

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

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**Meeting Date:** 7/30/2002

**Reference No.:** CR-36-2002

**Proposer:** County Executive

**Draft No.:** 3

**Sponsors:** Shapiro, Bailey, Wilson

**Item Title:** A Resolution concerning the 2001 Water and Sewer Plan (April 2002 Amendment Cycle) to change the water and sewer category designations within the 2001 Water and Sewer Plan

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**Drafter:** Shirley Anthony Branch  
DER

**Resource** Fariba Kassiri, Office of the  
**Personnel:** County Executive

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**LEGISLATIVE HISTORY:**

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

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

**Committee Referral:** 6/18/2002 THE

**Effective Date:** 8/20/2002

**Committee Action:** 7/25/2002 FAV(A)

**Date Introduced:** 6/18/2002

**Public Hearing:** 7/23/2002 10:00 A.M.

**Council Action:** 7/30/2002 ADOPTED

**Council Votes:** PS:A, DB:A, TD:A, JE:A, TH:A, TK:A RVR:A, AS:N, MW:A

**Pass/Fail:** P

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

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**7/30/2002:** Amended on the floor to have 02/W-10 remain in Category 5 and 02/W-05 change to Category 4. CR-36-2002 (DR-3) was adopted

**TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE** DATE: 7/25/02

Committee Vote: Favorable with Amendments, 5-0 (In favor: Council Members Scott, Dernoga, Knotts, Shapiro and Wilson).

CR-36-2002 is the April 2002 Cycle of Amendments to the 2001 Water and Sewer Plan. The Cycle contains 23 applications for category change. Applications 02/W-08, Weston Planned

Retirement Community and 02/BP-01 Sealing Property were withdrawn by the applicant. Application 02/P-05, reviewed as Piscataway Estates, reflects a change in the proposal name. The Committee recommended approval on 11 of the County Executive's recommendations (see Attachment A). The Committee's recommendations on the 10 remaining applications are as follows:

02/W-03 Magruder Tract/West Section (Request W5 to W4) The County Executive recommended retention in Category 5. The Planning Board recommended advancement to category 4. The Planning Board indicates that the proposal meets the zoning ordinance requirements. The applicant has modified the minimum sale price of the homes from \$300,000 to \$400,000 to address the County Executive concerns. The Committee recommended advancement to category 4.

02/P-07 King Gallahan (Request 5 to 4) The County Executive recommended retention in Category 5 for further evaluation due to safety issues involving flight patterns at Hyde Field and the proximity of the proposed project. The Planning Board recommended advancement to Category 4 since the proposal meets the criteria of the zoning ordinance. The applicant spoke at the Public Hearing indicating that the proposal was in compliance with CB-51-2002. The Committee recommended advancement to category 4.

02/M-01 Kissinger Property (Request 5 to 4) The County Executive recommended retention in Category 5. The applicant testified at the Public Hearing indicating that the average sale price of the homes will be increased to \$300,000 to address the County Executive concerns. The Planning Board recommended advancement to Category 4 since this proposal is consistent with the zoning ordinance. The Committee recommended advancement to category 4.

02/W-10 Evangel Temple, Inc. (Request 5 to 4) The County Executive and the Planning Board recommended retention in Category 5 since the number of homes (166) proposed for the development exceeded its zoning capacity. The maximum density on the whole site shall not exceed 534 dwelling units. The Cameron Grove portion of the site was previously approved for 394 of the 534 dwelling units permitted. A maximum of 140 dwellings units remains and can be constructed on this portion of the site. The applicant has corrected a typographical error and is now requesting 116 single-family homes. The Committee recommended advancement to category 4.

02/P-01 Walls Property (Request 5 to 4) The County Executive recommended retention in Category 5. The Planning Board recommended advancement to Category 4 for the portion of the property currently in Water and Sewer Category 5. The applicant forwarded correspondence to the Chair dated July 18, 2002 amending the proposal by deleting parcels in Categories 3 and 4 and modifying the acreage to 153.33 and modifying the number of single family dwellings to 122. The applicant is seeking category change for the remaining parcels. The Committee recommended advancement to category 4.

02/P-03 Heritage Reserve (Request 5 to 4) The County Executive recommended retention in Category 5. The Planning Board recommended advancement to Category 4 since the proposal meets the criteria of the zoning ordinance. The applicant spoke at the Public Hearing indicating that the square footage had been amended to 2,500 and the minimum sale price amended to

\$300,000. The Committee recommended advancement to category 4.

02/P-04 Horse Trail Reserve (Request 5 to 4) The County Executive recommended retention in Category 5. The Planning Board recommended advancement to Category 4 since the proposal meets the criteria of the zoning ordinance. The applicant spoke at the Public Hearing indicating that the square footage had been amended to 2,500 and the minimum sale price amended to \$300,000. The Committee recommended advancement to category 4.

02/P-06 Fort Washington Manor (Request 5 to 4) The County Executive recommended retention in Category 5 since the zoning had not been approved at the time of his review. The Planning Board recommended advancement to Category 4 because the zoning was approved on June 5, 2002. The Committee recommended advancement to category 4.

02/M-02 Bell Property/Kingsview (Request 5 to 4) The County Executive recommended retention in Category 5. The Planning Board recommended advancement to Category 4 since the proposal meets the zoning ordinance criteria. At the Public Hearing the applicant modified the proposal to reflect \$310,000 for the minimum sale price. The Committee recommended advancement to category 4.

02/W-02 Christian Hope Ministries (Request 5 to 4) The County Executive recommended retention in Category 5 for further evaluation. The Planning Board recommended advancement to Category 4 since the proposal meets the zoning ordinance criteria. The Committee recommended advancement to category 4.

The County Executive supports CR-36-2002. The Office of Law finds CR-36-2002 to be in proper legislative form and the Office of Audits and Investigations finds that there should not be any negative fiscal impact on the County as a result of adopting CR-36-2002.

## **BACKGROUND INFORMATION/FISCAL IMPACT**

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

The 2001 Water and Sewer Plan provides for three cycles of category change requests annually to amend the Plan. This resolution represents the April 2002 Cycle of Amendments.

The 2001 Water and Sewer Plan was adopted by CR-62-2001, and amended by CR-9-2002. The April Cycle contains twenty-three requests for a category change. One category change request is in the Blue Plains sewershed, ten in the Western Branch sewershed, ten in the Piscataway sewershed, and two in the Mattawoman sewershed.

Environment Article, Title 9, Subtitle 5, of the Maryland Annotated Code, 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.