PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.:	CR-063-2026
Draft No.:	1
Committee:	TIEE
Date:	09/10/2026
Action:	FAV

REPORT:

Committee Vote: Favorable, 4-0 (In Favor: Council Members Dernoga, Olson, Harrison, and Hunter)

The Committee convened on September 10, 2026, to discuss CR-63-202, which consists of seven (7) applications for water and/or sewer Category change, and four (4) Category redesignation requests for properties within the 2018 Water and Sewer Plan. The application is as follows:

26/W-01 High Bridge Road (Minor Subdivision)
Development Proposal: Four single-family homes; minimum 1,800 SF of livable space; minimum sales price of $500,000.
The request is for the 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 recommends advancement to Category 4.

26/W-02 Lancaster 2
Development Proposal: Conversion of a single-family home into a group home; proposing 7,600 SF of livable space.
The request is for the advancement from Category 5 to Category 4 for sewer service. The County Executive and Planning Board recommend advancement to Category 4, acknowledging that sewer service may require a formal agreement with the City of Bowie.
The Committee recommended advancement to Category 4.

26/W-03 2304 Norwich Place
Development Proposal: One single-family home; 2,800 SF of livable space to be occupied by the applicant.
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.

26/W-04 Brown Property
Development Proposal: Existing single-family home; upgrading to connect to the public sewer line once constructed and placed in service.
The request is for the advancement 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.

26/P-01 Crestwood Landing
Development Proposal: Four single-family homes; min. 3,040 SF of livable space; min. $695,500 sales price.
The request is for the 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 recommends advancement to Category 4.

26/P-02 16301 Livingston Road
Development Proposal: One single-family home; 4,800 SF of livable space to be occupied by the applicant.
The request is for the advancement 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.

26/M-01 Adventure Tours
Development Proposal: Consolidation of four lots to be incorporated into existing development scheduled for expansion.
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. Planning staff comments indicate that a zoning change is necessary for the proposed commercial vehicle maintenance and storage use.
The Committee recommends advancement to Category 4.

Countywide Re-designations
CR-63-2026 also contains requests to update the water & sewer categories for four existing and developed single-family residential lots located in Popular Hill Estates (in District 9).
The Committee recommended approval of the redesignations.

After the discussion, the Committee voted favorably on CR-63-2026 by a vote of 4-0.