

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2019 Legislative Session

Reference No.: CR-075-2019

Draft No.: 2

Committee: Transportation, Infrastructure, Energy and Environment Committee

Date: 11/14/2019

Action: FAV(A)

REPORT:

Committee Vote: Favorable with Amendments, 5-0 (In Favor: Council Members Taveras, Anderson-Walker, Dernoga, Glaros and Turner).

The Committee convened on November 14, 2019, to discuss this legislation, which consists of three applications for water and sewer category change within the 2008 Water and Sewer Plan. One of these applications (19/W-01 – Hawkins Property) was withdrawn by the applicant by letter to DPIE dated October 16, 2019, leaving the following two applications:

19/W-03 - Century Fence Construction LLC

No further development is proposed. The existing commercial construction company building consists of 1.5 floors and 1,749 SF of floor area.

The property is inside the sewer envelope and is in Category 3 but is currently served by a septic system that has failed. The applicant has requested a waiver of the Water and Sewer Plan requirement to connect to the public system to allow the continued use of a remodeled interim septic system. The County Executive recommends denial of the waiver request, since waivers from connection to the public system are intended for residential uses. The Health Department will monitor the use of the existing system until the connection to the public system is accomplished. The Planning Board concurred with the County Executive's recommendation.

19/M-02 - Brandywine Sales and Service

No new development is proposed. Two existing business entities comprising retail office space of approximately 3,200 SF of floor area; two (2) office buildings, approximately 6,500 SF of floor area; and eight (8) warehouse buildings with combined floor area of 73,800 SF.

The Applicant requests advancement from water and sewer category 5 to 4. The property is currently served by a functioning well and septic system and the applicant plans to connect to the public system. The advancement to Category 4 is required to begin the subdivision process for the connection to the public system, as well as to provide for separate distinct parcels of land for each business entity. The County Executive recommends advancement to category 4, and the Planning Board concurs with that recommendation.

The Committee voted favorably on the County Executive’s recommendations on each application by a vote of 5-0. After the discussion, the Committee voted favorably on CR-75-2019 as amended by a vote of 5-0.