



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

## Office of Audits and Investigations

March 20, 2018

### MEMORANDUM

TO: Robert J. Williams, Jr.  
Council Administrator

William M. Hunt  
Deputy Council Administrator

THRU: David H. Van Dyke *DHVD*  
County Auditor *INC*

FROM: Inez N. Claggett  
Senior Legislative Auditor

RE: Fiscal Impact Statement  
CR-006-2018 DR-1 2008 Water and Sewer Plan (December 2017 Cycle of Amendments)

---

#### *Legislative Summary*

CR-006-2018 authorizes an amendment to the 2008 Water and Sewer Plan (the "Plan") by changing the water and sewer category designations of two (2) commercial properties, as requested during the December 2017 Cycle of Amendments ("The Cycle."). Patuxent Greens Golf Course requests a water and sewer category change for a commercial property. K Company Property requests a water and sewer category change to validate a site configuration for future development.

---

#### *Background*

The Maryland Annotated Code Environment Article, Title 9, Subtitle 5 provides procedures for amending and revising the Water and Sewer Plan. The County's 2008 Water and Sewer Plan provides for three cycles of category change requests annually to amend the Plan. The proposed Resolution represents the December 2017 Cycle of Amendments.

---

#### *Assumptions and Methodology*

According to Attachments A and B to the proposed Resolution, two applications were received during the December 2017 Cycle of Amendments. Both applications requests a water and sewer category change. One request proposes to redevelop a golf course, formerly outside the Sewer Envelope and within the Rural Tier into residential units. The second application requests a validation of its site configuration for

future development. Both applications are located inside the Sewer Envelope, are within the Growth Boundary, and are designated within Sustainable Growth Act Tier 2.

The County Executive has provided his recommendations for categorical changes as well as a Staff Report, including comments from reviewing agencies, and summaries of the development proposals by Council District. All applications have been reviewed in accordance with the applicable criteria adopted within the 2008 Water and Sewer Plan (currently under revision), Plan Prince George's 2035 and the Sustainable Growth Act of 2012, according to the County Executive.

---

***Fiscal Impact***

- Direct Impact

Adoption of CR-006-2018 should not have an adverse fiscal impact on the County.

- Indirect Impact

Adoption of CR-006-2018 may promote growth and economic development within the County which may thereby have a positive fiscal impact upon sources of County revenue.

---

***Appropriated in the Current Fiscal Year Budget***

Not applicable.

---

***Effective Date***

The proposed Resolution shall take effect on the day following the first regularly scheduled Council meeting day which occurs after the County Executive transmits his comments on the Resolution, or on the day that the County Executive indicates he has no comments, or ten working days following the transmittal of this Resolution to the County Executive, whichever shall occur first. Prior to the effective date of this Resolution, the Council may reconsider its action based upon any recommendation received from the County Executive.

---

If you require additional information, or have questions about this fiscal impact statement, please call me.