



City of Bowie

Memorandum

Thursday, February 15, 2024
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. PG/MC 105-24: Qualifying Municipal Corporation – Land Use
On Tuesday, the Prince George's County Council's General Assembly Committee voted 4-0-1 (Burroughs abstained) to OPPOSE PG/MC 105-24, the Land Use bill proposed by Delegate Marvin Holmes. Last week, Mayor Adams and the City Manager and Planning Director addressed the Committee regarding the City's desire, capacity and financial ability to accept additional land use authority proposed under PG/MC 105-24. The Committee agreed to hold the matter until this week to allow time for County Council Members' questions to be answered and revisions prepared by Council Members Franklin and Dernoga to potentially address the issues. Council Member Sydney Harrison expressed his conviction to not support the bill and then made the motion for the Committee to OPPOSE PG/MC 105-24. Council Member Crystal Oriadha seconded the motion. After approving the motion, the Committee agreed to forward a list of concerns with the bill along with their recommendation.
2. Bowie-Mitchellville and Vicinity Sectional Map Amendment (SMA) Hearing
The Prince George's County Council, sitting as the District Council, and the County Planning Board held the second joint public hearing regarding the SMA for the Bowie planning areas. The hearing was limited to 16 specific property amendments to the Planning Board's Endorsed SMA, identified in Council Resolution CR-84-2023. A total of 14 people, including the City's Planning Director, spoke during the public hearing. Mr. Andrew Roud, developer of the Freeway Airport property, announced that a compromise had been reached with the Concerned Citizens of District Four that will limit the development to 297 single-family detached dwellings only. The settlement deal reflects a 41% reduction in proposed dwelling units, the elimination of all townhouse units, and a reduction in density from 4.27 units per acre to 2.47 units per acre. Five speakers addressed Amendment #16 (downzoning the Activity Center at the Bowie State/MARC station to Reserved Open Space): four County and Bowie State officials opposed Amendment #16, while the Sierra Club representative supported it. Final action on the SMA is expected by July.