

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2023 Legislative Session

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**Reference No.:** CR-76-2023

**Draft No.:** 2

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

**Date:** 10/26/2023

**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 October 26, 2023, to discuss CR-76-2023, which consists of four (4) applications for water and sewer Category change, two (2) applications 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:

#### **23/BP-01 National Harmony Office Building**

Development Proposal: Two (2) office buildings encompassing 12,000 SF of floor area; one to house the cemetery office and another for use as a maintenance facility. Location: 7051 Sheriff Road; the area of the proposed development is located on Belle Haven Road, approximately 500 feet south of Nalley Road, in Landover. The request is for the property to advance from Category 6 to Category 3 for water and sewer service. The County Executive and Planning Board recommend advancement to Category 3 since the development proposal will not require subdivision. **The Committee recommended advancement to Category 3.**

#### **23/W-01 Upper Marlboro Westphalia**

Development Proposal: A warehouse and an office building consisting of 3,500 SF of floor area. 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/P-02 Junica Brandywine Village**

Development Proposal: 301 multifamily residential units with a minimum rental price of \$2,225/month and a minimum of 825 SF of floor area. The request is for advancement from Category 5 to Category 4 for water and sewer service 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.**

**23/M-02 17020 Indian Head Highway**

Development Proposal: One single-family detached residence consisting of 3,500 SF of livable space; the home is to be occupied by the current parcel owners. 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.**

**23/P-01 Moores Road Subdivision**

Development Proposal: Two single-family detached homes with a minimum of 4,108 SF of floor space, and a minimum sale price to be determined. The request is for a waiver to use interim septic systems on property designated for future public sewer service. The County Executive recommends denial of the waiver request. **The Committee recommended deferral of the application to the next cycle.**

**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 County Executive recommends denial of the waiver request. **The Committee recommended deferral of the application to the next cycle.**

**Countywide Re-designations**

CR-76-2023 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 Old Fort Road and Gibbons Drive/Oaklawn Road, in Fort Washington, Council District 8. **The Committee recommended the update of the water and sewer maps to reflect existing properties already connected to the public system.**

The Committee had extensive discussion regarding the waiver requests to allow the construction of new single-family homes to be served by septic systems. The Committee recommended deferral of the two waiver requests in this amendment cycle to allow DPIE, the County Health Department, the Maryland Department of the Environment, and Council staff to explore potential modifications to the waiver process in the Water & Sewer Plan.

After the discussion, the Committee voted favorably on CR-76-2023 as amended by a vote of 5-0.