

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

**Meeting Date:** 7/26/95

**Reference No.:** CR-29-1995

**Proposer:** County Executive

**Draft No.:** 2

**Sponsors:** Del Giudice & MacKinnon

**Item Title:** Ten Year Water & Sewerage Plan (April 1995 Amendment Cycle) to change the Water & Sewer category designations within the 1994 Comprehensive Ten Year W&S Plan

**Drafter:** Jeffrey A. Nixon  
DER

**Resource Personnel:** Rosalynn Frazier  
County Executive's Office

**LEGISLATIVE HISTORY:**

**Date Presented:** \_\_\_/\_\_\_/\_\_\_

**Executive Action:** \_\_\_/\_\_\_/\_\_\_

**Committee Referral:**(1) 6/6/95 THE

**Effective Date:** 8/8/95

**Committee Action:**(1) 7/13/95 FAV(A)

**Date Introduced:** 6/6/95

**Pub. Hearing Date:** (1) 6/27/95 1:30 PM

**Council Action:** (1) 7/26/95 Adopted

**Council Votes:** AMc:A, DB:A, SD:A, JE:A, IG:A, WM:A, RVR:A, AS:A, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE

DATE: 7/13/95

Committee Vote: Favorable, as amended, 4-0 (In favor: Council Members Del Giudice, Estep, Scott and Wilson)

Of the twenty-five requests contained in the April 1995 Cycle, the Committee voted to approve the County Executive's recommendation on thirteen requests (see Attachment A). A total of six requests were either withdrawn or deferred at the applicant's request. For the six remaining requests, the Committee made the following recommendations:

95/W-03 Kurtz Property (4 to 4C)

(44 SFD, 2,100 sq. ft., \$215,000) - The applicant's request for advancement from category 4 to category 4C was supported by the County Executive. WSSC staff indicated that a \$1.1 million sewer extension will be needed to serve this property. The applicant's engineer indicated that the property can be served without a CIP-sized sewer extension. The Committee recommended that the applicant's request be deferred to the August 1995 Cycle to allow further analysis of possible alternatives for providing public sewer service to this property. This recommendation was approved by a vote of 3-1 (in favor: Council member Del Giudice, Estep and Scott, opposed: Council member Wilson).

95/P-03 Pleasant Springs (W6 to W3)

(16 SFD, 1,200 sq. ft., \$135,000) - The Executive recommended advancement to water category 4 for this property since no preliminary plan of subdivision had been filed. Preliminary plan #4-95068 was filed on June 23, 1995, qualifying for category 4C. The Committee recommended approval of 4C for water by a vote of 4-0 (in favor: Council member Del Giudice, Estep, Scott and Wilson).

95/W-02 Palumbo Property (4 to 3)

(115,000 sq. ft. retail) - The Executive recommended approval of category 4C based on the filing of subdivision plan #4-95053. Concerns were raised regarding road improvements, impact on the Marrietta Mansion Historic site and the specific design and uses to be located on this site. The Committee recommended deferral of this request pending approval of the preliminary plan of subdivision for this property by a vote of 4-0 (in favor: Council member Del Giudice, Estep, Scott and Wilson).

95/P-06 Temple Plaza (W4 to W3)

(154 TH, 1,200 sq. ft., \$109,000) - The Executive's recommendation for approval of water category 3 was based on all of the criteria having been met. The Committee raised concerns regarding the impact of this development on public facilities in the area. The Committee recommended deferral of this request until the August 1995 Cycle so that this issue may be addressed. The vote was 5-0 (in favor: Council member Del Giudice, Estep, Gourdin, Scott and Wilson).

95/W-01 Westwood (4 to 4C)

(229 SFD, 2,500 sq. ft., \$285,000) - While the Committee supported the Executive's recommendation for advancement to category 4C, a condition was placed on the category approval which requires the applicant to pay for the cost of any CIP extension necessary to serve this property. WSSC estimates that a 1,700 foot sewer extension will be necessary which is estimated to cost \$305,000. Category 4C with the condition was approved by a vote of 4-0 (in favor: Council member Del Giudice, Estep, Scott and Wilson).

95/P-01 The Woodyard (4 to 3)

(143 TH, 1,200 sq. ft., \$134,000 and activity center) - The County Executive's recommendation was for retention of category 4 since no subdivision plan had been filed. Plan #4-95062 was filed on May 31, 1995, qualifying for category 4C. The Committee recommended approval of 4C by a vote of 4-0 (in favor: Council member Del Giudice, Estepp, Scott and Wilson).

**BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

The County's Comprehensive Ten Year Water and Sewer Plan provides for three annual cycles of category change requests to amend the Plan. This resolution represents the April Cycle of Amendments.

The 1994 Comprehensive Ten Year Water and Sewerage Plan was adopted by CR-71-1994. The April Cycle of Amendments contains twenty-five requests. Three of the category change requests are in the Parkway basin, two in the Blue Plains basin, 13 in the Western Branch basin, six in the Piscataway basin, and one water withdrawal.

Environment Article, Title 9, Subtitle 5 sets procedures for amendments and revisions to the Plan. At least 30 days prior to the public hearing on the amendments, the County Council must submit to the WSSC and M-NCPPC a copy of the resolution for their recommendations.

**CODE INDEX TOPICS:**