

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2022 Legislative Session

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**Reference No.:** CR-17-2022

**Draft No.:** 1

**Committee:** Committee of the Whole

**Date:** 06/21/2022

**Action:** FAV(A)

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### REPORT:

Committee Vote: Favorable as Amended, 10-0 (In Favor: Council Members Harrison, Hawkins, Burroughs, Dernoga, Franklin, Ivey, Medlock, Turner, Taveras, and Streeter).

The Committee convened on June 21, 2022, to discuss this legislation, which consists of 3 applications for water and sewer Category change, one waiver request and 4 Countywide Redesignations for properties within the 2018 Water and Sewer Plan. CR-17-2022 also includes proposed language to be added to the Plan. The applications are as follows:

#### **21/W-06 Stewart Property**

Development Proposal: 20 single-family detached units; minimum 2,000 SF; minimum sales price \$450,000. 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.**

#### **21/W-07 Troutman Property**

Development Proposal: 100 single-family detached units; minimum 2,000 SF; minimum sales price \$400,000. The request is for the property to advance from Category 5/6 to Category 4 for water and sewer service. The County Executive recommends retention of existing categories, and the Planning Board recommends advancement to Category 4. **The Committee recommended advancement to Category 4.**

#### **21/W-08 Tucker Property**

Development Proposal: One single-family detached unit; 3,105 SF; estimated cost \$615,000. The request is for a waiver from the requirement to connect to the public system to allow the structure to be served by a well and septic system. The County Executive recommends denial of the request, and the Planning Board recommends approval of the request. **The Committee recommended Denial of the Waiver.**

#### **21/P-06 National View**

Development Proposal: 800 multi-family units; minimum 800 SF; minimum rental \$2,000; three retail buildings; combined floor area 60,000 SF; one office building; 225,000 SF floor area. The request is for the property to advance from Category 6 to Category 4 for water and sewer service. The County Executive recommends advancement to Category 5 and the Planning Board recommends advancement to Category 4. **The Committee recommended advancement to Category 4.**

**Countywide Redesignations**

	Current Category	Requested Category	CEX Recommendation
District 4 Springfield Road Area	5	3	3
District 8 Bock Road Residences	5	3	3
District 8 Chapel Hill Subdivision	4	3	3
District 9 Dyson Road Properties	S5	S3	S3

**Amendment to the Text of the 2018 Water and Sewer Plan**

The Committee discussed the proposed additional language (underlined) to be added to Chapter 2, Section 2.1.4, Letter D, Third Bullet, and recommended the additional changes (in bold):

• Proposed development in the Growth Policy Areas shall meet existing contiguity policies, and demonstrate:

**(1)** Contiguity to existing built developments;

**(2)** **Contiguity of a** location within 1,500 feet of existing public water and sewer systems, **unless in an area where interim well or septic systems usage is prevalent among five or more adjacent residential lots or parcels that require public extensions;**

**(3)** Roadways are capable of supporting demands from the proposed development;

and,

**(4)** Require developer(s) to bear the full responsibility of the costs of on- and off-site public facilities.

After reviewing all of the above applications, Countywide Redesignations and amendment language, the Committee recommended approval of all requests for Category 4 and Redesignations, approval of the additional language, and Denial of the Waiver request.

After the discussion, the Committee voted favorably on CR-17-2022 as amended by a vote of 10-0.