

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

Legislative Session \_\_\_\_\_ 1991 \_\_\_\_\_

Resolution No. \_\_\_\_\_ CR-90-1991 \_\_\_\_\_

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members Castaldi, Mackinnon

\_\_\_\_\_ and Pemberton \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_ October 1, 1991 \_\_\_\_\_

**RESOLUTION**

A RESOLUTION concerning

Ten Year Water and Sewerage Plan

(August 1991 Amendment Cycle)

FOR the purpose of changing the water and sewer service category designations of properties within the 1988 Comprehensive Ten Year Water and Sewerage Plan, and text amendment.

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

WHEREAS, pursuant to said procedures, the County Executive submitted to the County Council his recommendations on water and sewer service requests within the August Cycle of Amendments; and

WHEREAS, the County Council received testimony through an

advertised public hearing on the August Cycle of Amendments; and

WHEREAS, the County notified the Washington Suburban Sanitary Commission, the Maryland-National Capital Park and Planning Commission, the State and County Health Departments, the Department of State Planning and the Department of the Environment of the public hearings and provided each agency with copies of the August Cycle of Amendments;

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the Prince George's County 1988 Comprehensive Ten Year Water and Sewerage Plan, as adopted by CR-17-1988 and amended by CR-12-1988, CR-67-1988, CR-103-1988, CR-27-1989, CR-60-1989, CR-84-1989, CR-102-1989, CR-14-1990, CR-45-1990, CR-53-1990, CR-61-1990, CR-67-1990, CR-84-1990, CR-11-1991, CR-44-1991, and CR-53-1991, is further amended by adding pages II-213 through II-216 to the water and sewer service area designations as shown in Attachment A.

SECTION 2. BE IT FURTHER RESOLVED that the maps identified as the "Prince George's County, Maryland, 1988 Water Plan" and "Prince George's County, Maryland, 1988 Sewerage Plan", as amended, are hereby further amended to incorporate the approved service category designation changes and the project locations delineated on the maps in Attachment B.

SECTION 3. BE IT FURTHER RESOLVED that Chapter 2 Section (IX) (A) on page II-50 of the "Prince George's County 1988 Comprehensive Ten Year Water and Sewerage Plan" is hereby amended as shown on Attachment C.

SECTION 4. 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 5. BE IT FURTHER RESOLVED by the County Council of Prince George's County, Maryland, 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 this resolution, or on the day that the County Executive indicates he has no comments, or ten working days following 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 6. 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 19th day of November, 1991.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Richard J. Castaldi  
Chairman

ATTEST:

\_\_\_\_\_  
Maurene W. Epps  
Acting Clerk of the Council



CR-90-1991 (DR-4) Attachment A

Page 1 of 4

County Executive		Council			
<u>Blue Plains</u>	<u>Development Proposal</u>		<u>Zoning/Acres</u>	<u>Existing</u>	
<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>			
91/BP-002	75 single-family dwellings with minimum		R-55	45.7	6
4C	4	4C			
Madison Hill	floor area of 1,600 square feet, and minimum price of \$175,000; and 18 townhouses with minimum floor area of 1,400 square feet and minimum price of \$140,000				
<u>Parkway</u>					

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91/PW-001	48 single-family dwellings with minimum	R-R	80	4
3	3	3		
197 Investment Partnership	floor area of 1,500 square feet and minimum price of \$155,000.			

Western Branch

89/W-040	An 110-bed substance abuse treatment	R-R	11.8	6
3	6	6		
Mountain Manor	facility.			
	(review in next cycle)			

91/W-005	Four one-story commercial buildings with a	C-M	7.0	6
4C	6	4		
Shatenstein Property	total floor area of 68,100 square feet and minimum rental price of \$15 per square foot, and replacement of the existing gas station.			

91/W-010	Four existing buildings with total floor	C-M	17.76	4
3	4	4		
Walker Property	area of 10,000 square feet.			

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3<sup>^1</sup>

3<sup>^1</sup>

91/W-011

One single-family dwelling.

R-E

.68

6

3

3

3

Hall Property

91/W-012

One existing and one proposed single-family

R-E

2.21

S6

S3

S3

S3

Mount Oak

dwelling.

Subdivision

CR-90-1991 (DR-4) Attachment A

Page 2 of

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County Executive Council

Western Branch Development Proposal Zoning/Acres Existing

Requested Recommendation Approval

91/W-013	12 single-family dwellings. No minimum	R-P-C	5.25	4
3	4	4		
Jessica's	price or square footage can be provided at	(R-80)		
Addition to	this time because lots will be sold to a			
Marlton	builder.			
91/W-014	Existing subdivision, 52 single-family	R-A		S6
S3	S3 <sup>2</sup> Withdrawn			
Holmehurst	dwellings.			
	S6			
91/W-015	12 single-family dwellings with minimum	R-80	7.8	4
3	4	4C		
Beall Crossing	floor area of 1,800 square feet and minimum			
	price of \$180,000; and an existing funeral home.			
91/W-016	16,600 square foot banquet hall (13,500	R-A	60.6	6



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3	6	3 <sup>6</sup>			
Rips	proposed;	3,100 existing)	5	softball	
Recreational	fields,	miniature golf course,		picnic areas.	

Piscataway

90/P-001	A shopping center with a total floor area	C-S-C	5.2	4
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3	4	3 <sup>5</sup>			
Jensen	of 50,000 square feet, and a minimum rental	C-O	5.6		
Property	price of \$8 per square foot and a two-story				
	office building with total floor area of				
	15,000 square feet and a minimum rental				
	price of \$12 per square foot.				

91/P-002	17 single-family dwellings with minimum	R-R	9.18	6
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4C	4	4			
Piscataway	floor area of 1,400 square feet				
Heights	and minimum price of \$149,950.				

91/P-003	Six existing single-family dwellings	R-A	16.7	6
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3	3	3			
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Dyson Road

Property

CR-90-1991 (DR-4) Attachment A

Page 3 of 4

<u>Piscataway</u>	<u>County Executive</u>	<u>Council</u>	<u>Zoning/Acres</u>	<u>Existing</u>
<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>		

91/P-004	One single-family dwelling.		R-E	1.12	S5
S3	S3	S3			

Powell

Property

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91/P-005	One single-family dwelling.	R-R	1.04	4
3	3			
Lucas				
Property				
91/P-006	One single-family dwelling.	R-A	2.30	6
3	3			
Moton				
Residence				
91/P-007	39 single-family dwellings with minimum	R-R	24.22	4
4C	4			
Tantallon Hills	floor area of 1,800 square feet and minimum price of \$190,000			
91/P-008	72 single-family dwellings with minimum	R-E	103	4
3	4C			
Farmington	floor area of 2,000 square feet and			
Woods	minimum price of \$200,000.			

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Mattawoman

91/M-004	One single-family dwelling.	R-R	1	6
3	W3	W3		
Holmes				
	S4	S4		
Property				

Water Withdrawal/Point of Discharge

91/WWP-002	Golf course and club house.	O-S	284.2	water
withdrawal permit	hold <sup>3</sup>	approved		
Southview Golf				
Course				

Water Withdrawal/

County Executive

<u>Point of Discharge</u>	<u>Development Proposal</u>	<u>Zoning/Acres</u>	
<u>Existing</u>	<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>
90/WWP-01	Shopping center with a total floor area	C-S-C 10	water
withdrawal and	no recommendation <sup>4</sup>	hold	
Litten Plaza	of 94,000 square feet and minimum rent of		point
of discharge			
	\$4.50 per square foot.		

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Notes: <sup>1</sup> 91/W-010 Walker Property - County Executive recommended approval of water and sewer

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category 3 for 3.04 acres with existing buildings, and retaining category 4 for the remaining 14.72 acres.

<sup>2</sup> 91/W-014 Holmehurst - County Executive recommended approval of sewer category 3 for 29 lots in the western portion of the subdivision, and retaining the eastern portion of the subdivision in sewer category 6.

<sup>3</sup> 91/WWP-002 Southview Golf Course - County Executive deferred his recommendation until after the pending Special Exception is resolved.

<sup>4</sup> 90/WWP-01 Litten Plaza - This application was deferred from CR-84-1990.

<sup>5</sup> 90/P-001 Jensen Property - The applicant shall identify the builder and submit architectural renderings for approval by the County Executive and Council.

<sup>6</sup> 91/W-016 Rips Recreational - This category change applies to the Special Exception uses (40 acres) with the understanding that the applicant shall bear the capital costs.

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CR-90-1991 (DR-4) Attachment B

**AUGUST 1991 CYCLE**

**BLUE PLAINS**

91/BP-002 Madison Hill 6 to 4C

**PARKWAY**

91/PW-001 197 Investment Partnership 4 to 3

**WESTERN BRANCH**

89/W-040 Mountain Manor 6 to 3  
91/W-005 Shatenstein Property 6 to 4C  
91/W-010 Walker Pontiac 4 to 3  
91/W-011 Thelma Hall Property 6 to 3  
91/W-012 Mount Oak Subdivision S6 to S3  
91/W-013 Jessica's Addition to Marlton 4 to 3  
91/W-014 Holmehurst S6 to S3  
91/W-015 Beall Crossing 4 to 3  
91/W-016 Rips Recreational 6 to 3

**PISCATAWAY**

91/P-001 Jensen Property 4 to 3  
91/P-002 Piscataway Heights 6 to 4C  
91/P-003 Dyson Road Property 6 to 3  
91/P-004 Powell Property S5 to S3  
91/P-005 Lucas Property 4 to 3  
91/P-006 Moton Residence 6 to 3  
91/P-007 Tantallon Hills 4 to 4C  
91/P-008 Farmington Woods 4 to 3

**MATTAWOMAN**

91/M-004 Holmes Property 6 to 3

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**WWP / POD**

91/WWP-002 Southview Golf Course

WWP

90/WWP-001 Litten Plaza

WWP/POD

NOTE: Attached maps available in hard copy only.



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CR-90-1991 (DR-4)  
**Attachment C**

IX. Water and Sewerage Plan Amendment Procedures

A. Preparation and Submission of annual Plan Revision

Pursuant to Executive Order 12-1984, annual revisions to the Ten-Year Water and Sewerage Plan shall be prepared by the Department of Environmental Resources. The annual plan revision shall be submitted by the County Executive to the County Council by May 15 of each year (Cycle 1), with the Executive's recommendations thereon and an adopting resolution. Applicants wishing to have plan amendment requests considered during this cycle must submit those applications by April 1. Provided the Council do not exercise its option to require a redraft of the plan following its transmittal by the County Executive, the Council subsequently schedules public hears and acts on the plan. At the close of each public hearing, the Chairman of the County Council shall specify that no additional evidence will be accepted by the Clerk of the Council for inclusion into the record. If any evidence is presented at any time subsequent to the public hearing, it shall not be considered as a part of the record and shall not be used as a basis for denying or granting a category change.