

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2023 Legislative Session

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**Reference No.:** CR-14-2023

**Draft No.:** 2

**Committee:** Transportation, Infrastructure, Energy & Environment

**Date:** 6/8/2023

**Action:** FAV(A)

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### REPORT:

Committee Vote: Favorable as Amended, 5-0 (In Favor: Council Members Olson, Dernoga, Hawkins, Ivey, and Watson)

The Committee convened on June 8, 2023, to discuss CR-14-2023, which consists of ten (10) applications for water and sewer Category change, one (1) application for a waiver request for interim septic system usage, and two (2) Category redesignation requests for properties within the 2018 Water and Sewer Plan. The applications are as follows:

#### **22/PW-01 13299 Baltimore Avenue**

Development Proposal: A gas station, and beverage store, not to exceed 5,000 SF of gross floor area. The request is for the property to advance from Category 5 to Category 4 for water and sewer service. DPIE staff indicated that the request is actually for Category 4 or 3 pending clarification of the subdivision requirement. The County Executive and Planning Board recommend advancement to Category 3 since the development proposal will not exceed 5,000 SF and will not require subdivision. Attachment A of CR-14 will be amended to reflect the request for Category 4/3. **The Committee recommended advancement to Category 3.**

#### **22/BP-02 Old Gunpowder Road Spur**

Development Proposal: One single-family detached residence consisting of 4,500 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 recommend advancement to Category 3. **The Committee recommended advancement to Category 3.**

#### **22/BP-03 U.S. Bureau of Engraving and Printing**

Development Proposal: A new federal currency production facility consisting of four (4) buildings, encompassing 1,225,103 gross square footage. The request is for advancement from Category 6 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 4, due to concerns related to potential environmental and transportation impacts.**

**22/W-04 Rachakonda Property**

Development Proposal: One single-family detached residence consisting of 8,000 SF of livable space. The request is for the advancement from Category 5 to Category 3 for water and sewer service. The Planning Board recommends advancement to Category 3. The County Executive’s recommendation was revised to Category 3 upon verification that subdivision is not required. Attachment A will be amended to reflect the revised recommendation. **The Committee recommended advancement to Category 3.**

**22/W-05 C. Harrison Home**

Development Proposal: Existing single-family detached residence consisting of 1,960 SF of livable space, requesting access to available public water and sewer services for future conversion of home. The request is for the advancement from Category 5 to Category 3 for water and sewer service. The County Executive and the Planning Board recommend advancement to Category 3. **The Committee recommended advancement to Category 3.**

**22/W-06 Norwich Place Property**

Development Proposal: One single-family detached unit consisting of 4,700 square feet of livable space to be built and occupied by the current applicants/owners. The County Executive and the Planning Board recommend advancement to Category 3. **The Committee recommended advancement to Category 3.**

**22/W-07 Bella Crown Foundation LLC Property**

Development Proposal: One single-family detached residential unit with a minimum of 2,000 SF of livable space, and a minimum sales price of \$500,000. 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.**

**22/W-08 301 Gas N Go**

Development Proposal: Remodeling of an existing gas station/convenience store, adding quick service food and beverage; gross floor area not to exceed 5,000 SF. The request is for a waiver to continue the use of well and septic systems. The County Executive and Planning Board recommend approval of the waiver, with the County Executive specifying conditions that all Prince George’s County Health Department clearances, evaluations, and satisfactory tests are met. **The Committee recommended approval of a waiver for continued use of septic system with Health Department conditions.**

**22/W-09 Carozza Property**

Development Proposal: 199 TH units with a minimum 1,350 – 1,850 SF of floor area; minimum sales price of \$400,000; 401 multifamily units in two buildings with a minimum 650 – 1,125 SF of floor area; minimum sales price of \$1,900 – \$2,800 monthly rental; and 5-6 retail buildings with a minimum floor area of 40,000 – 50,000 SF. 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.**

**22/W-10 Tucker Property**

Development Proposal: One single-family detached residence consisting of 3,105 SF of livable space. 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.**

**22/M-04 Buick GMC of Brandywine**

Development Proposal: Existing auto dealership. The request is for the advancement from Category 5 to Category 3 to allow connection to public systems under construction and when available. The County Executive and Planning Board recommend advancement to Category 3. **The Committee recommended advancement to Category 3.**

**Countywide Re-designations**

CR-14-2023 also contains requests to update the sewer categories for several existing single-family homes and commercially developed lots that are already connected to the public system. These properties are located on Maple Avenue, Old Laurel Bowie Road & 4<sup>th</sup> Street (in District 4), and on Old Marlboro Pike (in District 9). The redesignation of these properties will update the water and sewer Category maps. **The Committee recommended the update of the water and sewer maps to reflect existing properties already connected to the public system.**

After reviewing all of the applications, the Committee accepted the applicant's revised recommendation for (22/PW-01) – 13299 Baltimore Avenue; accepted the County Executive's revised recommendation for (22/W-04 – Rachakonda Property), and; recommended Category 4 for (22/BP-03 – Bureau of Engraving & Printing). These actions are viewed as amendments. The Committee agreed with the County Executive and Planning Board's recommendation on the remaining eight (8) applications. After the discussion, the Committee voted favorably on CR-14-2023 as amended by a vote of 5-0.