

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2018 Legislative Session

Reference No.: CR-6-2018

Draft No.: 2

Committee: TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE

Date: June 7, 2018

Action: FAV(A)

REPORT: June 7, 2018

Committee Vote: Favorable with amendments, 3-0 In favor: Council Members Turner, Lehman, and Taveras

Staff gave an overview of CR-06-2018 indicating that it was held in Committee on April 12, 2018 to allow time for additional information at the request of the designated Council Member.

The Patuxent Greens Golf Course property request is to advance to Category 4. The Council Member expressed concerns with the entire 191-acre property being located within the 100-year FEMA floodplain, and proposing to develop 390 residential housing units. Public testimony was not allowed since the public hearing was held on March 13, 2018. However, the speaker on behalf of the applicant was permitted to respond to Council Members' concerns. The Council Member recommended that this property be retained.

Shirley Anthony Branch with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) indicated that the Patuxent Greens Golf Course application currently reflects as Category 6 because staff has not amended the maps to coincide with the approved General Plan that redesignated this property to be within the Growth Boundary. As such, it is designated for the future public sewer service category – Category 5. Therefore, the Committee recommended retention of the property in its technically-designated Category 5.

The K Company Property request to advance to Category 4 is to validate its developed site configuration for connection to the public facilities. The Council Member was satisfied with reports received from the agencies and recommended that the property be advanced. The Committee recommended to advance the K Company Property to Category 4.

Both applications are located inside the Sewer Envelope, within the Growth Boundary, and designated within Sustainable Growth Act Tier 2.

The Committee voted to retain the Patuxent Green Golf Course application in Category 5, and to advance the K Company Property to Category 4.

April 12, 2018

HELD IN COMMITTEE

CR-06-2018, the December 2017 Cycle of Amendments to the 2008 Water and Sewer Plan contains two (2) applications requesting water and sewer category changes. These amendment requests are located within Council District 1.

The Legislative Officer provided an overview of the applications and referral comments, including the March 16, 2018 letter from the Maryland-National Capital Park & Planning Commission

(M-NCPPC), in support of one (1) of the County Executive's recommendations. The Planning Department did not provide a recommendation for the Patuxent Greens Gold Course application since the Planning Department does not have planning or zoning authority within the City of Laurel.

The Public Hearing was held on March 13, 2018 with one (1) speaker testifying in support of the Patuxent Greens Golf Course application. The City of Laurel provided written testimony in support of the Patuxent Greens Golf Course application.

Shirley Anthony Branch with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and Tiffany Jennings-Williams, of the M-NCPPC, provided additional information and responses to Committee questions. They indicated that the Cycle contains two (2) commercial projects proposing to advance to the appropriate category designations to continue through the development planning process. The Patuxent Green Golf Course application is proposing the redevelopment of a golf course into residential units. The entire property is located within the 100-year FEMA floodplain. This caused great concern for the Council members, as the proposal is requesting to develop residential housing. The K Company Property request is to validate its site configuration for future development. Both applications are located inside the Sewer Envelope, within the Growth Boundary, and designated within Sustainable Growth Act Tier 2.

CR-06-2018 was held in committee to allow time for additional information at the request of the designated Council Member.

The Office of Law finds CR-06-2018 to be in proper legislative form.