

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

**Meeting Date:** 6/16/98

**Reference No.:** CR-39-1998

**Proposer:** County Executive

**Draft No.:** 3

**Sponsors:** Scott, Wilson

**Item Title:** Ten Year Water and Sewerage Plan (April 1998  
Amendment Cycle) to change the water and sewer  
category designations within the 1994 Comprehensive  
Ten Year Water and Sewerage Plan

**Drafter:** Paivi Spoon  
DER

**Resource Personnel:** Stephen Paul, County  
Executive's Office

**LEGISLATIVE HISTORY:**

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

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

**Committee Referral:** 5/5/98 THE

**Effective Date:** 7/8/98

**Committee Action:** 6/11/98 FAV(A)

**Date Introduced:** 5/5/98

**Pub. Hearing Date:** 6/9/98 1:00 P.M.

**Council Action:** 7/16/98 ADOPTED

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

**Pass/Fail:** P

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

6/16/98: Amended on the floor

**TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE      DATE: 6/11/98**

Committee Vote: Favorable as amended, 4-0 (In favor: Council Members Scott, Estepp, Gourdine and Maloney).

The April 1998 Cycle of Amendments to the Ten Year Water and Sewerage Plan contains fifteen (15) applications for water and/or sewer category change. Two (2) of the requests are in the Blue Plains sewershed, seven (7) in the Western Branch sewershed, four (4) in the Piscataway Creek sewershed and two (2) in the Mattawoman sewershed. The Committee recommended approval of

the County Executive's recommendation on eleven (11) applications. The Committee's recommendation on the four (4) remaining applications is as follows:

98/W-06 Old Stage Property (4 to 3) The Committee recommended retaining in category 4 since the applicant withdrew the preliminary plan.

98/M-02 Manokeek Property (4 to 3) The Committee recommended retaining in category 4 with deferment until December 1998 Ten Year Water & Sewerage Cycle. In accordance with CB-3-1997, the assigned school projected percentage of capacity exceeds 130%, no permits may be issued until (a) capacity exist below 130% in all affected schools; or (b) (4) years have elapsed since the time of approval of the preliminary plat of subdivision.

98/W-04 Heartlands at Bowie (4 to 3) The Committee recommended advancement of category 3 since the Builder's information was provided at the time of the Public Hearing.

98/W-02 Landover Baptist Church (4C to 3) The Committee recommended advancement of category 3 since the detailed site plan was approved on June 3, 1998.

98/BP-02 Great Oaks Redevelopment (4C to 3) The Executive revised his recommendation at the Public Hearing, indicating his support for approval of Category 3, since the preliminary plan has been approved. The Committee recommended approval of the County Executive's recommendation.

98/P-01 Ridgeway's Property (6 to 4C) The Executive revised his recommendation at the Public Hearing, indicating his support for approval of Category 4 since the application meets the criteria for Category 4. The Committee recommended approval of the County Executive's recommendation. Also at the Public Hearing, a letter of correction was submitted verifying the minimum price of all homes will be \$200,000.

98/M-01 Dobson 301 Project (6 to 4) The Executive revised his recommendation at the Public Hearing, indicating his support for approval of Category 4 since the application meets the criteria for Category 4. The Committee recommended approval of the County Executive's recommendation. Also at the Public Hearing, a letter of correction was submitted verifying the correct acreage of 613, zoned R-A. The applicant has amended the development proposal for this application to now establish a minimum floor area of 2,500 square feet, with a minimum sales price per unit of \$250,000. The original application consisted of 17 acres of property zoned C-M. The applicant withdrew 17 acres of C-M zoned land from consideration during this cycle.

98/W-03 Harvey Blonder Property The applicant is requesting water and sewer category change, therefore the S's should be removed (since "S" represents sewer only).

98/P-02 Wildes at Mary Catherine The property is zoned R-E and not R-R as previously indicated.

**BACKGROUND INFORMATION/FISCAL IMPACT**

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

The County's Comprehensive Ten Year Water and Sewerage Plan provides for three cycles of category change requests to amend the Plan. This resolution represents the April 1998 Cycle of Amendments.

The 1994 Comprehensive Ten Year Water and Sewerage Plan was adopted by CR-71-1994, and amended by CR-90-1994, CR-9-1995, CR-29-1995, CR-37-1995, CR-65-1995, CR-6-1996, CR-33-1996, CR-54-1996, CR-65-1996, CR-8-1997, CR-38-1997, CR-55-1997, and CR-24-1998. The April Cycle contains fifteen requests for a category change. Two of the requests are in the Blue Plains sewershed, seven in the Western Branch sewershed, four in the Piscataway Creek 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 proposed resolution for their recommendations.

**CODE INDEX TOPICS:**