

Issue Analysis Form

Date: June 11, 2019

Item: Authorization to Advertise a Public Hearing for Proposed Amendments to Chapter 82 of the County Ordinance to Modify Requirements related to Utility Connections



Lead Department: Engineering & Utilities

Contact Persons: Frank Haltom, Director

Description and Current Status

Amendments to Chapter 82 have been requested to modify the requirements for the payment of availability fees and physical connection of single-family homes not located within a subdivision. The amendment addresses those single-family homes that are located more than 1,500 feet from the location of the available utilities. In such cases, the single-family home is not required to pay the connection fee and is not required to make the physical connection to the utilities.

A copy of the proposed amendments is included on the following pages.

Staff requests the authority to advertise a public hearing for July 9, 2019 to consider the amendment and adoption of the County ordinance.

Government Path

Does this require IDA action? Yes No

Does this require BZA action? Yes No

Does this require Planning Commission action? Yes No

Does this require Board of Supervisors action? Yes No

A public hearing must be held prior to amending the ordinance.

Fiscal Impact Statement

Current ordinance requires all parcels considered to have water and sewer available to pay connection fee and pay for applicable usage fees. Amendment has the potential to reduce revenues to utility fund of \$3,000 water and \$4,000 sewer connection fees and approximately \$800 - \$1,000 of usage fees per year per parcel, assuming both water and sewer connections are not required.

Prince George County Impact

None.

Notes

None.

ORDINANCE TO AMEND THE “THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA”, 2005, AS AMENDED, BY AMENDING § 82-106 and § 82-426 TO MODIFY REQUIREMENTS RELATED TO UTILITY CONNECTIONS

BE IT ORDAINED by the Board of Supervisors of Prince George County:

- (1) *That The Code of The County of Prince George, Virginia, 2005, as amended, is amended by amending § 82-106, “Requirements for payment of availability fees, physical connections” and § 82-426, “Requirements for payment of availability fees, physical connections” as follows:*

Sec. 82-106. - Requirements for payment of availability fees, physical connections.

Whenever a water line is ~~constructed or acquired~~ which is considered available, according to section 82-31, to any building, trailer, mobile home, manufactured home, or modular home used for human occupancy, employment, recreation or other purpose, where water service is required, such building, trailer, mobile home, manufactured home, or modular home is required to pay availability fees as outlined in section 82-261. **Whenever a water line is considered available to a single-family home that is located more than 1,500 feet from the street, alley, easement or right-of-way that contains a public water line, and where the single-family home is not part of a subdivision, such single-family home shall not be required to pay a availability fee or be required to connect to the water system. If the property owner elects to connect to the water system at a later date, the property owner shall be responsible for paying the then current availability fee in order to connect to the water system.**

Whenever a water line is considered available for any multifamily residences, condominiums, townhouses, motels, hotels, trailer, mobile home or manufactured home parks and commercial establishments, the availability fees as outlined in section 82-261 are required to be paid for the entire development. ~~The actual physical connection is not required; however the connection charge fees as outlined in section 82-536 must be paid.~~

Sec. 82-426. - Requirements for payment of availability fees, physical connections.

Whenever a sanitary sewer line is ~~constructed or acquired~~ which is considered available, according to section 82-351 of this article, to any building, trailer, mobile home, manufactured home, or modular home used for human occupancy, employment, recreation or other purpose, where sanitary sewer service is required, such building, trailer, mobile home, manufactured home, or modular home is required to pay availability fees as outlined in section 82-536. **Whenever a sanitary sewer line is considered available to a single-family home that is located more than 1,500 feet from the street, alley, easement or right-of-way that contains a public sewer line, and where the single-family home is not part of a subdivision, such single-family home shall not be required to pay a availability fee or be required to connect to the wastewater system. If the property owner elects to connect to the wastewater system at a later date, the property owner shall be responsible for paying the then current availability fee in order to connect to the wastewater system.**

Whenever a sanitary sewer line is considered available for any multifamily residences, condominiums, townhouses, motels, hotels, trailer, mobile home or manufactured home parks and commercial establishments, the availability fees as outlined in section 82-536 are required to be paid for the entire development. ~~The actual physical connection is not required; however the connection charge fees as outlined in section 82-536 must be paid.~~

- (2) *That this Ordinance shall be effective immediately upon adoption.*

Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 11th day of June, 2019.

Present:

Donald R. Hunter, Chairman
Floyd M. Brown, Jr., Vice-Chairman
Alan R. Carmichael
Marlene J. Waymack
T. J. Webb

Vote:

A-7

On motion of M. _____, seconded by M. _____, which carried unanimously, the following Resolution was adopted:

Resolution; Authorization to Advertise a Public Hearing for Proposed Amendments to Chapter 82 of the County Ordinance to Modify Requirements related to Utility Connections

NOW, THEREFORE, BE IT RESOLVED That the Board of Supervisors of the County of Prince George this 11th day of June, 2019, does hereby authorize the advertisement of a public hearing to consider Proposed Amendments to Chapter 82 of the County Ordinance to Modify Requirements related to Utility Connections.

A Copy Teste:

Percy C. Ashcraft
County Administrator