

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2019 Legislative Session

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**Reference No.:** CR-044-2019

**Draft No.:** 2

**Committee:** TRANSPORTATION, INFRASTRUCTURE, ENERGY &  
ENVIRONMENT

**Date:** 7/11/2019

**Action:** FAV(A)

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### REPORT:

Committee Vote: Favorable with Amendments, 3-2 (In favor: Council Members Taveras, Glaros and Turner; Opposed: Anderson-Walker, Dernoga)

The Committee convened on July 11, 2019, to discuss this legislation, which consists of four applications for water and sewer category change within the 2008 Water and Sewer Plan.

#### 19/W-01 - Hawkins Property

Development Proposal: 100-150 Townhouses with retail and office space

Request: Change from Category 5 to 4

At the public hearing on July 11, 2019, the applicant requested deferral of the application to the next cycle. The committee voted to defer the application to the August 2019 Cycle. Motion carried by a vote of 5-0.

#### 19/W-02 - Freeway Airport

Development Proposal: 44 Single Family Dwellings (minimum of 3,500 square feet of livable space).

Request: Change from Category 5 to 4

This proposal would close the existing airport. Two residents testified at the public hearing in support of the category change. The County Executive and Planning Board both recommended advancement to category 4. After the discussion, the committee voted to approve advancement to category 4. The motion carried by a vote of 5-0.

#### 19/M-01 - Signature Club Outparcel B

Development Proposal: Re-designation of Outparcel B (3.6 acres) as a buildable parcel

Request: Change from Category 5 to 4

This proposal would allow the outparcel to be developed with larger adjacent Lot 12 (13.7 acres) which is already in Category 3. The County Executive and Planning Board both recommend advancement to Category 4 to allow the applicant to begin the Preliminary Plan of Subdivision process. After the discussion, the committee voted to approve the advancement to category 4. The motion carried by a vote of 5-0.

19/PW-01 - Patuxent Greens Golf Course

Development Proposal - 167 Single Family Dwellings and 222 Townhouses

Request: Change from Category 4 to 3

This property is located within the City of Laurel, which has the planning and zoning authority for this development proposal. The Planning Board does not have a recommendation for this amendment request. The City of Laurel has provided the following approvals:

- Forest Conservation Plan and Waiver - October 23, 2018
- Preliminary Subdivision Plan – October 23, 2018
- Final Site and Landscape Plan – October 23, 2018
- Final Record Subdivision Plat – December 11, 2018

A total of six (6) speakers testified in opposition to this development at public hearing on July 9, 2019 (including Delegate Mary Lehman - District 21). Laurel Mayor Craig Moe and City Administrator Bill Goddard testified in support at the public hearing. The County Executive recommends advancement to category 3. The committee expressed concern regarding condition #8 of the Stormwater Management Concept Approval for this project. That condition requires the maintenance of the stormwater management compensatory storage area by the HOA or the City of Laurel. The discussion included the suggestion that the City of Laurel consider accepting this responsibility. After the discussion, the committee voted to approve the advancement to category 3. The motion carried by a vote of 3-2.

The Office of Law finds that the resolution is in proper legislative form, and the Office of Audits and Investigations indicated the adoption of the resolution will not result in any direct or indirect fiscal impact to the County. The Committee voted 3-2 in favor of CR-044-2019 with amendments.