

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2021 Legislative Session

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**Reference No.:** CR-022-2021

**Draft No.:** 2

**Committee:** COMMITTEE OF THE WHOLE

**Date:** 04/08/2021

**Action:** FAV(A)

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### REPORT:

Committee Vote: Favorable as Amended, 11-0 (In Favor: Council Members Turner, Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras).

The Committee convened on April 8, 2021, to discuss this legislation, which consists of six applications for water and/or sewer Category change, a Category redesignation request, and one water withdrawal/ point of discharge request for properties within the 2018 Water and Sewer Plan:

#### **20/W-05 - Mill Branch Crossing (Parcel 32)**

Development Proposal: Retail space of approximately 4,000 – 5,000 SF of floor area. Approval of Category 4 will allow the filing of a preliminary plan of subdivision. The County Executive and Planning Board recommend advancement to Category 4. **The Committee recommended advancement to Category 4.**

#### **20/W-06 - Rock Creek Baptist Church**

Development Proposal: 100 SFDU with a minimum 1,900 SF of livable space, minimum sales price of \$420K; 200 TH with a minimum 1,600 SF of livable space, minimum sales price of \$300K. 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.**

#### **20/W-07 - Spirit of God Deliverance Church**

Development Proposal: 18,112 SF one-story church building. The request is for the property to advance from Category 5 to Category 4 to allow the filing of a preliminary plan of subdivision. The County Executive and Planning Board recommend advancement to Category 4. **The Committee recommended advancement to Category 4.**

#### **20/P-07 - Miller Property**

Development proposal: 189 single-family detached units with a minimum 2,000 SF of livable space and a minimum sales price of \$400K. The request is for the property to advance from Category 5 to Category 4. Approval of Category 4 will allow the filing of a preliminary plan of subdivision. The County Executive and Planning Board recommended advancement to Category 4. This application was deferred from the

September 2020 Cycle of Amendments (CR-98-2020) due to concerns regarding citizen complaints of overflows and flooding in the area of the proposed development. **The Committee again recommended deferral of this application to the next cycle to continue gathering information to address concerns related to flooding in the area.**

#### **20/P-08 – 10400 Livingston Road**

Development proposal: 1 single-family detached unit with a minimum 2,400 SF of livable space. The request is for the property to advance from Category 5 to Category 3 for sewer service. The County Executive and Planning Board recommended advancement to Category 3. **The Committee recommended advancement to Category 3 for sewer service.**

#### **20/M-02 ELP DC**

Development proposal: 840,000 SF warehouse building/distribution/fulfillment center. The request is for the property to advance from Category 5 to Category 4 to allow the filing of a preliminary plan of subdivision. The County Executive and Planning Board recommend advancement to Category 4. **The Committee recommended advancement to Category 4.**

#### **Countywide Re-designations**

CR-22-2021 also contains requests to update the sewer categories for fourteen (14) existing single-family homes in the Accolawn Road area (Council District 9). The redesignation of these properties will update the water and sewer Category maps.

#### **Water Withdrawal/ Point of Discharge**

Modernization of and upgrades to the Village I complex; the adaptive reuse of the Orme Building; and, construction of a second residential village, central dining hall, and environmental learning center. Water withdrawal and point of discharge are each estimated at 19,582 (maximum) gallons per day. Water withdrawals and points of discharge exceeding 5,000 gallons per day (GPD) are to be approved and recorded within the 10-Year Water and Sewer Plan (per Chapter 3, Section 3.2.5 of the Plan - Water Withdrawal (Groundwater and Surface Water) and Point of Discharge. The Maryland Department of the Environment (MDE) requires approval within the Water and Sewer Plan before their official evaluation and subsequent approval. The County Executive and Planning Board recommend approval of inclusion in the 2018 Water and Sewer Plan. **The Committee recommended approval of inclusion in the 2018 Water and Sewer Plan.**

After reviewing all of the above applications, the Committee recommended requested Category advancement for five applications (W-05, W-06, W-07, P-08 and M-02), deferral of one application (P-07), approval of the re-designation of the Accolawn Road properties and approval of inclusion of the Water Withdrawal/Point of Discharge request in the Water and Sewer Plan. The Committee's recommendations (listed in column 4 on Attachment A) differ in some ways from the County Executive's recommendations, resulting in Draft 2 of the resolution.

After the discussion, the Committee voted favorably on CR-22-2021 as amended, by a vote of 11-0.