



City of Bowie

Memorandum

Thursday, April 4, 2024

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

STATUS REPORT

1. County Legislation Update (CB-15-2024)

This week, staff provided a newsletter article to you reporting that the Prince George's County Council voted to extend the phase-in period for the new County Zoning Ordinance by an additional two years. The grandfathering was due to expire April 1st but, with passage of CR-20-2024 at their meeting last week, the County Council decided to extend the deadline until April 1, 2026. The 286-page Omnibus Bill (CB-15-2024) is still pending in the County Council's Planning, Housing and Economic Development (PHED) Committee. The Omnibus Bill includes a wide range of needed corrections and updates to the new Zoning Ordinance. However, one major change currently on the table is to curtail the allowance for residential uses in the Commercial General Office (CGO) Zone. The first draft of CB-15 proposed to eliminate residential uses in the CGO Zone outside the Capital Beltway. The Planning Board recommended that residential uses be permitted outside the Beltway by Special Exception if the site is 25 acres or fewer. Larger sites would require approval of a rezoning to Planned Development. On one hand, the prohibition of residential uses in the CGO Zone conforms to the City Council's stated policy during review of the Bowie-Mitchellville and Vicinity Area Master Plan update. On the other hand, requiring additional zoning reviews may discourage opportunities to redevelop mixed-use sites such as the vacant movie theater property in the Bowie Local Town Center. The PHED Committee is currently occupied with reviewing agency budget proposals, but is likely to take up CB-15 in the coming weeks. Once the bill comes out of Committee, it will be scheduled for a public hearing.

2. Mountain of Fire and Miracles Ministries Church

This week, the Prince George's County Council introduced CR-23-2024, a Council Bill amending the County Water and Sewer Plan. The Mountain of Fire and Miracles Ministries Church has requested Amendment 23/W-03 from Category W-5/S-5 to W-4/S-4 to support their plans for replacement of the existing church located at 5506 Church Road (across from the Westview subdivision) with a new, 44,000 square foot church facility including an 800-seat sanctuary, banquet room, and gymnasium. Information about their application is attached. A Pre-Application Neighborhood Meeting was held last November (summary attached). In 2009, the City opposed a Water and Sewer Plan Amendment for a new church on the property (see attached position letter). As of today, a date for the County Council public hearing has not been set. Also of note is the fact that the applicant is pursuing approval of a Preliminary Plan of

Subdivision (PPS) in order to obtain a building permit for the new church. The PPS was filed, but it has not yet been accepted. Since the property is not located within the City limits, City Council should determine the level of City involvement with the pending Water and Sewer Plan amendment and/or PPS.

3. County Planning Board Results - Premier A-2 Storage Facility and Bowie SMA
Today, the Prince George's County Planning Board conducted a public hearing on PPS-2022-014 for the Premier A-2 Storage Facility proposed on Old Annapolis Road. The proposal is to build a multi-story, 80,652 square foot consolidated storage building. The City's condition of approval requiring pedestrian safety improvements was included in the Certificate of Adequacy for the project. Ms. Leslie Jefferson, of Highbridge Park, spoke against the plan and repeated many of her comments presented during the City's hearings. The Planning Board voted to APPROVE PPS-2022-014, per the staff recommendation, which included four conditions. Commissioner Geraldo moved for approval; Commissioner Doerner seconded, and the motion passed unanimously.

The Planning Board also considered public testimony from the second Joint Public Hearing on the Bowie-Mitchellville and Vicinity Sectional Map Amendment (SMA). County Planning staff recommended that the Planning Board oppose all 16 amendments. With a minimum of discussion, the Planning Board voted to support the staff recommendation opposing all the amendments. Commissioner Geraldo moved; Vice-Chair Bailey seconded, and the motion passed unanimously. The County Council will take up the SMA (CR-83-2023) within the next month.

23/W-03
MOUNTAIN OF FIRE
AND MIRACLES
MINISTRIES



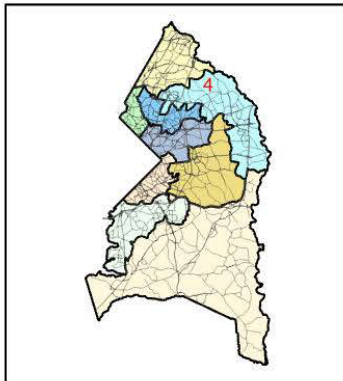
Angela D. Alsobrooks
County Executive

Mountain of Fire and Miracles Ministries

WSSC Grid 207NE12

Category Change
5 to 4

December 2023 LA Cycle
Application 23/W-03



Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS\DPIE\Maps_2018 Folder

1. **Request:** Water and Sewer Category Change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** A two-level church building consisting of 43,815 SF of floor area.
Location: 5506 Church Road; approximately 1,700 feet south of Annapolis Road (MD 450) at the intersection of Westview Forest Drive in Bowie.
Tax Map: 46 D-2 **Parcel:** 9 **Size:** 12 A **Zoning:** RR **200'-sheet:** 207NE12
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Collington Branch
Sewer Basin: Western Branch **Council District:** 4
Applicant/Owner: Mountain of Fire and Miracles Ministries, by Semiu Adeniyi, Chairman
Architect/Engineer: KIM Engineering, Inc., Brandon J. Fritz, VP, 240.614.7678
Builder: To be determined
Correspondent: Brandon J. Fritz, VP of C.E., KIM Engineering, 240.614.7678
Correspondent: Midgett S. Parker, Esq., Law Office of Midgett S. Parker, P.A., 443.603.3091
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 – Planned for public sewer service, and within the Growth Boundary.

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Institutional land uses for the subject property.
Green Infrastructure Plan: This site is located within Evaluation and Regulated areas. Regulated areas are indicated on-site in association with the on-site stream systems.
Historic Site and Districts Plan: the property contains a documented property, 71A-017 – The Joshua T. Clarke House and Store/Feagins-Schneider House and Store. There are no Historic Sites or resources on or adjacent to the property.
Archeology: There are several prehistoric archaeological sites in the vicinity. A Phase I archaeology survey may be requested at the time of subdivision.
Zoning: The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from the R-R Zone to the RR Zone.
Permit: #4542-2003, 100 Year Floodplain

Subdivision Status: Parcel 9 was created in its current form and acreage via subdivision by deed prior to 1959. The property has never been the subject of a preliminary plan of subdivision (PPS) or record plat. Parcel 9 is currently improved with nonresidential use. The proposed development of a 43,815-square-foot place of worship will require the approval of a PPS.

6. **M-NCPPC:** The subject property is located on Church Road approximately 1,700 feet south of its intersection with Old Annapolis Road. Church Road is designated as a secondary road, S-301, with a right-of-way width of 50 feet that can accommodate two lanes at buildout. Sidewalks and a marked shared roadway (through sharrows) are proposed for Church Road near the subject property. The subject property is served by Police District II, Bowie, and Bowie Fire Station #840. The site does have an approved natural resources inventory (NRI). An approved Type 2 Tree Conservation Plan (TCP2) may be required at time of permit by DPIE. The site contains regulated environmental features (REFs), which include a stream and a wetland along the western and southern portion of the site. Floodplain is also located along the stream system. The predominant soils found to occur on this site are Adelpia-Holmdel complex, Collington-Wist complex, Widewater and Issue soils, frequently flooded, and Marr-Dodon complex. This site has frontage on Church Road, a designated scenic and historic road. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Care should be made at time of design to target preservation of woodlands to the fullest extent possible within the Regulated and evaluation area of the Green Infrastructure Network, and to protect a FIDs habitat that may be identified on-site.
7. **WSSC comments:**
Water: A 24" ductile iron water line in Church Road abuts the property (Contract No. 1985-6486A). The property is already connected to this main for service.
Sewer: An 8" sewer line (Contract No. 1991-9135A) and a 14" sewer line (Contract No. 1998-2256H) both cross the property. The property is already connected to the 8" main for service.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Church Road is an existing County-maintained road requiring a minimum right-of-way width of 60 feet. The applicant shall coordinate the right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Rural and Secondary Residential Road standard. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.
10. **City of Bowie:** There is no updated position from the City of Bowie, regarding their previous 2009 recommendation to retain Category 5.

Mountains of Fire and Miracles Ministries
Pre-Application Neighborhood Meeting Summary
For Mountains of Fire and Miracles Ministries MFM Bowie, MD
5506 Church Road, Bowie, MD 20720
November 11, 2023, 10:00 AM On Site

Attendees for Applicant

Midgett Parker - Law Offices of Midgett S. Parker, P.A.

Brandon Fritz – Kim Engineering

Tim Troxler - Kim Engineering

Mike Lenhart – Lenhart Traffic Consulting, Inc.

Bolaji Ogunderu - Mountains of Fire and Miracles Ministries (Project Manager)

Rev. Kunle Ladipo - Mountains of Fire and Miracles Ministries (Pastor)

Semiu Adeniyi - Mountains of Fire and Miracles Ministries (Building Chair)

Stephen Ajayi - Mountains of Fire and Miracles Ministries (Building Secretary)

Abigail Tamakloe - Mountains of Fire and Miracles Ministries (Church Administrator)

Community Attendees

See attached list of invitees and sign-in sheets. There was a total of 89 attendees, both members of the church and local residents.

Mr. Parker began the meeting at 10:00 AM and the Pastor did an opening prayer. Mr. Parker then presented the agenda for the meeting and introduced the applicant's team. Elected officials present were noted. District 2 Councilman for City of Bowie, Dufour Woolfley and At-Large Councilwoman Wanda Rogers were present. Representatives of local community associations were asked to introduce themselves. Representing Dixon Crossing HOA was Vice-president Naomi Carrington Hawkman and for the Woodmore Estates HOA there was Secretary Caren Raphael.

Mr. Parker gave a brief history of the church and noted that they have been at this site since 2000 and acquired the property in 2002 and then the property across the street in 2003.

Mr. Fritz of Kim then did a Power Point presentation of the project, showing the existing conditions, adjacent land uses, site constraints and zoning. Also noted were the WSSC easements that run across the property. The site is 12 acres in size, is currently zoned Residential Rural (RR) and a church is a permitted use.

Mr. Lenhart of Lenhart Traffic Consulting presented their traffic projections based on Sunday study periods. As the church runs now, they conduct two services on Sundays. So, their study period went from 8 AM to 12:30 PM. He explained the review process that the traffic study will be subject to. Some discussion ensued about traffic on other days of the week when the building is open for other uses and the problems residents in adjacent developments have getting in and out of their neighborhoods due to traffic on Church Road. It was noted that we are having this meeting to get input from the community and that this will not be the only public meeting. Questions were asked about the traffic report, such as if it will

suggest traffic safety improvements such as a stop sign at the intersection or something to get people to slow down (on Church Road) to allow entry and exit from the church property and their neighborhood. Various potential solutions were shared by Mr. Parker. It was noted that the reports will be publicly available. Once it is submitted as part of the preliminary plan of subdivision it becomes public record and that they will make it available. Mr. Parker reminded the audience that everyone who wrote their email on the sign-in sheet will get updates for the project and that today's meeting is only the first.

There was some discussion about the traffic problems along this road that have existed for many years and how expansion of the church will exacerbate the problem. The position of the church (MFM) is that they intend to be good neighbors and figure out how to address the problems. Mr. Parker noted that the church has police officers stationed at their entrance on Sundays to direct traffic. Possible improvements to Church Road were discussed and it was noted that it cannot be altered due to the historic status of the road. The possibility of the extension of the other Church Road (nearby) was discussed. It was supposed to be extended in response to new developments that have gone in over the years. It would be a way to alleviate the problem. Mr. Parker said he would investigate that and noted that they have already consulted with the planning department of the City of Bowie even though the site is outside of the city limits. The city councilman said they will have an opportunity to review the proposal but as it is out of their jurisdiction, they do not have decisive power over the proposal. It is county jurisdiction.

Moving on to the next item on the agenda, the project timeline, Mr. Parker reminded the audience that this is a pre-application meeting. An application for a preliminary plan of subdivision would be filed with the planning board for Prince George's County and the MNCPPC. The planned timeline for the project was presented. The existing church building is approximately 5,000 square feet and they are planning on 43,815 square feet with the new building. The application would be this year through the 2nd quarter of 2024, then construction drawings would be done in Q2 2024 to Q1 of 2025. Construction would begin in Q2 of 2025, with construction ending in Q4 of 2026. It was stressed that they want to be part of the community.

There was some discussion about the church's projected number of seats. In response, Mr. Parker stated that they now hold two services on Sundays to accommodate all the members of the church. They also project growth over the coming years, which will require more space. They will be able to have everyone in one service. A question was asked about the other parcel across the street that the church owns. Mr. Parker stated that they are not proposing to do anything there at all unless they hear from the community that they want another park.

Further discussion transpired about the safety of crossing Church Road as some parishioners now do because they park across the street on the other parcel that the church owns. Mr. Parker agreed that it is indeed a problem that they will have to address if they intend to use the property in the future. More concerns about traffic were expressed and it was noted that if all parking is within the proposed site there will be no need for people to park on the west side of Church Road. The extension of the other Church Road was again brought up as the ideal solution to the traffic problem. It was noted that the church cannot be expected to be responsible for addressing the road issue and that residents need to rally city hall to get the road extended. It will take a community effort. Concern was expressed that the proposed parking would not be enough for 800 parishioners and that parking would again spill over onto neighboring streets. The necessity of some features like the gym and food pantry were questioned as real needs of the community since the City of Bowie provides them now. It was pointed out that it is

impacting their quality of life and property values, that it is a great idea but the wrong place. Mr. Parker responded that no studies were done to assess community needs and wants.

Mr. Parker then wrapped up the meeting by sharing his opinion on the need for churches and their role in the community and society at large.



PRE-APPLICATION NEIGHBORHOOD MEETING

5506 Church Road, Bowie, Maryland
Saturday, November 11, 2023

Welcome

We are glad you are here!



PRE-APPLICATION NEIGHBORHOOD MEETING
5506 Church Road, Bowie, Maryland
Saturday, November 11, 2023

AGENDA

1. Call to Order & Opening Prayer
2. Introductions
3. Brief History of MFM Bowie
4. Presentation of the Project
5. Questions & Answers
6. Conclusion
7. Closing Prayer



PRE-APPLICATION NEIGHBORHOOD MEETING
5506 Church Road, Bowie, Maryland
Saturday, November 11, 2023

INTRODUCTIONS

Mountain of Fire and Miracles Ministries Bowie

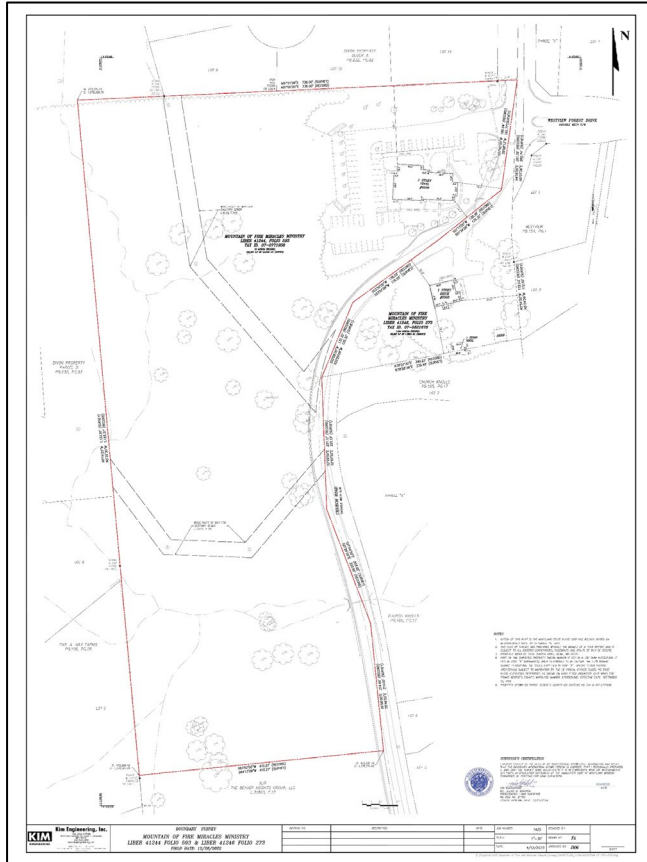
Pastor
Building Chair
Building Sec.
Church Administrator

Reverend Kunle Ladipo
Mr. Semiu Adeniyi
Mr. Steve Ajayi
Ms. Abigail Tamakloe

Design Team

Project Manager
Civil Engineer
Traffic Engineer
Legal Counsel

Mr. Bolaji Ogunderu
Mr. Brandon Fritz
Mr. Michael Lenhart
Mr. Midgett Parker



Not to Scale



Not to Scale

EXISTING CONDITIONS

- This site is located west of the intersection between Westview Forest Drive and Church Road
- 5506 Church Road, Bowie, MD
- Identified as parcel P 9 and is approximately 12 acres in size
- Adjacent Site Uses:
 - Single Family Residential to the North
 - Single Family Residential, an additional parcel owned by Mountain of Fire, and undeveloped conservation park land to the east
 - Single Family Residential to the South
 - Single Family Residential to the West
- Current Zone: RR (Residential Rural)
 - Permitted as a Place of Worship per section 27-5101(c)
- Prior Zone: R-R (Rural Residential)
 - Permitted as a church or similar place of worship per section 27-441(b)(3)(b)
- Currently developed with the existing Mountain of Fire and Miracles Ministries building and associated 56 space parking lot in the northeast corner.
- Current Easements onsite:
 - WSSC Sanitary Sewer easement
- Collington Branch stream goes through the site west to east.



Not to Scale



PROJECT OVERVIEW

- Development of an approximately 43,815 sf building
 - Main Level: Sanctuary with 800 seats
 - Lower Level: Banquet room, gym, nursery, etc.
- Proposed Parking Calculations:
 - 182 standard parking spaces (9' x 18')
 - 66 compact parking spaces (8' x 16.5')
 - 11 handicap, 4 van accessible spaces
 - Total: 259 parking spaces
- 1 Loading Space
- Vehicular Access: Existing access from Church Road

Conceptual Stormwater Management

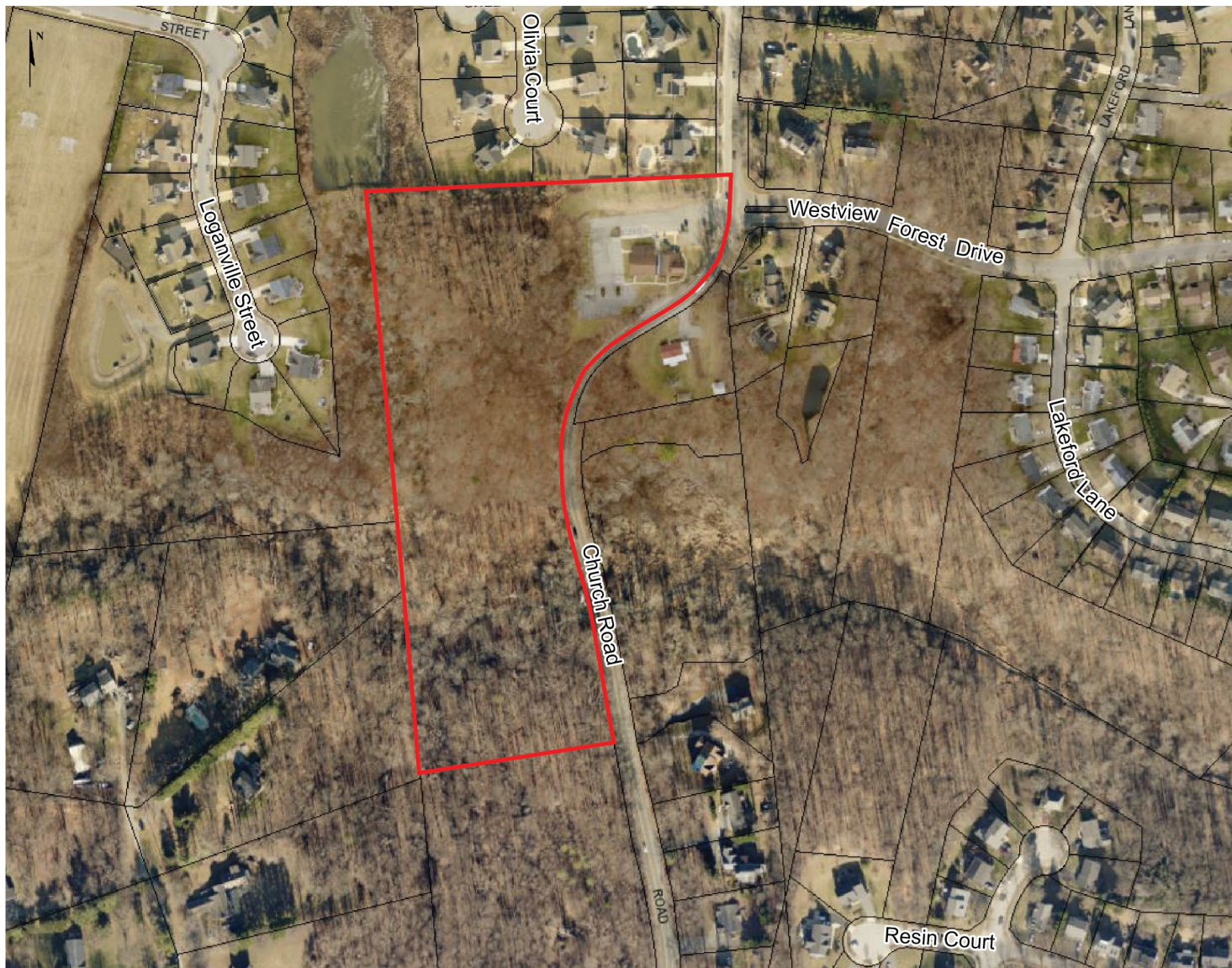
- Micro bioretention areas
- Underground detention facility



LENHART TRAFFIC CONSULTING, INC.
 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
 SEVERNA PARK, MD 21146
www.lenharttraffic.com



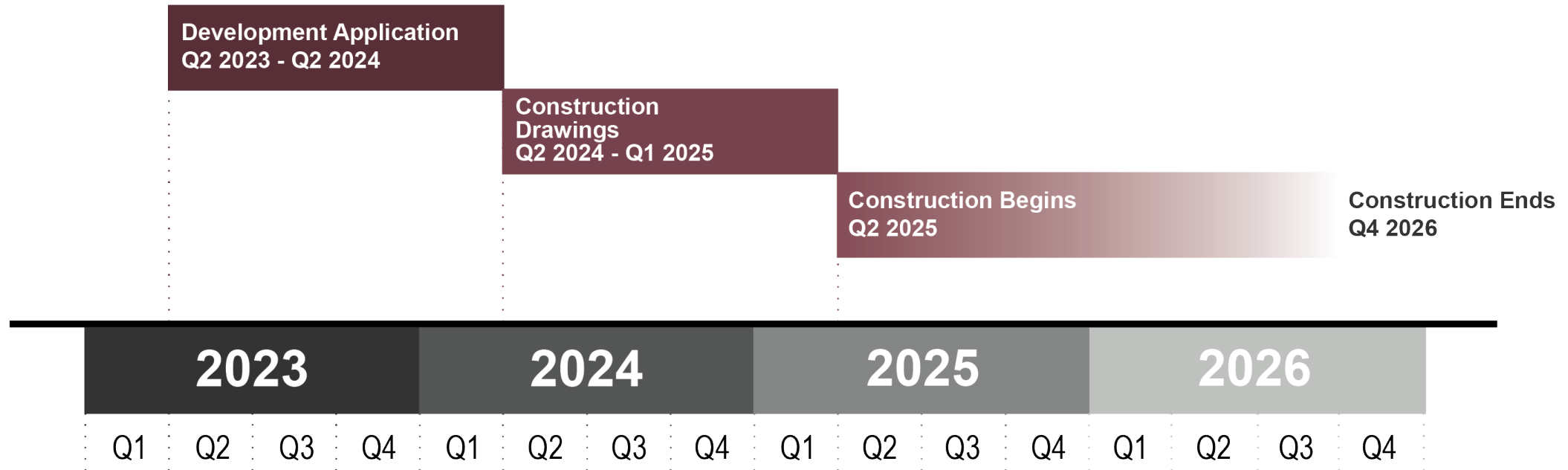
MOUNTAIN OF FIRE AND
 MIRACLES MINISTRIES
 BOWIE
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TRAFFIC STUDY

- Scoping Agreement
- Traffic Counts
- Background Development & Volumes
- Trip Generation for Church Expansion
- Total Traffic Volumes
- Analysis
- Results & Recommendations
- Agency Reviews

PROJECT TIMELINE





PRE-APPLICATION NEIGHBORHOOD MEETING
5506 Church Road, Bowie, Maryland
Saturday, November 11, 2023

Thank You for Participating

We look forward to seeing you again!



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

May 6, 2009

The Honorable Marilyn Bland, Chair
Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

RE: Prince George's County Water and Sewer Plan, April 2009 Cycle of Amendments
#09/W-1, Mountain of Fire and Miracles Ministries (5506 Church Road)

Dear Chair Bland:

The Bowie City Council has reviewed one (1) application filed in the latest cycle of the Prince George's County Water and Sewer Plan amendments. The City Council conducted a public hearing on May 4, 2009 and voted to recommend the following:

#09/W-01, Mountain of Fire and Miracles Ministries (5506 Church Road) –
Request change from Category 5 to 4 on 12 acres. Proposal: New, 3-story church building serving between 1,000 - 2,000 members. The property is located across from Westview Forest Drive, on the west side of Church Road, approximately 1,700 feet south of Old Annapolis Road in the R-R (Rural-Residential) zone.

Recommendation (#09/W-01): Retain Category 5

The City Council is concerned about the impacts of the proposed development on the surrounding community, especially with regard to traffic. The current church on the property, which serves a congregation of 300-350 people, has already created traffic circulation and safety issues on Church Road. Cars parking and stopping on Church Road and within the adjacent Westview subdivision have created a hazard for drivers as well as pedestrians. The expansion of the church to serve a maximum of 2,000 members will further exacerbate this situation. Without seeing a site plan and understanding how these significant issues will be addressed, the City Council cannot recommend approval at this time.

Thank you for the opportunity to comment on proposed amendments to the County Water and Sewer Plan and for your consideration of our recommendation.

Sincerely,


Bowie City Council
G. Frederick Robinson
Mayor

cc: ✓ The Honorable Ingrid Turner, Prince George's County Council
✓ The Honorable Samuel Dean, Prince George's County Council
✓ Pastor Lawrence Adetunji, Mountain of Fire and Miracles Ministries
✓ Ms. Patricia Baimbridge
✓ Ms. Shirley Branch, DER

MAYOR G. Frederick Robinson MAYOR PRO TEM Todd M. Turner

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