

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2006 Legislative Session

Resolution No. CR-21-2006
 Proposed by The Chairman (by request – County Executive)
 Introduced by Council Member Peters
 Co-Sponsors _____
 Date of Introduction March 21, 2006

RESOLUTION

1 A RESOLUTION concerning

2 The 2001 Water and Sewer Plan

3 (December 2005 Cycle of Amendments)

4 For the purpose of changing the water and sewer category designations of properties within the
 5 2001 Water and Sewer Plan.

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

10 WHEREAS, pursuant to said procedures, the County Executive submitted to the County
 11 Council his recommendations on water and sewer plan amendment requests within the December
 12 2005 Cycle of Amendments; and

13 WHEREAS, the County Council received testimony through an advertised public hearing
 14 on the December 2005 Cycle of Amendments; and

15 WHEREAS, the County Council notified the Washington Suburban Sanitary Commission,
 16 the Maryland-National Capital Park and Planning Commission, the State and County Health
 17 Departments, the Maryland Department of Planning and the Maryland Department of the
 18 Environment of the public hearing and provided each agency with copies of the December 2005
 19 Cycle of Amendments.

20 SECTION 1. NOW, THEREFORE BE IT RESOLVED by the County Council of Prince
 21 George's County, Maryland, that the Prince George's County 2001 Water and Sewer Plan, as
 22 adopted by CR-62-2001, and amended by CR-9-2002, CR-36-2002, CR-56-2002, CR-65-2002,

1 CR-7-2003, CR-34-2003, CR-65-2003, CR-15-2004, CR-41-2004, CR-69-2004, CR-8-2005,
2 CR-43-2005, CR-75-2005 and CR-7-2006 is further amended by adding the water and sewer
3 category designations as shown in 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 2nd day of May, 2006.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

Note: Colored Maps are attached as an inclusion file.

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>						
05/PW-01 Corridor Center District 1	131 townhouse/condominium units with a minimum 1900 square feet of livable space and a minimum sale price of a \$450,000; 168 multi-family units with a minimum 1,100 square feet of livable space and a minimum rental price of \$1,500.00/month. 20 single-family homes with a minimum 2,000 square feet livable space. 5 E-2, Parcels 11 & 12A	6.65 PUD	S5	S4	S5	S4
<u>Blue Plains</u>						
05/BP-01 Aitcheson Road District 1	No development proposed. The subject parcels have existing homes on the property. 8 F-4, 9 A-4, Parcels 1, 2 & 62 S3 only on existing homes	10.0 R-R	S5	S3	S5	S3
<u>Western Branch</u>						
05/W-21 Rosso Property District 4	31 single-family homes with a minimum 2,760 square feet of livable space and a minimum sale price of \$600,000. 28 D-2/3, Parcels 3 & 47	26.45 R-R	5	4	5*	4
05/W-22 Springfield Road Properties District 4	4 single-family homes with a minimum 2,800 square feet of livable space and a minimum sale price of \$600,000. 28 D-3, Parcel 41	2.5 R-R	5	4	5*	4

* Application may not advance until the approval of the Area Master Plan and Sectional Map Amendment.

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>						
05/W-23 12 th Street, Lots 51-58 District 4	2 single-family homes with a minimum 1,891 square feet of livable space and a minimum sale price of \$550,000 to be built and occupied by the owners of the property. 29 C-3, Lots 51 thru 58	.46 R-R	W5	W3	W5*	W3
05/W-24 McDaniel's Property District 4	8 single-family homes with a minimum 4,000 square feet of livable space and a minimum sale price of \$750,000. 37 C-1, Parcel 33	20 R-R	5	4	5*	5
05/W-25 Dixon Property District 6	58 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$400,000. 46 C-2, Parcel 8	43.8 R-R	5	4	5*	4
05/W-26 Fairwood Office Park District 4	2 - four story office buildings with total floor area of 105,342 square feet of floor space and a sale price of \$195.00 per square foot to house medical offices. 45 E-3, Parcel 138	6.06 C-O	5	4	5	4

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WATER AND SEWER CATEGORY AMENDMENT

<u>Sewershed Application Council District</u>	<u>Development Proposal/ Tax Map Location</u>	<u>Acreage/ Zoning</u>	<u>Current Category</u>	<u>Requested Category</u>	<u>Executive's Recommendation</u>	<u>Council Approval</u>
<u>Western Branch</u>						
05/W-27 GKG Partnership District 6	40 townhouse units with a minimum 2,600 square feet of livable space and a minimum sale price in the range of \$300,000 - \$400,000. 82 E-2, Parcels 239 & 240	5 + R-R	S5	S4	S5	S4
05/W-17 Woodside Village District 6	550 single-family homes with a minimum 2,100 square feet of livable space and a minimum sale price of \$500,000; 250 townhouse units with a minimum 1,500 square feet of livable space and a minimum sale price of \$350,000; and, 600 multi-family units with a minimum 900 square feet of livable space and a minimum sale price of \$250,000. 82 F-4, 83 A/B-4, 90 F-1, 91 A-1/2/3, and 91 B-1/2/3 Parcels 5, 14, 19 & 42 Pending rezoning application.	369 R-A	5	4	5	5
05/W-28 Popes Creek District 6	10 - two story warehouse buildings with total floor area of 200,000 square feet and a minimum rental of \$5.00 per square foot. 93 A-3/4, Outparcels B, C & F	21.83 I-1	S5	S4	S4	S4

WATER AND SEWER CATEGORY AMENDMENT

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<u>Piscataway</u>						
05/P-13 Kilbourne Estates Addition District 8	10 single-family homes with a minimum 3,100 square feet of livable space and a minimum sale price of \$510, 000. 106 C-4, Parcel 484 to include adjacent one half acre.	8.37 R-R	5	4	5*	4
05/P-14 Smith Estates (Hazel J. Smith) District 8	5 single-family homes with a minimum 3,100 square feet of livable space and a minimum sale price of \$510,000. 106 C-4, Parcel 249	5.4 R-R	S5	S4	S5*	S4
05/P-15 Goldin Stream District 8	14 single-family homes with a minimum 3,500 square feet of livable space and a minimum sale price of \$800,000. 114 E-2, Parcel 55	31.88 R-E	5	4	5*	4
05/P-16 Green Hills District 8	10 single-family homes with a minimum 3,500 square feet of livable space and a minimum sale price of \$490,000. 116 C-1, Part of Lot 60	10.0 R-E	5	4	5*	4

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WATER AND SEWER CATEGORY AMENDMENT

<u>Sewershed Application Council District</u>	<u>Development Proposal/ Tax Map Location</u>	<u>Acreage/ Zoning</u>	<u>Current Category</u>	<u>Requested Category</u>	<u>Executive's Recommendation</u>	<u>Council Approval</u>
<u>Piscataway</u>						
05/P-17 Bethel Deliverance Outreach Ministries District 9	A two-story church building with 31,200 square feet of floor space and seating capacity for 650; and, a three-story school building with 45,000 square feet of floor space and enrollment for a maximum of 300. 126 A-1, Parcels 29 & 56	7.55 R-R	5	4	4	4
05/P-18 Pleasant Valley District 9	385 single-family homes with a minimum 3,200 square feet of livable space and a minimum sale price of \$575,000. 144 C-2/3/4 and D-3/4, Parcels 66, 110 and p/o 43, p/o 44, 45, 46, 59, 86, 157, 188, and Lots 61 through 66	282 R-R & R-E	5	4	5	4
<u>Mattawoman</u>						
05/M-04 Brandywine Woods District 9	21 single-family homes with a minimum 2,500 square feet of livable space and a minimum sale price of \$400,000. 145 E-2, Parcels 94 & 198	12.0 R-R	5	4	5	4
05/M-05 Boot Hill District 9	5 single-family homes with a minimum 3,500 square feet of livable space and a minimum sale price of \$500,000. 161 E-2, Parcel 203	5.06 R-R	5	4	4	4

WATER AND SEWER CATEGORY AMENDMENT

<u>Sewershed Application Council District</u>	<u>Development Proposal/ Tax Map Location</u>	<u>Acreage/ Zoning</u>	<u>Current Category</u>	<u>Requested Category</u>	<u>Executive's Recommendation</u>	<u>Council Approval</u>
<u>Annual Update</u>						
Cedarville Mobile Home Park Update District 9	Mobile home park with existing 264 homes, and proposed 91 mobile homes 166 A-2, Parcel 91	121.58 O-S (SE 4042)	S3 Shared Septic	N/A	N/A	N/A

This is an annual update in accordance to CR-9-2000 regarding the review of the Point of Discharge permit application and the construction of a wastewater treatment facility. This update shall continue through the completion of the project.

The following information was provided by the Prince George's County Department of Environmental Health in concurrence with the Department of Environmental Resources:

The construction of the sewage treatment facility at Cedarville Mobile Home Park is progressing towards completion. The wastewater treatment plant is approximately 75% complete and is expected to be completed by the end of March 2006. The drip field has not been started because the soil is too wet for installation. The force mains from the treatment plant to the drip beds have been laid and tested for leaks. While the majority of the infrastructure has been completed, there is still a significant amount of work that needs to be completed, i.e. installation of pumps, control panels, chemical lines, chemical building, drip bed system, and the many devices that control the distribution to the ten drip cells within the bed. Based on the progression to this point, it is anticipated that the wastewater treatment system should be functional by June of 2006.