

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2023 Legislative Session**

Resolution No. CR-084-2023  
Proposed by Council Members Blegay, Watson and Dernoga  
Introduced by Council Members Blegay, Watson and Dernoga  
Co-Sponsors \_\_\_\_\_  
Date of Introduction September 26, 2023

**RESOLUTION**

1 A RESOLUTION concerning

2 The Bowie-Mitchellville and Vicinity Sectional Map Amendment

3 For the purpose of proposing amendments to the Endorsed Bowie-Mitchellville and Vicinity  
4 Sectional Map Amendment and directing that a second joint public hearing be held to take  
5 testimony on the proposed Amendments.

6 WHEREAS, on July 12, 2022, the County Council of Prince George’s County,  
7 Maryland, sitting as the District Council, adopted CR-089-2022, thereby authorizing initiation  
8 and directing preparation of the proposed Bowie-Mitchellville and Vicinity Sectional Map  
9 Amendment by the Planning Director of the Maryland-National Capital Park and Planning  
10 Commission, pursuant to Section 3503(b)(1)(A) of the Zoning Ordinance; and

11 WHEREAS, the Bowie-Mitchellville and Vicinity Sectional Map Amendment was  
12 initiated to implement the comprehensive zoning recommendations of the 2022 *Bowie-*  
13 *Mitchellville and Vicinity Master Plan*, and ensure that future development is consistent with  
14 County policies; and

15 WHEREAS, the Planning Board of the Maryland-National Capital Park and Planning  
16 Commission, accepted requests for rezoning within thirty days after initiation to be considered in  
17 the preparation of the proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment,  
18 pursuant to Section 27-3503(b)(1)(B) of the Zoning Ordinance; and

19 WHEREAS, the Planning Director of the Maryland-National Capital Park and Planning  
20 Commission, prepared and released the proposed Bowie-Mitchellville and Vicinity Sectional

1 Map Amendment on July 21, 2022, pursuant to Section 27-3503(b)(2) of the Zoning Ordinance;  
2 and

3 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public  
4 hearing on the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment on May 9,  
5 2023; and

6 WHEREAS, on June 22, 2023, the Planning Board held a work session to consider the  
7 recommendations and public hearing testimony; and

8 WHEREAS, on June 22, 2023, the Planning Board endorsed the proposed Bowie-  
9 Mitchellville and Vicinity Sectional Map Amendment with revisions in response to the public  
10 hearing testimony as described in Prince George’s County Planning Board Resolution PGCPB  
11 No. 2023-68; and

12 WHEREAS, the endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment,  
13 Prince George’s County Planning Board Resolution PGCPB No. 2023–68 and other supporting  
14 documents were transmitted to the District Council on June 29, 2023; and

15 WHEREAS, on July 11, 2023, and September 12, 2023, respectively, the District Council  
16 conducted public work sessions to review the endorsed Bowie-Mitchellville and Vicinity  
17 Sectional Map Amendment and public hearing testimony; and

18 WHEREAS, after discussions and questions from members, the District Council voted to  
19 direct staff to prepare a Resolution directing that a second joint public hearing be scheduled, in  
20 accordance with applicable law, to seek further public comment and record testimony on several  
21 properties within the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

22 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
23 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
24 Regional District in Prince George’s County, Maryland, that the forthcoming joint public  
25 hearing, testimony shall be accepted concerning the following amendments proposed by the  
26 District Council:

27 **PROPOSED AMENDMENTS TO THE ENDORSED BOWIE-MITCHELLVILLE AND**  
28 **VICINITY SECTIONAL MAP AMENDMENT (RESOLUTION PGCPB NO. 2023-68):**

29 **PROPOSED AMENDMENT NUMBER ONE**

30 Amend the Endorsed SMA to retain the existing RR (Rural, Residential)/CGO (Commercial,  
31 General and Office) Zones for the properties located at 15500 Annapolis Road, Bowie, MD

20715 (Tax IDs 3742806, and 3742814).

**PROPOSED AMENDMENT NUMBER TWO**

Amend the Endorsed SMA to change the existing RR (Rural Residential) Zone to the CGO (Commercial, General and Office) Zone for the properties located at 1810 and 1814 Mitchellville Road, Bowie, MD 20716 (Tax IDs 0732743, and 0800102).

**PROPOSED AMENDMENT NUMBER THREE**

Amend the Endorsed SMA to retain the existing RE (Residential Estate) Zone for the property located at 1 SE Robert Crain Highway, Upper Marlboro, MD 20774 (Tax ID 0728675).

**PROPOSED AMENDMENT NUMBER FOUR**

Amend the Endorsed SMA to change the existing ROS (Reserved Open Space) Zone to the AG (Agriculture and Preservation) Zone for the properties located at 13308 Woodmore Road, Bowie, MD 20721 (Tax ID 5658802).

**PROPOSED AMENDMENT NUMBER FIVE**

Amend the Endorsed SMA to change the existing AR (Agriculture-Residential) Zone to the CS (Commercial, Service) Zone for the properties located at 180 SE Robert Crain Highway, Upper Marlboro, MD 20774 (Tax IDs 0804666).

**PROPOSED AMENDMENT NUMBER SIX**

Amend the Endorsed SMA to change the existing AR (Agricultural-Residential) Zone to the AG (Agriculture and Preservation) Zone for the properties located at 16501 Annapolis Road, Bowie, MD 20715 (Tax IDs 0796425, 0712604, 0801563, 0692756, and 0712588).

**PROPOSED AMENDMENT NUMBER SEVEN**

Amend the Endorsed SMA to change the existing CGO (Commercial, General and Office) Zone to the RMF-20 (Residential, Multifamily-20) Zone for the property located at 3610 Elder Oaks Boulevard, Bowie, MD 20716 (Tax ID 3070588).

**PROPOSED AMENDMENT NUMBER EIGHT**

Amend the Endorsed SMA to change the proposed AR (Agricultural-Residential) Zone to the AG (Agriculture and Preservation) Zone for the properties located at 16200 Annapolis Road, Bowie, MD 20715 (Tax ID 1594761, and 1594753 (western portion only)).

**PROPOSED AMENDMENT NUMBER NINE**

Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the properties located at NE Robert Crain Highway, 6513 and 6517 NW Robert Crain Highway,

1                   Bowie, MD 20715 (Tax IDs 0822239, 5635696, and 5635708).

2                   **PROPOSED AMENDMENT NUMBER TEN**

3                   Amend the Endorsed SMA to retain the existing RE (Residential Estate) Zone for the properties  
4                   located at 12205 and 12105 Annapolis Road, and 5015 Enterprise Road, Bowie, MD 20720 (Tax  
5                   IDs 0733741, 0733782, and 0817676).

6                   **PROPOSED AMENDMENT NUMBER ELEVEN**

7                   Amend the Endorsed SMA to change the proposed AG (Agriculture and Preservation) Zone to  
8                   ROS (Reserved Open Space) for the property located at Old Stage Road, Bowie, MD 20720 (Tax  
9                   ID 0814830).

10                  **PROPOSED AMENDMENT NUMBER TWELVE**

11                  Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the  
12                  properties located at 5511 and 5521 Park Drive, Bowie, MD 20715 (Tax IDs 0818872 and  
13                  0818880).

14                  **PROPOSED AMENDMENT NUMBER THIRTEEN**

15                  Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the  
16                  properties located at 3600, 3702 and 3900 Church Road, Bowie, MD 20721 (Tax IDs 0801290,  
17                  0801233, 0801274, 0801241, 0801282, 0801340, 0801258, and 0801357).

18                  **PROPOSED AMENDMENT NUMBER FOURTEEN**

19                  Amend the Endorsed SMA to change the proposed AG (Agriculture and Preservation) Zone to  
20                  the ROS (Reserved Open Space) Zone for the property located at Pennsbury Drive, Bowie, MD  
21                  20716 (Tax ID 0798421).

22                  **PROPOSED AMENDMENT NUMBER FIFTEEN**

23                  Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the  
24                  property located at 180 Robert Crain Highway, Upper Marlboro, MD 20774 (Tax ID 0804641).

25                  **PROPOSED AMENDMENT NUMBER SIXTEEN**

26                  Amend the Endorsed SMA to change the existing NAC (Neighborhood Activity Center)/ROS  
27                  (Reserved Open Space) Zone to ROS (Reserved Open Space) for the properties located at Old  
28                  Jericho Road, 9801 Laurel Bowie Road, Bowie, MD 20720 (Tax IDs 1660430 and 2789972).

29                  BE IT FURTHER RESOLVED that the District Council, after holding a joint public  
30                  hearing with the Planning Board, may reconsider each amendment, and may approve the Bowie-


1 Mitchellville and Vicinity Sectional Map Amendment with all, any one or more, a portion, or  
2 none of the proposed amendments.

3 BE IT FURTHER RESOLVED that, pursuant to Section 27-3503(b)(6)(B) of the Zoning  
4 Ordinance, a copy of this Resolution shall be transmitted to the Prince George’s County Planning  
5 Board, to request that its comments be submitted to the Council prior to action on the  
6 amendments, and a public hearing shall be scheduled to receive testimony on these proposed  
7 amendments.


8 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its  
9 adoption.

Adopted this 26<sup>th</sup> of September, 2023.

COUNTY COUNCIL OF PRINCE GEORGE’S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE’S COUNTY,  
MARYLAND

BY:   
\_\_\_\_\_  
Thomas E. Dernoga  
Chair

ATTEST:

  
\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council