

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2022 Legislative Session

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**Reference No.:** CR-97-2022

**Draft No.:** 1

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

**Date:** 10/13/2022

**Action:** FAV

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### REPORT:

Committee Vote: Favorable as Amended, 5-0 (In Favor: Council Members Streeter, Turner, Dernoga, Glaros and Taveras)

The Committee convened on October 13, 2022, to discuss this legislation, which consists of seven (7) applications for water and sewer Category change and one (1) application for a waiver request for interim septic system usage for properties within the 2018 Water and Sewer Plan. Application 22/W-02 Rustic Woods was withdrawn from consideration at the applicant's request by letter dated September 14, 2022. Staff indicated that the applicant's letter and all documents provided at the public hearing for this application will be made part of the legislative history for CR-97-2022. The remaining 7 applications are as follows:

#### **22/BP-01 Muirkirk**

Development Proposal: Two distribution warehouses with combined 220,200 SF. 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.**

#### **22/W-01 Darcey Farm**

Development Proposal: 102 single-family detached units; minimum 2,700 SF; minimum sales price \$550,000. 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 noted that the current development proposal (102 SFD on 153.24 acres) is not consistent with the zoning for the property (AR – 2-acre lots). Planning Board staff indicated the Board's recommendation for approval of the category change is based on compliance with General Plan 2035, and consistency of the development proposal is required in the subdivision process. **The Committee recommended advancement to Category 4.**

#### **22/W-03 4805 Church Road**

Development Proposal: 8 single-family detached units; 4,000 SF; estimated cost \$700,000. The request is for 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.**

**22/P-01 8115 & 8117 Holly Lane**

Development Proposal: 2 single-family units; minimum 3,500 SF; minimum sales price \$650,000. 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/P-02 8935 Dyson Road Commercial Center**

Development Proposal: Retail space consisting of 73,000 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 the Planning Board recommend advancement to Category 4. **The Committee recommended advancement to Category 4.**

**22/M-02 17010 Indian Head Highway**

Development Proposal: One single-family detached unit consisting of 3,500 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/M-03 Love and Light Senior Care, LLC**

Development Proposal: A senior residential assisted living facility; approximately 4,679+ SF building. The request is for a waiver for the use, upgrade, and expansion of an existing interim Septic System. The County Executive recommends approval of the waiver request, with approval contingent upon the applicant meeting all requirements set forth by the Prince George's County Health Department. **The Committee recommended Approval of the waiver with the recommended conditions.**

After reviewing the above applications, the Committee recommended approval of all requests.

After the discussion, the Committee voted favorably on CR-97-2022 by a vote of 5-0.