

# Issue Analysis Form

**Date:** July 9, 2019

**Item:** 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 allow property owners in certain limited circumstances to not be required to connect to county water or pay the availability fee.

Currently, all parcels deemed to have water and/or sewer available are required to pay the associated connection fees and make the physical connection.

The proposed amendment removes the requirement to neither pay the connection fee nor make the physical connection for single-family homes not located within a subdivision and located more than 200 feet from the available utility.

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

## 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

Amendment will reduce the utility fund revenues by \$3,000 water and \$4,000 sewer connection fees for each applicable parcel; and approximately \$800 - \$1,000 of usage fees per year for each applicable 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 200 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 an 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 200 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 an 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.*

**NOTICE OF  
PUBLIC HEARING  
COUNTY OF PRINCE  
GEORGE**

Notice is hereby given to all interested persons that the Prince George County Board of Supervisors will hold a public hearing on Tuesday, July 9, 2019, beginning at 7:30 p.m. in the Board of Supervisors Meeting Room, Third Floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, (located at the intersection of Laurel Springs Road and Courts Drive in the County Government Complex) pursuant to Title 15.2-1800, Code of Virginia (1950), as amended, to consider:

1. Adoption of an Ordinance to amend "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 as authorized by Va. Code § 15.2-2109 et seq.

2. Adoption of an Ordinance to amend "The Code of the County of Prince George, Virginia," 2005, as amended by repealing §§ 90-12 and 90-1036, and by amending §§ 90-1, 90-52, 90-53, 90-56, 90-102, 90-103, 90-202, 90-242, 90-292, 90-295, 90-342, 90-392, 90-395, 90-442, 90-446, 90-492, 90-496, 90-546, and 90-1039, in order to consolidate the requirements for signs by adding Article XIII, "Signs" to Chapter 90, "Zoning," §§ 90-591 through 90-601 so as to revise local sign requirements to be consistent with current law and to create a clear and a consistent set of regulations pertaining to signs.

A copy of the proposed amendments are available for review in the Office of the County Administrator/Clerk to the Board of Supervisors, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, Monday through Friday from 8:30 a.m. until 5:00 p.m.; Tel. 722-8600. All interested persons shall be given an opportunity to be heard.

Percy C. Ashcraft  
County Administrator