

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2000 Legislative Session

Resolution No. CR-9-2000

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Shapiro, Scott and Wilson

Co-Sponsors _____

Date of Introduction March 14, 2000

RESOLUTION

1 A RESOLUTION concerning

2 The Ten Year Water and Sewerage Plan (December 1999 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the
4 1994 Comprehensive Ten Year Water and Sewerage Plan.

5 WHEREAS, Title 9, Subtitle 5 of the Environment Article of the Annotated Code of
6 Maryland requires the County to adopt a comprehensive plan dealing with water supply and
7 sewerage systems, establishes the procedures governing the preparation and adoption of said
8 plan, and provides for amendments and revisions thereto; and

9 WHEREAS, pursuant to said procedures, the County Executive submitted to the County
10 Council his recommendations on water and sewer plan amendment requests within the December
11 1999 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the December 1999 Cycle Amendments; and

14 WHEREAS, the County Council notified the Washington Suburban Sanitary Commission,
15 the Maryland-National Capital Park and Planning Commission, the State and County Health
16 Departments, the Maryland Office of Planning and the Maryland Department of the Environment
17 of the public hearings and provided each agency with copies of the December 1999 Cycle of
18 Amendments.

19 SECTION 1. NOW, THEREFORE BE IT RESOLVED by the County Council of Prince
20 George's County, Maryland, that Appendix E of the Prince George's County 1994
21 Comprehensive Ten Year Water and Sewerage Plan, as adopted by CR-71-1994, and amended
22 by CR-90-1994, CR-9-1995, CR-29-1995, CR-37-1995, CR-65-1995, CR-6-1996, CR-33-1996,

CR-54-1996, CR-65-1996, CR-8-1997, CR-38-1997, CR-55-1997, CR-24-1998, CR-39-1998, CR-3-1999, CR-23-1999, and CR-53-1999, is further amended by adding the water and sewerage category designations as shown in Attachment A, attached hereto and made a part hereof.

SECTION 2. BE IT FURTHER RESOLVED that maps identified as the “Prince George’s County, Maryland, 1994 Water Map” and “Prince George’s County, Maryland, 1994 Sewerage Map”, as amended, are hereby further amended to incorporate the approved category changes with the property locations delineated on the maps in Attachment B, attached hereto and made a part hereof.

SECTION 3. BE IT FURTHER RESOLVED that within five working days of the adoption of this resolution, it shall be transmitted to the County Executive by the Clerk of the Council.

SECTION 4. BE IT FURTHER RESOLVED that this resolution shall take effect on the day following the first regularly scheduled Council meeting day which occurs after the County Executive transmits his comments on the resolution, or on the day that the County Executive indicates he has no comments, or ten working days following the transmittal of this resolution to the County Executive, whichever shall occur first. Prior to the effective date of this resolution, the Council may reconsider its action based upon any recommendation received from the County Executive.

SECTION 5. BE IT FURTHER RESOLVED that upon the effective date of this resolution, it shall be transmitted by the Clerk of the Council to the Secretary of the Maryland Department of the Environment.

Adopted this 9th day of May, 2000.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Dorothy Bailey
Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Parkway</u>						
99/PW-04 Tubby's Restaurant	Connection to public water and sewer for the existing restaurant and liquor store. 3 A-1 p. 1	3.5 I-3	S4	S3	S3	S3
<u>Blue Plains</u>						4
99/BP-01 Greenbelt Metro	A 1,800,000 square foot retail mall, 650,000 square feet of office space, a 300,000 square foot hotel, and 400 apartments in 4- to 8-story buildings. 26 B-2 p. A-1,B-1,C-1,D-1 & 11	79.8 I-2	6	3	4	
99/BP-02 A. H. Smith Property	1,320 apartments in 4- to 8-story buildings, 520 senior apartments, 200,000 square feet of retail space, 850,000 square feet of office space, and 300,000 square feet of entertainment space. 25 F-4 p. 19 & 84, l. 6-36	155 I-2	6	4C	4	4
<u>Western Branch</u>						
99/W-10 Nelson-Brady Farm	Industrial development. 74 D-3 p. 24, 26 & 27	116 I-1	4	3	4	4
99/W-11 Brock Hills, Phase III	11 single-family houses with a minimum floor area of 2,500 and minimum sale price of \$250,000. 84 E-4, lots 1-11 bl. H	3.35 R-E	W4	W3	W4	W3

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Western cont.</u>						
99/W-12 Marlton Club Forest	12 single-family houses with a minimum floor area of 2,000 square feet and a minimum price of \$200,000 to be developed on individual wells and septic systems. 127 F-1 p.70	25 R-R	4	6	4	6
<u>Piscataway</u>						
99/P-09 Summergreen	16 single-family houses with minimum floor area of 2,000 square feet and minimum price of \$200,000. 135 B-3 p. 63	16.0 R-R	4	3	4	4
99/P-10 Breath of Life Senior Housing	48 elderly housing apartments in a three-story building; minimum floor area of 540 square feet and prices varying according to the HUD 202 program. 123 A-4 p.144 & 247	19.7 R-R (S.E. 4331)	4	3	4	4C
99/P-11 Henson Park Valley	31 single-family houses with a minimum floor area of 2,000 square feet and minimum price of \$210,000. 113 F-4 p. 131	15.6 R-R	5	3	4	4C
99/P-12 Linkous Property	A 70,000 square foot church. 118 A-3, p. 62	21.2 R-R	6	3	4	4
99/P-13 Earnshaw's Addition to Clinton Acres	38 single-family houses with a minimum floor area of 1,640 square feet and a minimum price of \$200,000. 134 F-2, p. 72	48.8 R-R	4	3	4	3

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Mattawoman</u>						
99/M-02 Believers Victory Christian Center	A church with a total floor area of 25,000 square feet. 161 C-1 p. 123	4.85 R-R	6	3	4	4
<u>Point of Discharge</u>						
99/WWP-01 Cedarville Mobile Home Park	Existing 264 mobile homes, proposed 136 mobile homes. 166 B-2, p. 91	121.5 +17.7 O-S (S.E. 4042)	3	POD	POD in two phases*	Approved POD with conditions**

- 99/WWP-01 Cedarville Mobile Home Park – County Executive recommended approval in two phases. Phase I: Approve a Point of Discharge at the proposed 17.7 acre easement site located in Cedarville State Park (liber 359 folio 51) for the existing 264 homes (60,080 gpd). The sewage treatment plant serving the existing homes must be operational by December 31, 2000. Once Phase I has been completed to the satisfaction of the Maryland Department of the Environment and the Prince George's County Health Department, applicant can proceed to Phase II. Phase II: Approve a Point of Discharge within Parcel 91, for 91 additional homes (20,020 gpd). Any further increases in sewage flow beyond the limits stated will require amendments to the National Pollution Discharge Elimination Permit and to the Ten Year Water and Sewer Plan. The County Executive and the Council will review this Point of Discharge on an annual basis via the December Cycle of Amendments to the Water and Sewer Plan until such time as the wastewater treatment plant is operational and Phase I has been fully implemented.

**The Committee revised the County Executive recommendation by adding the following language: Phase I and Phase II may be constructed simultaneously, although Phase I must be fully operational as to the existing 264 homes before Phase II is connected. Phase I may be expanded to include all or part of the Phase II units if approved by the Prince George's County Health Department.

APPLICATIONS		REQUEST	MAP #
<u>Parkway</u>			
99/PW-04	Tubby's Restaurant	S4 to S3	1-A
<u>Blue Plains</u>			
99/BP-01	Greenbelt Metro	6 to 3	2-A
99/BP-02	A. H. Smith Property	6 to 4C	3-A
<u>Western Branch</u>			
99/W-10	Nelson-Brady Farm	4 to 3	4-A
99/W-11	Brock Hills, Phase III	W4 to W3	5-A
99/W-12	Marlton Club Forest	4 to 6	6-A
<u>Piscataway</u>			
99/P-09	Summergreen	4 to 3	7-A
99/P-10	Breath of Life Senior Housing	4 to 3	8-A
99/P-11	Henson Park Valley	5 to 3	9-A
99/P-12	Linkous Property	6 to 3	10-A
99/P-13	Earnshaw's Addition to Clinton Acres	4 to 3	11-A
<u>Mattawoman</u>			
99/M-02	Believers Victory Christian Center	6 to 3	12-A
<u>Point of Discharge</u>			
99/WWP-01	Cedarville Mobile Home Park	POD	13-A

NOTE: The attached maps are available in hard copy only.