

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2020 Legislative Session

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**Reference No.:** CR-098-2020

**Draft No.:** 2

**Committee:** Committee of the Whole

**Date:** 11/05/2020

**Action:** FAV(A)

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### REPORT:

Committee Vote: Favorable as Amended, 11-0 (In Favor: Council Members Turner, Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras).

The Committee convened on November 5, 2020, to discuss this legislation, which consists of six applications for water and/or sewer category change, and a category redesignation request for two properties within the 2018 Water and Sewer Plan:

#### **20/W-01 - Dorothy A. Chiaramonte Revocable Trust Property**

Development Proposal: 9 single-family detached units with a minimum 3,000 SF of livable space and minimum sales price of \$500K. The request is for the property to advance from category 5 to category 4 for water and sewer service. Approval of category 4 will allow the filing of a preliminary plan of subdivision. The County Executive and Planning Board recommend advancement to category 4. **The Committee recommended advancement to category 4.**

#### **20/W-02 - Woodmore Residence/McKoy Property**

Development Proposal: 1 single-family detached unit with a minimum 16,000 SF of livable space. 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.**

#### **20/W-03 - G3 & D Property**

Development Proposal: 50+ single-family detached units with a minimum 2,200 SF of livable space and a minimum sales price of \$475K; 290+ townhouse units with a minimum 1,600 SF of livable space and a minimum sales price of \$275K; The request is for the property to advance from category 5 to category 4 to allow the filing of a preliminary plan of subdivision. The County Executive and Planning Board recommend retaining the property in category 5 due to the Water & Sewer Plan contiguity requirements for existing water & sewer lines.

DPIE staff referenced the 1,500-foot limitation used to evaluate proposed connections to existing water & sewer lines. WSSC staff discussed the 5,000-foot sewer extension that would be required to serve this proposed development. The applicant provided testimony at the public hearing regarding alternative ways

to provide sewer service to the property. After the discussion, **the Committee recommended advancement to category 4 with the understanding that the issues regarding sewer service to this property will be resolved (at the applicant's cost) prior to the approval of category 3.**

#### **20/W-04 - Traditions at Westphalia**

Development proposal: 46 single-family detached units with a minimum 2,500 SF of livable space and a minimum sales price of \$475K. The request is for the property to advance from category 5 to category 4 for water and sewer service. Approval of category 4 will allow the filing of a preliminary plan of subdivision. The County Executive recommended retention in category 5 due to contiguity requirements for existing water & sewer lines, and the Planning Board recommended advancement to category 4 due to the development's conformance with the *2007 Westphalia Approved Sector Plan* and Sectional Map Amendment. **The Committee recommended advancement to category 4 with the understanding that the issues regarding sewer service to this property will be resolved (at the applicant's cost) prior to the approval of category 3**

#### **20/P-07 - Miller Property**

Development proposal: 189 single-family detached units with a minimum 2,000 SF of livable space and a minimum sales price of \$400K. The request is for the property to advance from category 5 to category 4. Approval of category 4 will allow the filing of a preliminary plan of subdivision. The County Executive and Planning Board recommended advancement to category 4. Concerns were raised regarding citizen complaints of overflows and flooding in the area of the proposed development. **The Committee recommended deferral of this application to the next cycle to gather information and address any concerns.**

#### **20/P-08 – 10400 Livingston Road**

Development proposal: 1 single-family detached unit with a minimum 2,400 SF of livable space. The request is for the property to advance from category 5 to category 3 for sewer service. The County Executive and Planning Board recommended deferral of this application pending the resolution of Enforcement Action #51281-2019-0 regarding matters related to Chesapeake Bay Critical Area requirements. **The Committee recommended deferral of this application to the next cycle to allow these issues to be resolved.**

#### **Countywide Re-designations**

CR-98-2020 also contains requests to update the sewer categories for two existing single-family homes on Hatton Point Road (Council District 8). The redesignation of these properties will update the water and sewer category maps.

After reviewing all of the above applications, the Committee recommended advancement to category 4 for four applications (W-01, W-02, W-03 and W-04), deferral of two applications (P-07 and P-08) and approved the re-designation of the Hatton Point Road properties. The Committee's recommendations (listed in column 4 on Attachment A) differ in some ways from the County Executive's recommendations, resulting in Draft 2 of the resolution.

After the discussion, the Committee voted favorably on CR-98-2020 as amended, by a vote of 11-0.