



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## CITY COUNCIL SWEARING-IN CEREMONY MINUTES

MONDAY, NOVEMBER 18, 2019

### CALL MEETING TO ORDER:

The Swearing-in Ceremony of the Bowie City Council was held on Monday, November 18, 2019 in the Council Chambers at City Hall. Mayor Robinson called the meeting to order at 8:00 p.m.

### QUORUM:

In attendance were Mayor Robinson, Mayor Pro Tem Gardner, Councilmembers Esteve, Marcos, Truth and Woolfley; City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez, Staff, the Press, and the Public.

### PRESENTATION OF COLORS AND PLEDGE OF ALLEGIANCE TO THE FLAG:

Bowie Honor Guard led the Presentation of Colors and the Pledge of Allegiance to the flag.

### CONSENT AGENDA:

Councilmember Marcos moved the approval of Consent Agenda Items: A) Approval of July 1 Meeting Minutes; B) Approval of July 8 Meeting Minutes; C) Approval of August 5 Meeting Minutes; D) Approval of September 3 Meeting Minutes; E) Approval of September 16 Meeting Minutes; F) Approval of October 7 Meeting Minutes; G) Approval of October 21 Meeting Minutes. Councilmember Truth seconded the motion and it carried 6-0.

### ADMINISTRATIVE REPORT:

A. Certification of November 5, 2019 City of Bowie Election – Ms. Yolanda Jones, Chairman of the Bowie Board of Supervisors of Elections, read the report from the Board of Supervisors of Elections dated November 18, 2019, certifying the results of the November 5, 2019 Election which is attached hereto.

### PRESENTATIONS TO OUTGOING COUNCILMEMBERS:

Prince George's County Council Chair Todd M. Turner presented Citations to Mayor Robinson and Councilmembers Marcos and Truth.

Congressman Steny Hoyer presented a United States flag that was flown over the U.S. Capitol in honor of Mayor Robinson.

City Manager Lott on behalf of the City, presented gifts to Mayor Robinson and Councilmembers Marcos and Truth.

REMARKS BY OUTGOING COUNCILMEMBERS:

A. Councilmember James Marcos thanked his fellow colleagues, staff and residents for all the support during his 12 year tenure as Councilmember.

B. Councilmember Isaac Truth thanked his colleagues, family, residents, and staff for the support during his 12 year tenure as Councilmember.

C. Mayor Robinson thanked his family, colleagues, city staff and especially the residents for their support and encouragement during his 29 years of tenure as Councilmember and as Mayor.

SWEARING-IN CEREMONY:

A. The Honorable Mahasin El Amin, Clerk of the Circuit Court for Prince George's County, administered the Oath of Office to Timothy J. Adams, Mayor, in accordance with the Oath prescribed in Section 92A of the City Charter.

B. The Honorable Timothy J. Adams administered the Oath of Office to Councilmembers: Michael P. Esteve, District 1; Dufour Woolfley, District 2; Adrian Boafo, District 3; Roxy Ndebumadu, District 4; Henri Gardner, At-Large; and Ingrid S. Harrison, At-Large, in accordance with the Oath prescribed in Section 92A of the City Charter.

C. Remarks by Newly Elected Officials – All newly elected officials thanked their respective families, friends, voters, and members of their campaign staff for their help in getting them elected.

ORGANIZATIONAL MEETING:

A. Selection of Mayor Pro Tem - Councilmember Esteve moved to appoint Councilmember Adrian Boafo as Mayor Pro Tem. Councilmember Gardner seconded the motion and it carried 7-0.

B. Councilmember Woolfley moved to amend the agenda to include for approval a letter to Prince George's County Council in regards to CB-17-2019. Councilmember Esteve seconded the motion. Motion passed unanimously.

C. Councilmember Esteve moved to approve the letter in regards to CB-17-2019 (Copy attached) and have letter sent to the County. Councilmember Woolfley seconded the motion. Motion passed unanimously.

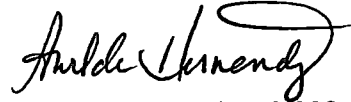
ADJOURNMENT:

Mayor Pro Tem Boafo moved to adjourn the meeting. Councilmember Gardner seconded the motion and it carried unanimously. The meeting was adjourned at 9:21 p.m.

November 18, 2019

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Awilda Hernandez". The signature is written in a cursive style with a large, looping flourish at the end.

Awilda Hernandez, MMC  
City Clerk



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

## MEMORANDUM

TO: Alfred D. Lott, City Manager

FROM: The Board of Supervisors of Elections of the City of Bowie

SUBJECT: 2019 ELECTION RESULTS

Date: November 18, 2019

We, the undersigned Board of Supervisors of Elections, do hereby certify that the attached is a true and actual account for the Election of the City of Bowie, Maryland on Tuesday, November 5, 2019.

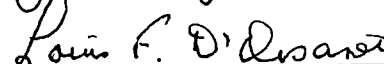
We, therefore, declare the following shall be the winners of this Election:


Mayor - Tim Adams		Number of Votes Cast: 3977
Councilmember - Michael P. Esteve	- District 1	Number of Votes Cast: 1659
Councilmember - Dufour Woolfley	- District 2	Number of Votes Cast: 2263
Councilmember - Adrian Bofo	- District 3	Number of Votes Cast: 713
Councilmember - Roxy Ndebumadu	- District 4	Number of Votes Cast: 717
Councilmember - Henri Gardner	- At-Large	Number of Votes Cast: 4845
Councilmember - Ingrid S. Harrison	- At-Large	Number of Votes Cast: 5065

A total of 9328 cast their votes at the Polls, and 303 persons voted absentee, making a total of 9631 voters casting votes in the November 5, 2019 City of Bowie Election. There are currently 44,586 voters registered on the County and City books, which makes a total of 22% of the registered voters casting their votes in the 2019 City Election.


Members of the Board of Elections

  
Yolanda Jones, Chairman

  
Louis F. D'Orsaneo

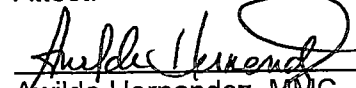
  
Doug Barber

  
Camille M. Gaines

  
Brian Suddeth

  
Don Phillips

Attest:

  
Awilda Hernandez, MMC  
City Clerk

## CITY OF BOWIE OFFICIAL ELECTION RESULTS 2019

### MAYOR

	Winner	1A	1B	2A	2B	3A	3B	4A	4B	TOTAL VOTES	% OF VOTES CAST
ADAMS		507	428	363	227	567	528	547	730	3897	40.68%
ADAMS - ABSENTEE VOTES		12	10	12	7	11	11	9	8	80	0.84%
<b>ADAMS - TOTAL VOTES</b>		<b>519</b>	<b>438</b>	<b>375</b>	<b>234</b>	<b>578</b>	<b>539</b>	<b>556</b>	<b>738</b>	<b>3977</b>	<b>41.52%</b>
BRADY		328	363	533	510	209	175	309	191	2618	27.33%
BRADY - ABSENTEE VOTES		15	12	20	23	7	5	17	4	103	1.08%
<b>BRADY - TOTAL VOTES</b>		<b>343</b>	<b>375</b>	<b>553</b>	<b>533</b>	<b>216</b>	<b>180</b>	<b>326</b>	<b>195</b>	<b>2721</b>	<b>28.41%</b>
JACKSON		8	8	15	20	21	26	17	23	138	1.44%
JACKSON - ABSENTEE VOTES		0	0	0	0	1	0	0	1	2	0.02%
<b>JACKSON - TOTAL VOTES</b>		<b>8</b>	<b>8</b>	<b>15</b>	<b>20</b>	<b>22</b>	<b>26</b>	<b>17</b>	<b>24</b>	<b>140</b>	<b>1.46%</b>
LUCCHI		349	400	429	314	284	179	365	168	2488	25.97%
LUCCHI - ABSENTEE VOTES		25	6	20	20	5	11	12	13	112	1.17%
<b>LUCCHI - TOTAL VOTES</b>		<b>374</b>	<b>406</b>	<b>449</b>	<b>334</b>	<b>289</b>	<b>190</b>	<b>377</b>	<b>181</b>	<b>2600</b>	<b>27.14%</b>
RUTH		16	38	7	10	5	32	10	18	136	1.42%
RUTH - ABSENTEE VOTES		0	2	0	0	0	2	0	0	4	0.04%
<b>RUTH - TOTAL VOTES</b>		<b>16</b>	<b>40</b>	<b>7</b>	<b>10</b>	<b>5</b>	<b>34</b>	<b>10</b>	<b>18</b>	<b>140</b>	<b>1.46%</b>
WRITE-INS		0	1	0	0	0	0	0	0	1	0.01%
WRITE-INS - ABSENTEE VOTES		0	0	0	0	0	0	0	0	0	0.00%
<b>TOTAL WRITE-INS FOR MAYOR</b>		<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0.01%</b>
<b>TOTAL VOTES CAST IN RACE</b>		<b>1260</b>	<b>1268</b>	<b>1399</b>	<b>1131</b>	<b>1110</b>	<b>969</b>	<b>1286</b>	<b>1156</b>	<b>9579</b>	<b>100.00%</b>

**CITY OF BOWIE OFFICIAL ELECTION RESULTS 2019**

**COUNCILMEMBER AT-LARGE (VOTE FOR 2)**

	Winner	1A	1B	2A	2B	3A	3B	4A	4B	TOTAL VOTES	% OF VOTES CAST
ALEGBELEYE		175	163	155	92	217	197	204	190	1393	9.29%
ALEGBELEYE- ABSENTEE VOTES		4	3	6	2	4	2	6	3	30	0.20%
<b>ALEGBELEYE - TOTAL VOTES</b>		<b>179</b>	<b>166</b>	<b>161</b>	<b>94</b>	<b>221</b>	<b>199</b>	<b>210</b>	<b>193</b>	<b>1423</b>	<b>9.49%</b>
GARDNER		571	630	725	615	508	531	598	474	4652	31.01%
GARDNER- ABSENTEE VOTES		32	26	31	28	17	22	21	16	193	1.29%
<b>GARDNER - TOTAL VOTES</b>		<b>603</b>	<b>656</b>	<b>756</b>	<b>643</b>	<b>525</b>	<b>553</b>	<b>619</b>	<b>490</b>	<b>4845</b>	<b>32.30%</b>
HARRISON		616	557	566	388	653	599	731	812	4922	32.81%
HARRISON - ABSENTEE VOTES		22	8	22	14	16	19	26	16	143	0.95%
<b>HARRISON - TOTAL VOTES</b>		<b>638</b>	<b>565</b>	<b>588</b>	<b>402</b>	<b>669</b>	<b>618</b>	<b>757</b>	<b>828</b>	<b>5065</b>	<b>33.76%</b>
KUZAN		530	527	668	620	310	218	390	249	3512	23.41%
KUZAN - ABSENTEE VOTES		33	16	22	27	5	9	14	9	135	0.90%
<b>KUZAN - TOTAL VOTES</b>		<b>563</b>	<b>543</b>	<b>690</b>	<b>647</b>	<b>315</b>	<b>227</b>	<b>404</b>	<b>258</b>	<b>3647</b>	<b>24.31%</b>
WRITE-INS		3	2	1	4	6	1	1	2	20	0.13%
WRITE-INS - ABSENTEE VOTES		0	0	1	0	0	0	0	0	1	0.01%
<b>TOTAL WRITE-INS AT-LARGE</b>		<b>3</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>21</b>	<b>0.14%</b>
<b>TOTAL VOTES CAST IN RACE</b>		<b>1423</b>	<b>1389</b>	<b>1507</b>	<b>1143</b>	<b>1421</b>	<b>1371</b>	<b>1587</b>	<b>1513</b>	<b>15001</b>	<b>100.00%</b>

**CITY OF BOWIE OFFICIAL ELECTION RESULTS 2019**

**COUNCILMEMBER DISTRICT 1**

	Winner	1A	1B	TOTAL VOTES	% OF VOTES CAST
ESTEVE		783	816	1599	65.37%
ESTEVE - ABSENTEE VOTES		38	22	60	2.45%
<b>ESTEVE - TOTAL VOTES</b>		<b>821</b>	<b>838</b>	<b>1659</b>	<b>67.83%</b>
SNYDER		391	379	770	31.48%
SNYDER - ABSENTEE VOTES		11	4	15	31.48%
<b>SNYDER - TOTAL VOTES</b>		<b>402</b>	<b>383</b>	<b>785</b>	<b>32.09%</b>
WRITE-INS		1	1	2	0.08%
WRITE-INS - ABSENTEE VOTES		0	0	0	0.00%
<b>TOTAL WRITE-INS DISTRICT 1</b>		<b>1</b>	<b>1</b>	<b>2</b>	<b>0.08%</b>
<b>TOTAL VOTES CAST IN RACE</b>		<b>1224</b>	<b>1222</b>	<b>2446</b>	<b>100.00%</b>

**CITY OF BOWIE OFFICIAL ELECTION RESULTS 2019**

**COUNCILMEMBER DISTRICT 2**

	Winner	2A	2B	TOTAL VOTES	% OF VOTES CAST
WOOLFLEY		1215	972	2187	95.92%
WOOLFLEY - ABSENTEE VOTES		38	38	76	3.33%
<b>WOOLFLEY - TOTAL VOTES</b>		<b>1253</b>	<b>1010</b>	<b>2263</b>	<b>99.25%</b>
WRITE-INS		6	3	9	0.39%
WRITE-INS - ABSENTEE VOTES		3	5	8	0.35%
<b>TOTAL WRITE-INS DISTRICT 2</b>		<b>9</b>	<b>8</b>	<b>17</b>	<b>0.75%</b>
<b>TOTAL VOTES CAST IN RACE</b>		<b>1262</b>	<b>1018</b>	<b>2280</b>	<b>100.00%</b>



**CITY OF BOWIE OFFICIAL ELECTION RESULTS 2019**

**COUNCILMEMBER DISTRICT 3**

	Winner	3A	3B	TOTAL VOTES	% OF VOTES CAST
BOAFO		342	349	691	33.76%
BOAFO - ABSENTEE VOTES		13	9	22	1.07%
<b>BOAFO - TOTAL VOTES</b>		<b>355</b>	<b>358</b>	<b>713</b>	<b>34.83%</b>
BYRD		399	248	647	31.61%
BYRD - ABSENTEE VOTES		4	9	13	0.64%
<b>BYRD - TOTAL VOTES</b>		<b>403</b>	<b>257</b>	<b>660</b>	<b>32.24%</b>
GROGAN		171	154	325	15.88%
GROGAN - ABSENTEE VOTES		2	4	6	0.29%
<b>GROGAN - TOTAL VOTES</b>		<b>173</b>	<b>158</b>	<b>331</b>	<b>16.17%</b>
MOTLEY		87	60	147	7.18%
MOTLEY - ABSENTEE VOTES		0	1	1	0.05%
<b>MOTLEY - TOTAL VOTES</b>		<b>87</b>	<b>61</b>	<b>148</b>	<b>7.23%</b>
SENN-CARTER		76	111	187	9.14%
SENN-CARTER - ABSENTEE VOTES		1	5	6	0.29%
<b>SENN-CARTER - TOTAL VOTES</b>		<b>77</b>	<b>116</b>	<b>193</b>	<b>9.43%</b>
WRITE-INS		1	1	2	0.10%
WRITE-INS - ABSENTEE VOTES		0	0	0	0.00%
<b>TOTAL WRITE-INS DISTRICT 3</b>		<b>1</b>	<b>1</b>	<b>2</b>	<b>0.10%</b>
<b>TOTAL VOTES CAST IN RACE</b>		<b>1096</b>	<b>951</b>	<b>2047</b>	<b>100.00%</b>

## CITY OF BOWIE OFFICIAL ELECTION RESULTS 2019

### COUNCILMEMBER DISTRICT 4

	Winner	4A	4B		TOTAL VOTES	% OF VOTES CAST
BUCK		348	324		672	27.98%
BUCK - ABSENTEE VOTES		20	9		29	1.21%
<b>BUCK - TOTAL VOTES</b>		<b>368</b>	<b>333</b>		<b>701</b>	<b>29.18%</b>
KING		65	77		142	5.91%
KING - ABSENTEE VOTES		4	3		7	0.29%
<b>KING - TOTAL VOTES</b>		<b>69</b>	<b>80</b>		<b>149</b>	<b>6.20%</b>
LINDSEY		97	39		136	5.66%
LINDSEY - ABSENTEE VOTES		2	0		2	0.08%
<b>LINDSEY - TOTAL VOTES</b>		<b>99</b>	<b>39</b>		<b>138</b>	<b>5.75%</b>
MALLARD		307	382		689	28.68%
MALLARD - ABSENTEE VOTES		4	4		8	0.33%
<b>MALLARD - TOTAL VOTES</b>		<b>311</b>	<b>386</b>		<b>697</b>	<b>29.02%</b>
NDEBUMADU		407	294		701	29.18%
NDEBUMADU - ABSENTEE VOTES		7	9		16	0.67%
<b>NDEMUMADU - TOTAL VOTES</b>		<b>414</b>	<b>303</b>		<b>717</b>	<b>29.85%</b>
WRITE-INS		0	0		0	0.00%
WRITE-INS - ABSENTEE VOTES		0	0		0	0.00%
<b>TOTAL WRITE-INS DISTRICT 4</b>		<b>0</b>	<b>0</b>		<b>0</b>	<b>0.00%</b>
<b>TOTAL VOTES CAST IN RACE</b>		<b>1261</b>	<b>1141</b>		<b>2402</b>	<b>100.00%</b>

**CITY OF BOWIE OFFICIAL ELECTION RESULTS 2019**

**2019 City Election Summary**

**Total registered voters            44,586**

**Total votes cast                    9,631**

**Percentage voting                    22%**



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

November 19, 2019

Ms. Donna J. Brown, Acting Clerk  
Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

RE: CB-17-2019 (Townhouses and One-Family Detached Dwellings in the R-A Zone)

Dear Ms. Brown:

The Bowie City Council wishes to reiterate our opposition to CB-17-2019, which will enable high density redevelopment of the Freeway Airport property on Church Road. On Monday, June 3, 2019 the City Council conducted a public hearing on CB-17-2019. The County legislation inserts a limited provision into the Zoning Ordinance for Townhouse and One-Family Detached residential dwelling uses in the R-A (Residential Agricultural) Zone, where the property proposed for the development meets appropriate criteria and has certain residential development regulations imposed on the development of said uses pursuant to a Detailed Site Plan approval process. The City Council heard from a total of 14 speakers, the majority of whom were against the proposed text amendment, and voted to oppose CB-17. Your attention is directed to the City's letter dated July 9, 2019 (copy attached), which explains many reasons why this legislation should be rejected.

There is one additional point that must be considered. On July 23, 2019 the County Council adopted CR-44-2019, an amendment to the Prince George's County Water and Sewer Plan which included a change benefitting the Freeway Airport property. CR-44-2019 changed the Water and Sewer Service Area category from Category 5 to Category 4, for a development of 44 single-family detached dwellings with a minimum livable area of 3,500 square feet and minimum sale price of \$600,000 on the Freeway Airport property. The Council's approval of CR-44 this summer represents an act of public policy. Given that the County Council's action took place less than four months ago, the City sees absolutely no merit in departing from that policy now. The City OPPOSES CB-17-2019.

Thank you for the opportunity to provide input on County legislation and for your serious consideration of the City's recommendation.

Sincerely,

Bowie City Council  
Timothy J. Adams  
Mayor

Attachment

cc: The Honorable Todd M. Turner  
The Honorable Derrick Leon Davis



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

July 9, 2019

Ms. Donna J. Brown, Acting Clerk  
Clerk of the Council  
Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

RE: CB-17-2019 (Townhouses and One-Family Detached Dwellings in the R-A Zone)

Dear Ms. Brown:

On Monday, June 3, 2019 the Bowie City Council conducted a public hearing on CB-17-2019, which will provide a limited provision for Townhouse and One-Family Detached residential dwelling uses in the R-A (Residential Agricultural) Zone, where the property proposed for the development meets appropriate criteria and has certain residential development regulations imposed on the development of said uses pursuant to a Detailed Site Plan approval process. After hearing from a total of 14 speakers, the majority of whom were against the proposed text amendment, the City Council voted to oppose CB-17. This letter explains the reasons why the legislation should be rejected.

## Density

We understand the legislation is intended to apply to the Freeway Airport property and that the overall density anticipated for the 129-acre property is approximately 4.25 dwelling units per acre, which could potentially yield over 500 dwelling units. However, the proposed legislation could have major land use implications for the Bowie area, since CB-17-2019 would directly allow the maximum densities under the R-T zone, including three family dwellings at 9 dwelling units per acre, townhouses at 8 dwelling units per acre and other attached dwellings at 6 dwelling units per acre.

The current density allowed in the R-A zone is only 0.5 dwelling units per acre. No development in the entire Church Road corridor has a density greater than 1.7 dwelling units per acre (Fairwood mixed use community). Fairwood was rezoned from the 1.0 dwelling unit per acre R-E (Residential Estate) zone to the M-X-C (Mixed Use Community) zone. The approved densities for the two other large planned Church Road communities of Oak Creek Club (1.27 dwelling units per acre) and Locust Hill (1.39 dwelling units per acre) are less than Fairwood. The original Woodmore community on Woodmore Road was developed with 140 single-family detached units and 259 townhouse units, pursuant to the Recreational Community Development provisions of the Zoning Ordinance, and has an overall density of only 0.50 dwelling units per acre, which is the maximum permitted in the R-A zone.

The density allowed by CB-17-2019 is much more than the mixed residential subdivisions of Northridge and Highbridge Park, which are Comprehensive Design Zones developed in the R-S (Residential Suburban 2.7 – 3.5) zone. Under CB-17, the Freeway Airport property is likely to resemble

Letter to Ms. Donna J. Brown re: CB-17-2019

the Princeton Square townhouse community, located at MD 197 and London Lane/Kenhill Drive and zoned R-U (Residential Urban), which has a density of 8 dwelling units per acre.

### Zoning Pattern

CB-17-2019 also conflicts with the zoning pattern established for this part of the Bowie and Vicinity planning area. The Sectional Map Amendment conducted at the conclusion of the 2006 Bowie and Vicinity Area Master Plan update retained the low density zoning pattern on the Freeway Airport parcels, and other properties in the Church Road/Enterprise Road corridor, which was established in the previous Master Plan, the 1991 Bowie-Collington-Mitchellville and Vicinity Area Master Plan. This zoning pattern uses the low density residential zones R-A and R-E to preserve the single-family and rural character of the area between MD 193 and the City of Bowie. The area is recognized as Community VII in the 1991 Master Plan, and that Plan's Community Character Map identifies Community VII as "Permanent Low Density", with a density variation recognized only east of Church Road.

The 1991 Master Plan text, on page 72, states that Permanent Low-Density communities are intended to retain a rural living area character and/or promote low-density development alternatives:

*Generally conventional large-lot areas will not be encouraged to utilize public sewer. Areas where alternative low-density communities offer opportunities for traditional large-lot estate, rural low-density, planned low-density comprehensive developments, and equestrian subdivisions within the R-E, R-A and O-S zones....Portions of Communities VII, VII, and IX will retain a low-density character in the R-E, R-A zones and/or the alternative low-density development options, except where Low Suburban density neighborhood variations are recognized. These three communities will provide a low-density transition between the suburban areas in the Largo area and Community I.*

Community I is the portion of Bowie located between US 50 and MD 214, including the Bowie Town Center. Detailed recommendations for Community VII are provided beginning on page 88 of the 1991 Master Plan. On page 91, the Plan states: *"The R-E and R-A Zones are recommended extensively for Communities VII, VII and IX to establish a pattern of Large Lot/Alternative Low-Density land use and to function as a base density. Neighborhood density variations are recognized, but should not detract from the Large Lot/Alternative Low-Density character."*

### Master Plan

If approved, CB-17-2019 would permit a development project that violates the 2006 Bowie and Vicinity Area Master Plan. The Master Plan identifies a substantial portion of the planning area with a "Residential, Low" land use classification. These are areas intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size and retirement or planned residential development. The Master Plan's Zoning Map shows R-E zoning east of Church Road and R-A zoning west of Church Road, reflecting the intent to preserve the Large Lot/Alternative Low Density character discussed above. Development of townhouses, other attached dwellings and small lot single-family dwellings would violate the recommendations of the Master Plan. The Master Plan Land Use classification does not require lot sizes of 6,500 square feet (i.e. density of 6.7 dwelling units per acre) in the Church Road corridor; conversely, the recommendation for single-family houses on lots up to one acre in size is wholly consistent with past land use objectives and the current zoning pattern.

Similarly, the current County General Plan, Plan Prince George's 2035, shows the Freeway Airport area within the Established Communities on the Growth Policy Map (Map 11). The area is

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shown in the "Residential Low" category on the Generalized Future Land Use Map (Map 10). The Plan describes "Residential Low" as: "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings." The use of the words "up to" is instructive, because the General Plan states that Map 10 is not intended to identify land uses and zones for specific properties, and should be interpreted broadly to provide a countywide perspective of future land use patterns. Users of the General Plan are referred to the property's relevant master plan for specific land use designations.

Based on the above information, the City Council concludes that the 2006 Bowie and Vicinity Master Plan clearly encourages only single-family detached development within the Church Road corridor at densities that do not exceed the existing zoning.

Another primary consideration is that CB-17-2019 would undermine the process of updating the 2006 Bowie and Vicinity Master Plan, which has just begun. The City Council believes it would be appropriate to review any alternative land use and zoning scenarios for the subject property in the context of the Master Plan update.

#### Community Character

The City Council is also concerned that approval of CB-17-2019 would thwart the purposes of the newly created Agricultural-Residential (A-R) Zone and disrupt the established pattern of development that has occurred under the permanent low density R-A and R-E zones in the Church Road corridor. In October 2018, the Prince George's County Council approved the Zoning Ordinance Rewrite. The Ordinance will not become effective until Fall, 2020. The zoning of the subject property is expected to be changed to the A-R Zone in the Countywide Map Amendment, with no significant changes from the current R-A zoning. Development allowed pursuant to CB-17-2019 would not satisfy the purposes of the A-R Zone, which are:

- (A) To provide for large-lot one-family detached residential subdivisions, while encouraging the retention of agriculture as a primary land use;
- (B) To encourage the preservation of trees and open spaces; and
- (C) To prevent soil erosion and stream valley flooding.

CB-17-2019 would drastically change the expectations that existing homeowners relied upon when they bought their homes. Over the past several decades, the Church Road corridor became a choice residential community developed with upscale, estate homes and large lots. This is precisely the type and quality of development that Prince George's County has sought. In fact, the June 17<sup>th</sup> issue of The Prince George's Newsletter noted that the average price of new single-family homes in the County topped the \$600,000 mark. In the first quarter of 2019, Caruso Homes hit \$802,910 in average sales on Church Road. Caruso Homes' Fairview Manor community is literally across the street from Freeway Airport. Changing the zoning rules, now, to allow townhouses and small lot single family development at higher densities would be counterproductive to the ongoing effort to attract high-value residential housing.

#### Adequate Public Facilities

There are public facility challenges in the Church Road corridor. The development of 500-600 dwelling units on the Freeway Airport property will result in further overburdening public facilities. In a recent hearing before the Prince George's County Planning Board for the City's Ice Arena project on Church Road, City representatives were advised that the total response time for fire and rescue services was inadequate (see MR-1824F Staff Report prepared for the 12/13/18 Planning Board hearing). In addition, the planning staff noted that no transit service exists in the Church Road corridor, and that

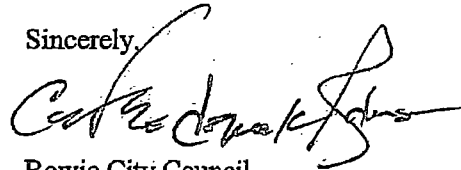
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several intersections with the Fairwood development should be evaluated for traffic impact following completion of the ice arena. Development of residential units will further impact school enrollments in the Bowie cluster of schools. In addition, a proposed Water and Sewer Plan amendment in the last review cycle, for a 60,000 square foot church building at the intersection of Church Road and Mount Oak Road, was denied by the County Council, partly because of public facilities issues.

Because the bill is harmful to the existing development character and zoning in the Church Road corridor and does not comply with the purposes of the existing or proposed zoning under the Zoning Ordinance Rewrite, the City Council OPPOSES CB-17-2019 and asks that you reject this legislation.

Thank you for the opportunity to provide input on this bill and for your serious consideration of the City's recommendation.

Sincerely,



Bowie City Council  
G. Frederick Robinson  
Mayor

cc: The Honorable Todd M. Turner  
The Honorable Derrick Leon Davis  
Mr. Robert Antonetti, Esq.