

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2019 Legislative Session

Reference No.: CR- 018-2019

Draft No.: 2

Committee: TRANSPORTATION, INFRASTRUCTURE, ENERGY AND ENVIRONMENT

Date: 4/23/2019

Action: FAV (A)

REPORT:

Committee Vote: Favorable as amended 5-0 (In favor: Council Members Anderson-Walker, Dernoga, Glaros, Taveras and Turner)

The Transportation, Infrastructure, Energy and Environment Committee convened on April 23, 2019 to review the resolution concerning the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan. The plan provides for three cycles of category change requests annually to amend the plan. The resolution represents the December 2018 Cycle of Amendments.

The committee began with a discussion of Application #18/PW-01 for Emmanuel Baptist Church of South Laurel, where the applicant requests a waiver from the water & sewer plan requirement to connect to the public sewer system to accommodate a 2,172 square foot expansion of the existing church. The applicant requests the expansion of the existing 1,000-gallon interim septic system to 2,000 gallons. The property is in water & sewer category 3, which requires connection to the public system. In addition to the water & sewer plan requirement, the approved Preliminary Plan of Subdivision for the property includes a notation requiring connection to the public system. The Committee voted to approve the waiver request, allowing the increased sewer capacity, but retained the public connection requirement if future development of the existing structure exceeds 2,500 square feet.

The committee also discussed application #18/W-07 for The Redeemed Christian Church of God's request for the advancement from water & sewer category 5 to category 4. Significant testimony occurred at the Council's public hearing on April 16, 2019 regarding concerns on the impact of the proposed 60,000 square foot, two-story church. Similar concerns were raised at a hearing conducted by the City of Bowie, which provided a letter of opposition dated March 15, 2019. The concerns included the impact on traffic and parking on Church Road and in the surrounding neighborhoods. The committee's discussion included this issue, as well as the factors contained in Section 2.1.4 of the Adopted 2008 Water & Sewer Plan.

After consideration of these issues, the committee voted to retain the current water & sewer category 5 for this property until more of these concerns are addressed.

The committee voted to approve the remaining applications:

Trinity Lutheran Church to move from category S5 to S3.

Cresthill Baptist Church to move from category S5 to S3.

Waste Management Maintenance facility to move from category S5 to S4.

Sampson Residence Evergro Landscaping to approve waiver for use of an interim well to remediate a health hazard at the occupied residence.

Bharat Darshan Brandywine Temple to move from category 5 to 4.

Schraf Property to move from category 5 to 4.

After the discussion, the Committee voted favorably on the resolution with amendments.