

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2024 Legislative Session

Reference No.: CR-23-2024

Draft No.: 1

Committee: Transportation, Infrastructure, Energy & Environment

Date: 5/30/2024

Action: FAV

REPORT:

Committee Vote: Favorable, 5-0 (In Favor: Council Members Olson, Harrison, Burroughs, Dernoga, and Fisher)

The Committee convened on May 30, 2024, to discuss CR-23-2024, which consists of twelve (12) applications for water and/or sewer Category change, two (2) applications for a waiver request for interim septic system usage, and two (4) Category redesignation requests for properties within the 2018 Water and Sewer Plan. The applications are as follows:

23/BP-02 6401 Van Dusen Road

Development Proposal: 101 single family detached homes with a minimum 2,000 SF of livable space, and a minimum sales price of \$400,000. The request is for the property to advance from Category 5 to Category 4 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4.

The Committee recommended advancement to Category 4.

23/BP-03 Muirkirk

Development Proposal: Two distribution warehouses, one story each, with a combined square footage of 269,200 SF of floor area. The request is for the property to advance from Category 5 to Category 4 for sewer service. The County Executive and Planning Board recommend advancement to Category 4.

The Committee recommended advancement to Category 4.

23/W-02 Assembly for Worship

Development Proposal: A church consisting of 2,100 SF of floor area. The request is for advancement from Category 5 to Category 3 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4 to allow the filing of a preliminary plan of subdivision.

The Committee recommended Advancement to Category 4.

23/W-03 Mountain of Fire and Miracles Ministries

Development Proposal: A two-level church building consisting of 43,815 SF of floor area. The request is for the advancement from Category 5 to Category 4 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4.

The Committee recommended advancement to Category 4.

23/W-04 6505 Johensu Drive

Development Proposal: A planned retirement community consisting of 176 townhouse units with a minimum of 3,000 SF of livable space and a minimum \$400,000 sale price. The request is for the advancement from Category 5 to Category 4 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4.

The Committee recommended advancement to Category 4.

23/P-01 Moores Road Subdivision

Development Proposal: Two single-family detached homes with a minimum 4,108 SF of floor space, and a minimum sales price to be determined. The request was revised from a waiver request to a Water and Sewer Category Change from 5 to 4. The County Executive and Planning Board recommend advancement to Category 4. **The Committee recommended advancement to Category 4.**

23/P-03 Refuge Temple Worship Center

Development Proposal: A church consisting of 7,600 SF of floor area. The request is for a waiver to use an interim septic system on property designated for future public sewer service. The County Executive recommends denial of the waiver request, and both the County Executive and Planning Board recommend advancement to Category 4. **The Committee recommended advancement to Category 4.**

23/P-04 16108 Cedar Lawn Drive

Development Proposal: One single-family detached residence consisting of 3,600 SF of livable space; home to be occupied by the current owner of the parcel. The request is for a waiver to use an interim septic system on property designated for future public sewer service. The County Executive recommends denial of the waiver request. **The Committee recommended denial of the waiver request.**

23/P-05 9204 Old Palmer Road

Development Proposal: Three single family detached homes with a minimum 2,800 SF of livable space, and a minimum sales price of \$450,000. The request is for the advancement from Category 5 to Category 4 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4. **The Committee recommended advancement to Category 4.**

23/P-06 Moses Whitehurst Residence

Development Proposal: One single family detached residence consisting of 3,500 SF of livable space; home to be occupied by the current owner of the parcel. The request is for the advancement from Category 5 to Category 4 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4. **The Committee recommended advancement to Category 4.**

23/P-07 7707 Kaydot Road

Development proposal: A 454,000 SF healthcare facility consisting of a hospital, medical pavilion, and central utility plant. The request is for the advancement from Category 5 to Category 4 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4.

The Committee recommended advancement to Category 4.

23/M-01 13311 Old Indian Head Road

Development Proposal: One single family detached residence consisting of 4,000 SF of livable space; home to be occupied by the current owners of the parcel. The request is for the advancement from Category 5 to Category 4 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4.

The Committee recommended advancement to Category 4.

23/M-03 Morton Farm Parcel 15

Development Proposal: Two single-family detached residences, each consisting of 2,200 SF of livable space, to be incorporated into the Morton Farm development approved in CR-105-2021. The request is for the advancement from Category 5 to Category 4 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 4.

The Committee recommended advancement to Category 4.

23/M-04 13311 Old Indian Head Road

Development Proposal: One single family detached residence consisting of 4,000 SF of livable space; home to be occupied by the current owners of the parcel. The request is for the advancement from Category 5 to Category 3 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 3.

The Committee recommended advancement to Category 3.

Countywide Re-designations

CR-23-2024 also contains requests to update the sewer categories for several existing and developed single-family residential lots and existing single-family residences; existing and developed residential parcels that may not be further subdivided; lots and parcels developed with single-family residences that are not platted. These properties are located on Rosaryville Road, Holly Hill Drive, Livingston Road & Dangerfield Road in Council District 9. **The Committee recommended the update of the water and sewer maps to reflect appropriate public facilities usage and service categories.**

The Committee's review of CR-23 included a discussion of the handling of waiver requests to allow the construction of new single-family homes (within the sewer envelope) to be served by septic systems. Due to ongoing concerns with the challenges of failing septic systems, property owners who have previously requested waivers through the legislative process are now being advised to seek advancement to Category 4, which allows the property owners to apply to the appropriate planning agencies to determine the feasibility and timing of connection to the public system. With this information, property owners may seek an administrative waiver from DPIE to construct a single-family home to be served by a septic system with the required connection when the public system becomes available.

After the discussion, the Committee voted favorably on CR-23-2024 by a vote of 5-0.