



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

TUESDAY, JANUARY 21, 2025

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Tuesday, January 21, 2025, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag of the United States of America.

QUORUM:

In attendance were Mayor Adams (virtual), Councilmembers Brady, Estève, Ndebumadu (virtual 8:06p.m.), Rogers, Truesdale and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

None.

CITIZEN PARTICIPATION:

1. Shawn Graves, Eastview Terr. – Stated concerns with increased crime in the City.

PRESENTATIONS:

None.

CITY BOARDS AND COMMITTEES:

None.

COUNCIL ANNOUNCEMENTS:

Mayor Pro Tem Woolfley thanked staff for their service during the snowstorm.

Councilmember Ndebumadu requested an update from staff on street striping before the budget cycle begins.

CITY MANAGER'S REPORT:

City Manager Lott introduced the City's new Assistant Public Works Director, Mr. Hyung Ahn. He also reported on the great work staff did during the snowstorm.

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Approval of December 2, 2024 Council Meeting Minutes; B) Adoption of Resolution R-1-25 Authorizing the Issuance of a Purchase Order to Brudis & Associates, Inc. For Task Order/RFP #5-08 in the Amount of \$149,350.39 in Accordance With the Master Contract Approved on January 22, 2019; C) Adoption of Resolution R-2-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Awarding a Contract to Atlantic Machinery, Inc. In the Amount of \$388,961 for the Purchase of One Street Sweeper, Through a Contract Led by the Virginia Sherriff's Association; D) Adoption of Resolution R-3-25 Awarding a Professional Services Contract to PPR Strategies, Inc. For the Development and Implementation of an Economic Development Marketing Strategy in an Amount Not to Exceed Fifty Thousand Dollars (\$50,000); E) Adoption of Resolution R-4-25 Authorizing the Issuance of a Purchase Order to McLaren Technical Services, Inc. For Task Order/RFP #9-04 in the Amount of \$91,500 in Accordance With the Master Contract Approved on December 20, 2018; F) Adoption of Resolution R-5-25 To Award the Professional Services-Development Plan Review, Engineering, & Design Services to Frederick Ward Associates, Inc. and Authorizing the Issuance of a Purchase Order to Frederick Ward Associates, Inc. For Task Order #1 in the Amount of \$162,000; G) Adoption of Resolution R-6-25 Approving Application NCU-1-24, a Request for the Certification of an Existing Nonconforming Towing Business Located at 12705 10th Street, Bowie, Maryland; H) Adoption of Resolution R-7-25 Awarding a Contract to CPP Construction Company for the Replacement of the Water Treatment Plant Filter System in the Amount of \$1,986,000; I) Adoption of Resolution R-8-25 Awarding a Contract for Construction Management as Advisor Services for the New Ice Arena Project; J) Introduction of Ordinance O-1-25 Repealing in its Entirety and Re-Enacting With Amendments Chapter 26 "Zoning," Article II "Municipal Zoning Authority" of the Code of the City of Bowie to Reflect Changes Required Due to the Prince George's County Zoning Ordinance Rewrite and CB-015-2024, the Zoning Ordinance of Prince George's County – Omnibus Bill; K) Introduction of Ordinance O-2-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, As Embodied in Ordinance O-4-24 and Amended by Ordinance O-7-24, to Appropriate Funds for the Following Projects: \$185,000 for Additional Bulk Trash Collection, \$389,000 for Funding for a Replacement Street Sweeper, \$590,000 for Street Resurfacing, \$8,200 for the Parks and Grounds Agricultural Building, \$143,000 for the Driving Range Rehabilitation, \$41,500 for Lowlift Pump Station Rehabilitation and \$286,000 for the Water Treatment Plant Filter System Replacement. Councilmember Brady seconded the motion. Motion passed 7-0.

OLD BUSINESS:

None.

NEW BUSINESS:

A. Budget Guidance for FY 2026 - Finance Director Matthews summarized the outlook for the FY 2026 budget. Concerns for the next year are inflation, supply chain, declining Intergovernmental Revenues and personnel costs. The City has maintained its Triple A Rating and has had a constant tax rate over the last 14 years. The City will also maintain a high reliance on pay-as-you-go financing for its capital improvements.

Councilmember Brady suggested looking at different avenues to generate revenue possibly with another solar farm on the Racetrack property or the property on Church Road that was purchased for the ice arena.

Mayor Pro Tem Woolfley commented that the water recapitalization project needs to move forward as well as maintaining public safety.

Councilmember Ndebumadu echoed some of the comments from Mayor Pro Tem Woolfley and suggested looking into bringing manufacturing to the City.

Mayor Adams stated that any items dealing with public safety and first responders needs to be a priority.

B. Detailed Site Plan DSP-20003-03, Chipotle at Mill Branch Crossing – Transportation Specialist, Ridwan Coker, summarized the staff report. The developer, Green Branch, LLC is requesting the City Council's approval recommendation regarding a Detailed Site Plan for development and construction of a Chipotle eating and drinking establishment with drive-thru service utilizing the provisions of the prior Zoning Ordinance C-S-C (Commercial Shopping Center). The current zoning is Commercial General Office (CGO).

Mr. Edward Gibbs with law offices Gibbs and Haller, representing the developer, stated that this Chipotle will be using a new format for the drive thru aspect of the restaurant. Orders will need to be placed ahead on the app and picked up at the drive thru window. No orders will be taken at the drive thru in this location. The developer is also in agreement with staff recommendations of a minimum of two bike racks near the entrance to the restaurant and trip generation matrix detailing the approved and proposed development in comparison to established trip cap.

Public Hearing:

Since no one signed up to speak and no comments were received via email, Mayor Adams declared the Public Hearing to have been held.

Councilmember Rogers motioned to approve DSP-20003-03 as presented. Councilmember Brady second the motion. Motion passed 4-1-2 (Woolfley-Nay, Esteve and Truesdale-Abstain).

C. Preliminary Plan of Subdivision PPS-4-23041 Redeemed Christian Church of God/Victory Temple – Sustainability Manager, Ashleigh Diaz, summarized the staff report. This site is located adjacent to the City limits abutting the Woodmore Estates at the southeast corner of Church Road and Mount Oak Road in the RE (Residential, Estate) Zone on 31.5 acres of land. One of the conditions of approval from M-NCPPC, required the applicant provide evidence of having received approval and agreement for access and maintenance between the City of Bowie and the Prince George's County Department of Public Works and Transportation for the extension of Dew Drive.

Mr. Jackson, with law offices of Shipley & Horne representing the applicant, stated that the applicant has also indicated a desire to have the eight lots annexed into the City, if the City agrees.

Public Hearing:

City Clerk Hernandez stated that ten comments were received via email and will be part of the record (Comments attached).

1. Tamara Dickey, Davit Ct. – Spoke against the development and annexation to the City.
2. Derrick Plummer, Davit Ct. – Spoke against the development and annexation to the City.
3. Angela Besinga, Dew Dr. – Spoke against the development and annexation to the City.
4. Cherri Cox-Stewart, Dew Dr. - Spoke against the development and annexation to the City.

5. James Albert, Church Rd. - Spoke against the development and annexation to the City.
6. Nana Kwame, Dolphin Way - Spoke against the development and annexation to the City.
7. Caren Raphael, Dolphin Way - Spoke against the development and annexation to the City.
8. Saidu Jabbie, Dew Dr. - Spoke against the development and annexation to the City.
9. Ade Adebisa, Dolphin Way - Spoke against the development and annexation to the City.
10. George Oyegoke, Driftwood Rd. - Spoke against the development and annexation to the City.
11. Michael Bridges, Dunwood Crossing Dr. - Spoke against the development and annexation to the City.

Since there were no additional speakers, Mayor Adams declared the Public Hearing to have been held.

Councilmember Truesdale motioned to oppose Preliminary Plan of Subdivision PPS-4-23041 and connecting to Dew Drive. Councilmember Brady second the motion. Motion passed 7-0.

D. Greater Bowie Chamber of Commerce Grant Proposal – Mr. Michael White, Vice President Board of Directors of the Great Bowie Chamber of Commerce presented a grant request to Council in the amount of \$25,000 to support two initiatives of the Chamber's. The creation of a Local and Veteran-Owned Business Directory and the implementation of a "Shop Local Bowie" Marketing Campaign. The initiatives aim to enhance visibility of local businesses, encourage community members to shop locally and foster a stronger local economy.

Councilmember Rogers recused herself from this discussion and stepped out of Chambers.

Councilmember Esteve asked what is the purpose of the database and who will benefit from it. Mr. Darrell Carrington, Executive Director for GBCC, responded that residents and potential new businesses coming into the City.

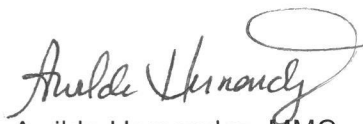
Council's general consensus was to have the Chamber work with Economic Development Director King on a more detailed proposal to include key performance metrics and present to Council at a future meeting.

E. Council Discussion on Stop Sign Designation and Placement – Mayor Pro Tem Woolfley moved to table this item to the February 3 Council meeting. Councilmember Ndebumadu second the motion. Motion passed unanimously.

F. Council Discussion on City of Bowie Shopping Center Standards – Mayor Pro Tem Woolfley moved to table this item to the February 3 Council meeting. Councilmember Ndebumadu second the motion. Motion passed unanimously.

ADJOURNMENT:

Mayor Pro Tem Woolfley motioned to adjourn the regular City Council meeting. Councilmember Esteve second the motion. Motion passed 7-0. The meeting adjourned at 11:25 p.m.


Awilda Hernandez, MMC
City Clerk

Approved by the City Council of the City of Bowie on March 17, 2025.

Awilda Hernandez

From: Ashish Henry <medapally3@gmail.com>
Sent: Saturday, January 18, 2025 1:15 PM
To: CityClerk
Subject: {EXTERNAL}: Redeemed Church of God Public Comment

External Sender - From: (Ashish Henry <medapally3@gmail.com>)

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Hello,

I am a resident of Woodmore Estates (14308 Driftwood Road) and would like to vote against the approval of the proposed street connection on Dew Drive to the property owned by The Redeemed Church of God.

I believe this will increase traffic congestion immensely on their days of worship and gatherings which our neighborhood already has a lot of issues with by people cutting through our neighborhood to get to Church Road from Mount Oak Road. As this is a megachurch, our neighborhood cannot sustain that large increase of cars weekly without it negatively impacting our calm streets.

Thank you

Ashish M. Henry
T. Rowe Price
Senior Analyst - Legal Investment Compliance
100 East Pratt Street
Baltimore, MD 21202

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Awilda Hernandez

From: Emily Henry <edh1990@gmail.com>
Sent: Saturday, January 18, 2025 1:22 PM
To: CityClerk
Subject: {EXTERNAL}: Redeemed Church of God Public Comment

External Sender - From: (Emily Henry <edh1990@gmail.com>)
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Hi,

I'm a resident of Woodmore Estates ([14308 Driftwood Road](#)) and would like to vote against the proposed street connection on Dew Drive to the property owned by The Redeemed Church of God.

As this is a megachurch, I believe our neighborhood cannot sustain that large increase of cars weekly without it negatively impacting our calm streets.

Thank you!

Emily Henry

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Awilda Hernandez

From: Killette & Associates <killetteandassoc@aol.com>
Sent: Monday, January 20, 2025 6:24 PM
To: Awilda Hernandez
Subject: {EXTERNAL}: Letter of Opposition - PPS-4-23041
Attachments: OPPOSITON LETTER.pdf

External Sender - From: (Killette & Associates
<killetteandassoc@aol.com>)

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Good Evening Ms Hernandez,

Attached, below please find the letter of opposition written and mailed to MNCPPC for the December 5th hearing.

I still stand in opposition of the development.

Thank you,

James Killette/Tammy Killette
c/o Woodmore Estates
2204 Dhow CT
Bowie, MD 20721

To: Prince George's County Planning Dept

Re: Application Numbers:
4-23041 & TCP1-022-2024

Application Name:
REDEEMED CHRISTIAN CHURCH OF GOD

Description of Request:
EIGHT LOTS AND TWO PARCELS FOR RESIDENTIAL AND INSTITUTIONAL
DEVELOPMENT (117,355 SF).

Address of Location:
14403 MOUNT OAK ROAD, BOWIE, MD

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed development in our neighborhood. I believe that this project would have a detrimental impact on our community.

My name is Tammy Kilette. My husband and I and my family have lived in the Woodmore Estates subdivision for 20+ years. We moved here as a suggestion by a friend who had moved into this newly being developed back in 2004. We were at that time living in downtown DC and she talked about this community being one of the few in the county where the tree line and the tree escape of the community was going to be preserved and that the houses were being built on 1 acre lots and not right upon each other as other developments were. Even with that information, my husband and I did our due diligence, and we went up to Upper Marlboro and we asked to see the plans for this community and its surrounding areas for future planning. We wanted to make sure that nothing was in the pipeline for future buildings that we weren't expecting or did not want to buy into and the future planning for a church wasn't a part of that preview visit. The above-named church embarked on this a few years ago. Maybe two years ago we learned of this church which had purchased that property there on the corner of Mount Oak and Church Road for development of a church. We were notified by our HOA and homeowners from this community along with neighboring communities attended a hearing that was held before the City of Bowie Council at the Bowie City Hall (Frank Robinson Way). At this meeting my husband (James) and others spoke in opposition to the building at that time, the project was disapproved. Recently we received notice about the church wanting to restart conversation of building and it appears they want to do it on a more scaled down plan, and they're not calling it a church. They call it an institution of learning so it's a little deceitful.

We think it's a church and not a school. Either way we stand in opposition of a school or church being built on that parcel.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing and building complex.

They want to extend Dew Drive, which is within the Woodmore Estates community by putting sidewalks on that cul-de-sac and sidewalks do not exist in this community. That was another characteristic of the community that we liked because when you put sidewalks and curbs in communities, it does bring on more people wanting to park on the street and the community takes on a different look. I don't think we should approve Dew Drive to be extended to accommodate the church and/or the proposed housing. What will potentially happen is the members parking will overflow into our community, and they will begin to park in front of our homes and on our lawn edges. They're also proposing to put sidewalks for their members to be able to walk to the church or to this institution of learning and the proposed eight houses on Church Road and Mount Oak Road again neither one of those roads are designed for sidewalks and Mount Oak Road and Church Road just underwent a re-configuration a few years ago. When we moved to Bowie back in 2004 it was only a two-lane road. Now there is a four-way stoplight due to additional housing that has been built (Fairwood) and it can take up to 5 mins to turn out onto MT Oak or Church RD because of the already influx of cars.

Additionally, I am deeply concerned about the impact this 117,300+ SF development and eight houses would have on property values in the surrounding area. The influx of the church and houses could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

Finally, the tree line would also be compromised because of clearing for the housing and church. They currently have 6 to 7 cars that are being stored on the property already creating an unneighborly eyesore and unmanaged use of the property and if this project is allowed to go through it will more than likely bring on more of that type of behavior. Culturally, the church has extended periods of church often and they don't keep up their housing residences and properties, and they are known for multi-family generational living, and it brings on multiple individuals living in one home with multiple vehicles (unused and day to day); which is a very unsightly look. We personally don't want that right behind where we are paying higher properties taxes, because we live in the City of Bowie. The amount of money that we've invested and continue to invest to upkeep our home and community hopefully, won't fall upon deaf ears. Had we known that this was going to be in the pipeline for that parcel of land we would not have purchased into this community, and I think this community if this is approved a lot of original homeowners are going to put their houses up for sale before the structure gets built so they don't lose property value.

We already have three churches within a mile radius of each other from this existing community. A quarter mile from this community is Judah Temple, a half mile from this community is Mount Oak Fellowship (diagonal to the prosed church on the corner of Mt Oak and Church RD) and one mile from the community is the Presbyterian Church. Constructing a 117,000+ SF structure, which is equal to 2.1 football fields on the corner of Mount Oak in Church Road, would be devastating and detrimental to this community.

In conclusion, I strongly urge you to reconsider this proposed housing and building structure development. I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,

Mrs Tammy Killette (James)

Dhow CT

Bowie, MD

Awilda Hernandez

From: O L <zenbowie@gmail.com>
Sent: Tuesday, January 21, 2025 11:49 AM
To: Awilda Hernandez
Subject: {EXTERNAL}: Woodmore Estates Impact from Dew Drive extension

External Sender - From: (O L <zenbowie@gmail.com>)

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1. There are concerns about the proximity of the eight residential homes on the Mt. Oak property will serve the larger segment of traffic from church events rather than just the residents of the eight homes. What restrictions will there be to avoid Dew Drive from access by non-residential traffic? Specifically, traffic from those attending service at the church or any other event held at the church or on the main campus?.
2. There are concerns that the 20 ft plus drop from the Mt. Oak property to Drew Drive, presents increased erosion with runoff into existing homes on Dew Drive and what erosion prevention techniques will be applied?
3. There are concerns that a quiet drive, currently functioning as a cul de sac, would evolve into a busy road delivering added traffic through the neighborhood. While it may seem trivial and unavoidable, the nature of our cul de sac on Davit Ct changed considerably when the Tall Oak subdivision was added at the end of our existing Court. Traffic by our neighbors in the extended segment speed, often without regard to existing people and auto traffic.

Oscar Lawson
Davit Ct

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Awilda Hernandez

From: T Parker <tofosua@yahoo.com>
Sent: Tuesday, January 21, 2025 4:59 PM
To: Awilda Hernandez; CityClerk
Subject: {EXTERNAL}: Opposition to Dew Drive Extension

External Sender - From: (T Parker <tofosua@yahoo.com>)
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Good afternoon,

As a matter of record, I am formally submitting my opposition to the proposed extension of Dew Drive.

I have been a Dew Drive resident since March 2008. I am a parent with a school age child who frequently walks Dew Drive and Driftwood Road. This project increaes the safety concerns I have for my child and all the children of Woodmore Estates who play on the street and walk to the bus stop. As mentioned in our previous hearing, we have alreay faced significant pedestrian safety challenges as a community with speeding drivers traveling on Driftwood Rd. From a safety and structural standpoint, the roads simply cannot accommodate additional traffic.

I implore the Bowie city council to continue to keep the children and pedestrians of Woodmore Estates safe by supporting the communities UNIFIED opposition of the expansion of Dew Dr.

Thank you,
Trixy Amoonarquah - home owner
14507 Dew Drive

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Awilda Hernandez

From: Cynthia harvell <cynthiaharvell@yahoo.com>
Sent: Tuesday, January 21, 2025 5:34 PM
To: Awilda Hernandez
Subject: {EXTERNAL}: Oppose Street Connection Hearing

External Sender - From: (Cynthia harvell
<cynthiaharvell@yahoo.com>)
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I Cynthia Harvell , oppose the street connection to Dew dr. In Woodmoore Estates. I would like to go on record. The road would cause extra traffic that we currently is having traffic nightmares with speeding and trash along our streets. Please consider the families that will be affected by this connection into our neighborhood when there are two other alternatives to connect to Church Rd. And Mt. Oak.

Thank you,

Cynthia Harvell
14408 Driftwood Rd.
Bowie, MD 20721
[Sent from Yahoo Mail for iPhone](#)

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Awilda Hernandez

From: Kathleen Beres <kabintospace@aol.com>
Sent: Tuesday, January 21, 2025 6:22 PM
To: Awilda Hernandez; CityClerk
Cc: Miller Einsel; Kathleen
Subject: {EXTERNAL}: Church Road Speedway

External Sender - From: (Kathleen Beres <kabintospace@aol.com>)
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Hello Ms. Hernandez,

We wish we could attend the Hearing tonight but between foot surgery and an icy driveway, we've decided to be safe.

My husband and I have lived on Church Road for over 30 years. We're tempted to move because of the extraordinary increase of traffic and the insane speed of the drivers.

It's an incredible risk for us just to put out and pick up our trash and recycling cans!! There is NO regard whatsoever from passing speeding motorists to slow down. It's a lifesaver that our mail box had two doors so we can access it from the lawn! It would be suicidal to get the mail from Church Road.

It's unnerving and life threatening just to pick up mail, trash and recycling cans!

PLEASE we don't need any more traffic in our area!

We are NOT "Prince George's Proud!"

Respectfully submitted,
Kathleen Beres and Miller Einsel
3120 Church Road
Bowie, MD 20721-1223

Sent from my iPhone

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Awilda Hernandez

From: Milly Hall <hallmilly@aol.com>
Sent: Tuesday, January 21, 2025 6:46 PM
To: Timothy Adams; Dufour Woolfley; Wanda Rogers; Dennis Brady; Clinton Truesdale; Bowie City Councilwoman Roxy Ndebumadu
Cc: Alfred Lott; Awilda Hernandez; goyegoke@aol.com; Milly Hall
Subject: {EXTERNAL}: Oppose the proposed street connection/extension to Dew Drive

External Sender - From: (Milly Hall <hallmilly@aol.com>)

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January 21, 2025

Dear Mayor Adams, Bowie City Council and staff,

Concerned Citizens has reviewed the following concerns of Woodmore Estates, provided below, we stand along with their position. We understand the city does not have land use authority. Similarly the city does not have the planning Board authority to pass preliminary plans of sub-divisions with inadequate traffic public facilities. However the City does not have to enable the Planning department and Planning Boards poor decisions. Therefore we recommend that you oppose the proposed street connection/extension to Dew Drive.

1. Increased Traffic Studies and Safety Concerns

- Failed traffic studies for the intersections of Driftwood Rd. & Mt Oak Rd. as well as Nottingham Drive & Mt Oak Rd strongly show these roads that feed Dew Drive do not have the capacity to support additional usage expected from the proposed subdivision.
- Additional homes will bring more vehicles, exacerbating traffic congestion at Driftwood & Mt Oak intersection that are already struggling to accommodate current usage.
- Additional traffic may also pose safety risks for pedestrians, children in residential areas and cyclists, particularly in areas not designed for heavy use.

2. Environmental Impact and Loss of Forested Areas

- Clearing existing forest areas for the proposed road extension will disrupt local ecosystems, displacing wildlife, reducing biodiversity and the community's natural beauty.
- Forested areas often act as a natural buffer against noise and provide recreational and aesthetic benefits that enhance community well-being.
- Deforestation affects air and water quality, as trees naturally filter pollutants and help manage stormwater.

3. Impact on Property Values

- Increased housing density can lead to overcrowding, which may reduce the community's appeal and subsequently lower property values.
- The construction process and potential for lower-quality developments might deter prospective buyers, impacting long-term investments.

- Overdevelopment may lead to a less cohesive aesthetic, reducing the community's appeal to potential buyers.

4. Tree Conservation Plan (TCP) approved by County

According to the approved PPS plan, grading of the property must occur to allow the proposed use. A strip of woodlands covering 0.70 acres is being retained in the northeastern corner but cannot be used for preservation credit because of area and width considerations which do not meet the minimum requirements to be used for woodland conservation. For the reasons set forth above, ***the Applicant is unable to provide all of the woodland conservation requirement on-site and proposes that the remainder be satisfied by securing 2.24 acres of credit in an off-site mitigation bank.***

- The TCP1 has been designed to meet the Site development goal and will only retain 0.54 acres of existing woodlands, provide 1.49 acres of natural regeneration, 3.72 acres of reforestation and 0.46 acres of landscape credits. The remainder of the woodland conservation requirement will be satisfied by securing 2.24 acres of credit in an off-site mitigation bank. The credit brings no benefit to the City and/or Woodmore Estates.
- The use of specimen tree credits will be used for the specimen trees that will remain on proposed residential Lots 1 and 3 and are not included in the woodlands. Along the church parking lot frontage on Mount Oak Road, 0.46 acre of landscape credits will be used. To meet the remainder of woodland conservation required ***the applicant is requesting the use of 1.56 acres of off-site woodland conservation credits.***
- Proposed reforestation areas separating subdivision from large institution building will take 30-40 to grow new trees, if they survive.

6. Strain on City Infrastructure

- Although the new properties would be outside the City boundary, essential services like snow removal and trash collection would rely on city roads for access, increasing the burden on city infrastructure.
- The city would bear the cost of maintaining these roads despite the new properties not contributing directly to city taxes.

7. Change in Community Character

- Addition of connecting sidewalks from the street extension to the church lot would turn Dew Drive, Driftwood Road, and surrounding roadways into overflow parking lots.
- Adding the street extension may alter the unique character and charm of the neighborhood, shifting it from a tranquil residential area to a more urbanized environment.
- Connecting to homes outside the city could blur the boundary between city and county, altering the unique identity of the community.
- The development risks urbanizing the area, compromising its current tranquility and appeal.

8. Inequity in Service Management

- The reliance on city-maintained roads for county services creates an imbalance, with city resources being used for non-city residents without adequate compensation.
- This arrangement could lead to delays in snow removal and waste collection for city residents, decreasing their quality of service.

Please take this opportunity to step forward with us and oppose the proposed street connection/extension to Dew Drive.

Sincerely,

Concerned Citizens of Prince George's County District 4 and Surrounding Areas Inc.
P.O. Box 1025

Bowie, Maryland 20718

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Awilda Hernandez

From: Viola Underdue <viola.underdue@verizon.net>
Sent: Tuesday, January 21, 2025 6:58 PM
To: Awilda Hernandez
Subject: {EXTERNAL}: Opposed to a MEGA Church being Built on Mount Oak and Church Road

External Sender - From: (Viola Underdue
<viola.underdue@verizon.net>)
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Hello;

We already have enough traffic on Church Road, I have lived here 26 years and it takes me several minutes to get out of my development. In addition, Bowie needs to support projects that are going to broaden our tax base. I don't believe a church will.. Every pastor wants to have their own church, meanwhile; there are plenty of churches to attend in Bowie. In fact, there are two churches within walking distance of the proposed site.

I recommend that some large estate type homes be built on the site.

Viola Underdue

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Awilda Hernandez

From: Vera Ndum <vndum10@gmail.com>
Sent: Tuesday, January 21, 2025 6:59 PM
To: Awilda Hernandez; CityClerk
Cc: Tony Ndum
Subject: {EXTERNAL}: Conerns on the Proposed

External Sender - From: (Vera Ndum <vndum10@gmail.com>)

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Dear Ms.Hernandez!

I'm a resident of 14404 Driftwood Road, Bowie Md and I'm very concerned about the impact of the proposed Dew Drive street connection to the Mount Oak property owned by The Redeemed Church of God. I strongly appeal the PG County officials to stop this effort that will pose harm and undue hardship to our residents. The following are known concerns:

1. Increased Traffic Studies and Safety Concerns

- Failed traffic studies for the intersections of Driftwood Rd. & Mt Oak Rd. as well as Nottingham Drive & Mt Oak Rd strongly show these roads that feed Dew Drive do not have the capacity to support additional usage expected from the proposed subdivision.
- Additional homes will bring more vehicles, exacerbating traffic congestion at Driftwood & Mt Oak intersection that are already struggling to accommodate current usage.
- Additional traffic may also pose safety risks for pedestrians, children in residential areas and cyclists, particularly in areas not designed for heavy use.

2. Environmental Impact and Loss of Forested Areas

- Clearing exiting forest areas for the proposed road extension will disrupt local ecosystems, displacing wildlife, reducing biodiversity and the community's natural beauty.
- Forested areas often act as a natural buffer against noise and provide recreational and aesthetic benefits that enhance community well-being.
- Deforestation affects air and water quality, as trees naturally filter pollutants and help manage stormwater.

3. Impact on Property Values

- Increased housing density can lead to overcrowding, which may reduce the community's appeal and subsequently lower property values.
- The construction process and potential for lower-quality developments might deter prospective buyers, impacting long-term investments.
- Overdevelopment may lead to a less cohesive aesthetic, reducing the community's appeal to potential buyers.

4. Tree Conservation Plan (TCP) approved by County

According to the approved PPS plan, grading of the property must occur to allow the proposed use. A strip of woodlands covering 0.70 acres is being retained in the northeastern corner but cannot be used for preservation credit because of area and width considerations which do not meet the minimum requirements to be used for woodland conservation. For the reasons set forth above, ***the Applicant is unable to provide all of the woodland***

conservation requirement on-site and proposes that the remainder be satisfied by securing 2.24 acres of credit in an off-site mitigation bank.

- The TCP1 has been designed to meet the Site development goal and will only retain 0.54 acres of existing woodlands, provide 1.49 acres of natural regeneration, 3.72 acres of reforestation and 0.46 acres of landscape credits. The remainder of the woodland conservation requirement will be satisfied by securing 2.24 acres of credit in an off-site mitigation bank. The credit brings no benefit to the City and/or Woodmore Estates.
- The use of specimen tree credits will be used for the specimen trees that will remain on proposed residential Lots 1 and 3 and are not included in the woodlands. Along the church parking lot frontage on Mount Oak Road, 0.46 acre of landscape credits will be used. To meet the remainder of woodland conservation required **the applicant is requesting the use of 1.56 acres of off-site woodland conservation credits.**
- Proposed reforestation areas separating subdivision from large institution building will take 30-40 to grow new trees, if they survive.

6. Strain on City Infrastructure

- Although the new properties would be outside the City boundary, essential services like snow removal and trash collection would rely on city roads for access, increasing the burden on city infrastructure.
- The city would bear the cost of maintaining these roads despite the new properties not contributing directly to city taxes.

7. Change in Community Character

- Addition of connecting sidewalks from the street extension to the church lot would turn Dew Drive, Driftwood Road, and surrounding roadways into overflow parking lots.
- Adding the street extension may alter the unique character and charm of the neighborhood, shifting it from a tranquil residential area to a more urbanized environment.
- Connecting to homes outside the city could blur the boundary between city and county, altering the unique identity of the community.
- The development risks urbanizing the area, compromising its current tranquility and appeal.

8. Inequity in Service Management

- The reliance on city-maintained roads for county services creates an imbalance, with city resources being used for non-city residents without adequate compensation.
- This arrangement could lead to delays in snow removal and waste collection for city residents, decreasing their quality of service.

Thank you
Veronica Ndum

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