNAGE SO THAT THE PUBLIC CAN LOCATE THE SPACE.

(bb) OCCUPANCY AND USE OF THE COMMUNITY NON-PROFIT SPACE SHALL BE SUBJECT TO A COMMUNITY BENEFIT AGREEMENT EXECUTED BY THE PROPERTY OWNER AND COMMUNITY NON-PROFIT ORGANIZATION. SAID COMMUNITY BENEFIT AGREEMENT SHALL BE BINDING ON ALL SUCCESSORS, HEIRS, AND ASSIGNS OF THE PROPERTY.

(cc) THE PROPERTY OWNER SHALL ENSURE THAT THE COMMUNITY NON-PROFIT TENANT ACCESS TO AT LEAST ONE (1) LARGE STORAGE UNIT ON THE PROPERTY.

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SECTION 27-5400. SPECIAL EXCEPTION USES.

Sec. 27-5402. Additional Requirements for Specific Special Exception Uses.

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(u) Consolidated Storage

(1) Consolidated storage may be permitted, subject to the following:

* * * * * * * * *

(I) IN THE CS, NAC, TAC-E, AND LTO-E ZONES, THE PROPERTY OWNER SHALL SET ASIDE OF MINIMUM OF 1,500 SQUARE FEET OF GROSS FLOOR AREA OF COMMERCIAL/RETAIL/OFFICE SPACE AT GROUND LEVEL OR ABOVE GROUND LEVEL AT ZERO BASE RENT TO BE LEASED AS COMMUNITY NON-PROFIT SPACE, AS DEFINED IN SECTION 27-2500 OF THIS CODE, SUBJECT TO THE FOLLOWING:

(i) IF THE COMMUNITY NON-PROFIT SPACE IS LOCATED ABOVE GROUND LEVEL, THE PROPERTY OWNER SHALL ENSURE THAT SPACE IS HANDICAPPED ACCESSIBLE, AND SHALL PROVIDE ADEQUATE SIGNAGE SO THAT THE PUBLIC CAN LOCATE THE SPACE.

(ii) OCCUPANCY AND USE OF THE COMMUNITY NON-PROFIT SPACE SHALL BE SUBJECT TO A COMMUNITY BENEFIT AGREEMENT EXECUTED BY THE PROPERTY OWNER AND COMMUNITY NON-PROFIT ORGANIZATION. SAID COMMUNITY BENEFIT AGREEMENT SHALL BE BINDING ON ALL SUCCESSORS, HEIRS, AND ASSIGNS OF THE PROPERTY.

(iii) THE PROPERTY OWNER SHALL ENSURE THAT THE COMMUNITY NON-PROFIT TENANT ACCESS TO AT LEAST ONE (1) LARGE STORAGE UNIT ON THE PROPERTY.

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SECTION 2. BE IT FURTHER ENACTED that, for proposed uses inside I-95/I-495 (the "Capital Beltway"), no Detailed Site Plan for a consolidated storage use in a non-industrial zone shall be approved after March 1, 2023, except for any proposed development of consolidated storage which has completed a Pre-Application Conference pursuant to Section 27-3401 before April 1, 2023; provides Community Non-Profit Space; and is adjacent to an existing consolidated storage use.

SECTION 3. BE IT FURTHER ENACTED that any proposed development of a consolidated located outside I-95/I-495 (the "Capital Beltway") that has completed a Pre-Application Neighborhood Meeting for a Detailed Site Plan pursuant to Section 27-3402, prior to April 1, 2023, may be reviewed and decided in accordance with the use regulations in effect prior to the effective date of this Ordinance.

SECTION 4. BE IT FURTHER ENACTED that all uses in existence on the effective date of this Ordinance may continue and shall be permitted and not deemed nonconforming uses.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this _____ day of _____ , 2023.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

January 17, 2023

The Honorable Jolene Ivey, Chair
Planning, Housing and Economic Development (PHED) Committee
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive, 2nd Floor
Largo, Maryland 20774

RE: CB-11-2023, Consolidated Storage

Dear Chair Ivey:

On Tuesday, January 3rd, the Bowie City Council convened and considered CB-11-2023. The City Council strongly supports the direction taken by the new County Council regarding the County Zoning Ordinance. The City Council agrees that consolidated storage uses are not appropriate for the County's commercial zoning districts, as they are often unsightly, out of character with surrounding development and take away valuable land area that should be reserved for quality retail opportunities.

For these reasons, the City Council urges your Committee's FAVORABLE recommendation on CB-11-2023. Thank you for the opportunity to provide input on County zoning legislation and for your serious consideration of the City's recommendation.

Sincerely,

Bowie City Council
Timothy J. Adams
Mayor

cc: The Honorable Ingrid S. Watson