



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

SPECIAL CITY COUNCIL MEETING MINUTES

MONDAY, MAY 8, 2023

CALL MEETING TO ORDER:

The Special Meeting of the Bowie City Council was held on Monday, May 8, 2023, in the Council Chambers at City Hall. Mayor Pro Tem Ndebumadu called the meeting to order at 8:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

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

QUORUM:

In attendance were Mayor Adams (virtually), Councilmembers Estève, Gardner (arrived at 8:04 p.m.), Hawkins (virtually), Ndebumadu, and Woolfley, City Manager Lott, Assistant City Manager Mears, City Clerk Hernandez, and Staff.

NEW BUSINESS:

A. Bowie Marketplace Consolidated Storage and Car Wash (DET-2022-018) – Mr. Joe Meinert, Planning Director, summarized the staff report. At the May 1st City Council meeting, Council conducted a public hearing on the Detailed Site Plan and decided to table action until the May 15th meeting. Subsequently, City Council decided to hold a Special Meeting on May 8th to consider this issue. During Council's review, several items of concern were expressed by City Councilmembers. The City Council requested that the applicant meet with residents to have additional dialogue about: 1) The nature of the height and stair stepping of structures; 2) Addressing noise mitigation; 3) The provision of nonprofit space within the consolidated storage buildings. In addition, City Council requested that the City Attorney review arrangements with previous transfer of property in the redevelopment proposal, specifically regarding parking.

The Zoning Ordinance, in Section 27-61200, establishes requirements for the height and setbacks of commercial buildings located adjacent to residential neighborhoods. The proposed storage buildings' height and setbacks meet these standards.

The Zoning Ordinance, in Section 27-6800 includes regulations for noise impacts. Additionally, the City Code includes noise standards that must be met by property owners in the City.

CB-11-2023 exempts property located outside of the I-495 Beltway if a Pre-Application Neighborhood Meeting was held prior to April 1, 2023. There is no obligation for Berman to agree to provide non-profit space within the storage buildings. At the hearing, Mr. Berman stated that they would follow the law (CB-11-2023).

There is no agreement with the Berman company to provide parking for Acorn Hill Park. In fact, as part of the redevelopment incentive package, the City Council declared in O-1-15 that the portion of the Sage Lane public right-of-way used for shopping center parking spaces (known as Parcel "A") was surplus property. The Ordinance states that the Sage Lane right-of-way was not maintained by the City and always maintained by the shopping center owner.

Staff recommends that City Council adopt the staff recommendation presented at the May 1st meeting and approve DET-2022-018.

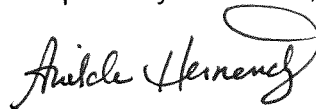
Councilmember Woolfley motioned to reject DET-2022-018. Councilmember Gardner second the motion. Motion failed 2-4 by roll call vote. (Gardner and Woolfley – aye; Adams, Esteve, Hawkins and Ndebumadu – nay).

Councilmember Esteve motioned to approve DET-2022-018. Mayor Pro Tem Ndebumadu second the motion. Motion passed 4-2 by roll call vote. (Adams, Esteve, Hawkins, Ndebumadu – aye; Gardner, Woolfley – nay).

ADJOURNMENT:

Councilmember Hawkins motioned to adjourn the Special City Council meeting and move to Budget Worksession #5. Councilmember Esteve second the motion. Motion passed 6-0. Meeting adjourned at 8:43 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Awilda Hernandez". The signature is fluid and cursive, with a large loop at the end.

Awilda Hernandez, MMC
City Clerk