



Rushern L. Baker, III  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

March 26, 2016

The Honorable Derrick Leon Davis  
Chairman  
Prince George's County Council  
County Administration Building  
Upper Marlboro, Maryland 20772

Dear Chairman Davis:

Enclosed for the County Council's consideration is a resolution pertaining to the December 2015 Cycle of Amendments to the 2008 Water and Sewer Plan.

The December 2015 Cycle of Amendments represents the third scheduled legislative cycle of changes to the 2008 Water and Sewer Plan received during the 2015 legislative year. The Cycle contains a proposal to construct two single-family homes served by septic systems (contrary to availability of public sewer) in the Western Branch sewershed; a proposal for a mental health treatment facility and a proposal for a mixture of residential types, both located in the Piscataway sewershed (deferred from the August 2015 Cycle that was not transmitted); and, a proposal for redevelopment of an existing fueling facility in the Mattawoman sewershed. All applications are located inside the Sewer Envelope and within the Growth Boundary, and designated within Sustainable Growth Act Tier II. Additionally, the Department of the Environment is requesting to amend category designations for specific developed subdivisions and to correct lots reflecting septic systems use where connected to the public sewer. These mapping errors appear Countywide; however, those included in this cycle span Councilmanic Districts 4, 6, 8 and 9.

Enclosed is the Resolution for the December 2015 Cycle, my recommendations, and the pertinent maps for each request. A Staff Report, including comments from the reviewing agencies, as well as a summary of the development proposals, by Councilmanic Districts, is also included. All applications have been reviewed in accordance with the criteria established in and adopted by the 2008 Water and Sewer Plan (under revision), and current policies affecting water and sewer planning adopted in Plan Prince George's 2035 and the Sustainable Growth Act of 2012.

Please be advised that this transmittal includes an Addendum to the Staff Report. The Addendum concerns the request for water and sewer category change for the Hyde Field Property (Parcels 20 and 21, Application 15/P-02). The Hyde Field Property was the subject of litigation. After a recent settlement, the property is now zoned R-S (Residential Suburban

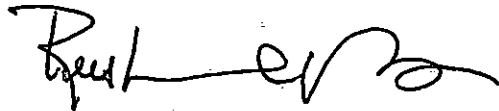
The Honorable Derrick Leon Davis  
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Development), which supports the type of development that is proposed by the applicant. As the Addendum indicates, my recommendation is to advance the Hyde Field Property to Water and Sewer Category 4.

I support projects that promote economic development and green initiatives, while ensuring that environmental safeguards and the requisite transportation, public facilities and services are in place to support additional growth. My recommendation for each development, as proposed, is enclosed for your review. The water and sewer category change process provides us with the opportunity to ensure that vibrant, safe communities are constructed for our residents, and that these communities improve the quality of life and prosperity of our citizens and businesses well into the future.

The County Council's favorable consideration of this legislation is greatly appreciated. If you have any questions or concerns, please contact my office or Adam Ortiz, Director, Department of the Environment, at (301) 883-5812.

Sincerely,

A handwritten signature in black ink, appearing to read "Rushern L. Baker, III". The signature is fluid and cursive, with a large initial "R" and a long horizontal stroke.

Rushern L. Baker, III  
County Executive

Enclosures