

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2007 Legislative Session

Resolution No. CR-16-2007

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Exum

Co-Sponsors _____

Date of Introduction March 13, 2007

RESOLUTION

1 A RESOLUTION concerning

2 The 2001 Water and Sewer Plan (December 2006 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the
4 2001 Water and Sewer 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 2006 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the December 2006 Cycle of 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 Department of Planning and the Maryland Department of the
17 Environment of the public hearing and provided each agency with copies of the December 2006
18 Cycle of Amendments.

19 SECTION 1. NOW, THEREFORE BE IT RESOLVED by the County Council of Prince
20 George's County, Maryland, that the Prince George's County 2001 Water and Sewer Plan, as
21 adopted by CR-62-2001, and amended by CR-9-2002, CR-36-2002, CR-56-2002, CR-65-2002,
22 CR-7-2003, CR-34-2003, CR-65-2003, CR-15-2004, CR-41-2004, CR-69-2004, CR-8-2005,

1 CR-43-2005, CR-75-2005, CR-7-2006, CR-21-2006, CR-41-2006, CR-64-2006, and CR-81-
2 2006 is further amended by adding the water and sewer category designations as shown in
3 Attachment A, attached hereto and made a part hereof.

4 SECTION 2. BE IT FURTHER RESOLVED that maps identified as the “Prince George’s
5 County, Maryland, 2001 Water Map” and “Prince George’s County, Maryland, 2001 Sewer
6 Map”, are hereby amended to incorporate the approved category changes with the property
7 locations delineated on the maps in Attachment B, attached hereto and made a part hereof.

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

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

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

Adopted this 8th day of May, 2007.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Camille A. Exum
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Parkway</u>						
06/PW-01 Islamic Community Center	Construction of 27,950 square feet of floor space as an addition to an existing building. 9 F-1, Parcels 26 & 27	2.94 R-R	5	4	4	4 ¹
District 1						
<u>Blue Plains</u>						
06/BP-03 Sealing Property	Four flexible warehouse buildings with combined floor area of 190,000 square feet. 9 C-4, 13 D-1, Parcel 2	22.89 I-3/R-R	5	4	4	4
District 1						
<u>Western Branch</u>						
06/W-17 Zoglio Commercial	A medical/non-retail office building comprising 35,400 square feet of floor area. 45 E-3, Parcel 74	17.81 C-O	5	4	4	4
District 4						
06/W-15 Mill Branch Crossing	A 17-building retail shopping center with combined floor area of 800,000 square feet. 55 E-3/4, Parcels 20, 27, 28, 52, 57, 58, 59 & 71	74.0 C-S-C	5	4	5	4
District 4						
06/W-11 Esperanza Estates	4 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$525,000. 46 D-4, Parcel 130	2.31 R-R	5	4	4	4
District 6						

¹ Request for a Detailed Site Plan.

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Western Branch</u>						
06/W-12 Beall Subdivision District 6	220 townhouse units, 1,600 square feet of livable space, \$300,000; 96 multi-family condominium units, 1,300 square feet of livable space, \$200,000. 74 E-4, Parcels 48, 81, 82, 83, 121, 141, 148, 149 & 150	20.22 M-X-T	S5	S4	S5 ²	S4
06/W-13 PB&J Property District 6	3-building retail center. 74 F-4, Parcels 122 & 123	4.5 M-X-T	S5	S4	S5 ²	S4
06/W-14 D'Arcy Road Crane Service District 6	Two warehouse buildings with combined floor area of 99,261 square feet. 82 E-3, Parcels 204 & 205	5.34 I-1/I-2	S5	S4	S5 ²	S4
06/W-16 Pile Drivers Union District 6	A single-family home with a minimum 3,200 square feet of livable space and a minimum sale price of \$500,000. 90 D-1, Parcel A	1.9 R-A	S5	S4	S5 ²	S4
06/W-05 Woodside Village District 6	550 single-family homes, minimum 2,100 s.f., minimum \$500,000; 250 townhouse units, minimum 1,500 s.f., minimum \$350,000; 600 multi-family units, minimum 900 s.f., minimum \$250,000. 82 F-4, 83 A/B-4, 90 F-1, 91 A-1/2/3 & 91 B-1/2/3, Parcels 5, 14, 19 & 42	380 R-M	5	4	5 ²	4

² May be eligible to advance when found to be consistent with the Melwood-Westphalia Master Plan and Sectional Map Amendment by the District Council. Transportation adequacy issues must be addressed should advancement occur.

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Piscataway</u>						
06/P-16 Tucker Road Property District 8	18 single-family homes with a minimum 3,200 square feet of livable space and a minimum sale price of \$500,000. 114 F-2, Parcel 259	24.16 R-R	5	4	5	5
06/P-09 Sanford Estates District 8	6 single-family homes with a minimum 3,700 square feet of livable space and a minimum sale price of \$575,000. 115 C-1, Lot 39	7.1 R-E	5	4	4	5
06/P-11 Fennel Property District 8	54 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$600,000. 123 A-1, Parcel 181	70.71 R-E	5	4	5	5
06/P-12 Brad Thorne (Calhoun Property) District 8	4 single-family homes with a minimum 6,000 square feet of livable space and a minimum sale price of \$1,000,000. 123 C-3, Parcel 211	4.88 R-E	S5	S4	S5	S5
06/P-13 Corners Property District 8	One single-family home with a minimum 3,000 square feet of livable space and a minimum sale price of \$600,000. 123 C-3, Lot 1	3.79 R-E	S5	S3	S5	S3
06/P-17 Melwood at Riverview District 8	4 single-family homes with a minimum 4,120 square feet of livable space and a minimum sale price of \$615,000. 122 D-4, Parcel 144	5.03 R-E	5	4	4	4

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Piscataway</u>						
06/P-10 Kirby Road Water Meter District 9	Water Category 3 is requested to obtain a connection to public water for use of the office only. 116 A-1, Part of Parcel 100	137 I-2	W5	W3	W3 ³	W3
06/P-18 Rosser Property District 9	6 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$450,000. 126 F-3, Parcel 136	3.3 R-R	5	4	4	4
06/P-14 The Estates at Indian Head District 9	6 single-family homes with a minimum 3,800 square feet of livable space and a minimum sale price of \$500,000. 151 F-3, Parcel 200	4.0 R-R	5	4	4	4
06/P-15 Hayosh Bealle Hill Subdivision District 9	2 single-family homes with a minimum 3,800 square feet of livable space and a minimum sale price of \$500,000. 152 B-4, Parcel 97	2.3 R-R	5	4	4	4
<u>Mattawoman</u>						
06/M-07 Cornell Property District 9	Deferred by Council to next cycle.	N/A	N/A	N/A	N/A	N/A

³ Category 3 approval restricted to approximately 2 acres of the total property.

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Mattawoman</u>						
06/M-08 Cherry Tree Crossing District 9	A five-pump gas station and convenience store comprising 4,200 square feet of floor area. 145 D-3, Parcel 118	1.09 C-S-C	5	4	5	4
06/M-09 Brandywine Center District 9	A warehouse building consisting of 65,000 square feet of floor area, rental at \$10.00 per square foot. 145 D/E-3, Parcels 53, 72 & 289	6.4 I-2	5	4	5	4
Status Update Cedarville Mobile Home Park District 9	Onsite sewage disposal has been completed. Currently awaiting SMECO to extend power to the treatment plant and the pump station at the drip field. Needs to be tested and placed into operation. 166 A-2, Parcel 91	121.58 O-S SE 4042	S3 for commu- nity septic system	N/A	N/A	N/A
06/WWP-01 National Archives and Records Administration District 3	Water withdrawal appropriation in the amount of 120,000 gallons per day (gpd). 24 F-4, Parcel 30	13.01 R-R	3	N/A	Approve	Deferred