

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

Legislative Session 1991

Resolution No. CR-53-1991

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members MacKinnon and Fletcher

Co-Sponsors \_\_\_\_\_

Date of Introduction May 29, 1991

**RESOLUTION**

A RESOLUTION concerning

Ten Year Water and Sewerage Plan

(April 1991 Amendment Cycle)

FOR the purpose of changing the water and sewer service category designations of properties within the 1988 Comprehensive Ten Year Water and Sewerage Plan.

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

WHEREAS, pursuant to said procedures, the County Executive submitted to the County Council his recommendations on water and sewer service requests within the April Cycle of Amendments; and

WHEREAS, the County Council received testimony through an

advertised public hearing on the April Cycle of Amendments; and

WHEREAS, the County notified the Washington Suburban Sanitary Commission, the Maryland-National Capital Park and Planning Commission, the State and County Health Departments, the Department of State Planning and the Department of the Environment of the public hearings and provided each agency with copies of the April Cycle of Amendments.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the Prince George's County 1988 Comprehensive Ten Year Water and Sewerage Plan, as adopted by CR-17-1988 and amended by CR-12-1988, CR-67-1988, CR-103-1988, CR-27-1989, CR-60-1989, CR-84-1989, CR-102-1989, CR-14-1990, CR-45-1990, CR-53-1990, CR-61-1990, CR-67-1990, CR-84-1990, and CR-11-1991, is further amended by adding pages II-210 through II-212 to the water and sewer service area designations as shown in Attachment A.

SECTION 2. BE IT FURTHER RESOLVED that the maps identified as the "Prince George's County, Maryland, 1988 Water Plan" and "Prince George's County, Maryland, 1988 Sewerage Plan", as amended, are hereby further amended to incorporate the approved service category designation changes and the project locations delineated on the maps in Attachment B.

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

SECTION 4. BE IT FURTHER RESOLVED that this resolution shall

take effect on the day following the first regularly scheduled Council meeting day which occurs after the County Executive transmits his comments on this resolution, or on the day that the County Executive indicates he has no comments, or ten working days following transmittal of this resolution to the County Executive, whichever shall occur first. Prior to the effective date of this resolution, the Council may reconsider its action based upon any recommendation received from the County Executive.

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

Adopted this 9th day of July, 1991.

COUNTY COUNCIL OF PRINCE  
 GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
 Richard J. Castaldi  
 Chairman

ATTEST:

\_\_\_\_\_  
 Maurene W. Epps  
 Acting Clerk of the Council

NOTE: Attachments A and B follow Resolution; attached maps are available in hard copy only.

CR-53-1991 Attachment A

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County Executive		Council			Zoning/Acres	Existing		
Blue Plains	Development Proposal							
<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>						
91/BP-001	Greenbelt Service & Inspection Yard, nine 3 & public use	Greenbelt buildings with a total floor area of allocation	Inspection Yard, nine 3 & public use	allocation	O-S	186.92	6	3
Metro Yard	191,000 square feet.	for 57,000 gpd						
<u>Western Branch</u>								
90/W-056	Up to 150 single-family dwelling units with			R-R	107	6		
4C	4	Withdrawn						

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Hopkins Property a minimum floor area of 1700 square feet and  
by applicant  
minimum price of \$175,000.

91/W-001	465 single-family houses.	R-R	232.9	6	4
	4				4

Navajo Farm

91/W-002	Five single-family houses with minimum	R-R	2.26	S6	
S4C	S4	S4			

Prospect Hill floor area of 2,200 square feet and minimum  
West price of \$175,000.

91/W-003	14 single-family houses with minimum	R-E	20.85	6	
4C	4	4			

Prospect Hill floor area of 2,200 square feet and  
East minimum sales price of \$175,000.

91/W-004	One single-family house with a minimum	R-A	2.6	6	3
	3				3

Wilhemina floor area of 2,000 square feet.  
Harkless



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County Executive		Council					
<u>Western Branch</u>	<u>Development Proposal</u>			<u>Zoning/Acres</u>	<u>Existing</u>		
<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>					
91/W-007	Four buildings with a total floor area			C-M	4.58	6	3
	6	S6/W3 <sup>1</sup>					
Southern States	of 22,947 square feet. Agricultural sales and storage use.			R-A			
91/W-008	99 single-family houses.			R-E	99.74	6	4
	4	4					
Boice Property							
91/W-009	One existing and one proposed single-family			R-A	4.72	4	3
	3	3					
Sheehan Property	house with minimum floor area of 1,854 square feet and minimum price of \$200,000.						

Piscataway

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90/P-008		Shopping center with a total floor	C-M	7.1	6	4
	6	6				
CHL		area of 33,750 square feet and an				
Joint Venture		average rental price of \$12 per				
		square foot.				
90/P-013		21 single-family houses with minimum	R-A	15	4	
3	4C	3				
Camden Estates		floor area of 1,000 square feet				
		and minimum price of \$145,000.				
90/P-015		65 single-family houses with a minimum	R-A	155.5	6	
4	6	6				
Wyoming		floor area of 2,500 square feet and				
Estates		minimum price of \$225,000.^2				
91/P-001		Shopping center on 5.3 acres, business	C-S-C	11	6	
4C	4	4				
Jensen		offices on 5.6 acres.	C-O			
Property						



CR-53-1991 Attachment A

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	County Executive	Council				
<u>Mattawoman</u>	<u>Development</u>	<u>Proposal</u>	<u>Zoning/Acres</u>	<u>Existing</u>		
<u>Requested</u>	<u>Recommendation</u>	<u>Approval</u>				
91/M-001	One existing single-family house and one 3 (5 acres)	3 (5 acres)	R-A 169.44	4		3
Operating	existing classroom building with a total 4 (164. acres)	4 (164.44 ac.)				
Engineers	capacity for 50 students					
Training Center						

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91/M-002	52 single-family houses with minimum floor	R-R	20	6	
4C	4 (20 acres)	4 (20 acres)			
Accokeek	area of 2,225 square feet and minimum price	O-S	126		
	6 (126 acres)	6 (126 acres)			
	of \$180,000.				
91/M-003	15 existing single-family houses and	R-R	31+	S6	S3
	Hold <sup>3</sup>	Hold <sup>3</sup>			
Rural Accokeek	one residential lot.				
South					

Water Withdrawal/Point of Discharge

90/WWP-02	Power Plant Cooling.	I-2	1156	Water	
Withdrawal	Approval	Approval			
Pepco Chalk Point					and Point of
Discharge					
91/WWP-01	626,322 square feet of warehouse space	I-1	55.65	Water	
Withdrawal	Approval	Approval			
Montgomery					

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Ward

Distribution

Center

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Notes:

<sup>1</sup> 91/W-007 Southern States - In approving the water category change, the Council recognizes that (a) there is an existing business on the property; (b) the Health Department has indicated that the property is served by a vulnerable well located three feet from the building, and therefore considers it to be in the interest of public health for the well to be abandoned and the facility connected to the community water supply; (c) the Health Department has certified that the property is served by a malfunctioning septic system, thereby posing a health hazard (and making a sewer category change unnecessary); and (d) the applicant will pay that portion of the expense of constructing a sewer line to the property in accordance with normal WSSC policy.

<sup>2</sup> 90/P-015 Wyoming Estates - minimum floor area and minimum sales price were revised in accordance with applicant's letter of June 18, 1991.

<sup>3</sup> 91/M-003 Rural Accokeek South - Hold until results are available from a study determining the ultimate limit for public sewer service in this area.

CR-53-1991 Attachment B

APRIL 1991 CYCLE

Blue Plains

91/BP-001 Greenbelt Metro Yard 6 to 3

Western Branch

91/W-056 Hopkins Property 6 to 4C

91/W-001 Navajo Farm 6 to 4

91/W-002 Prospect Hill West S6 to 4C

91/W-003 Prospect Hill East 6 to 4C

91/W-004 Wilhemina Harkless Property 6 to 3

91/W-005 Shatenstein Property 6 to 4C

91/W-006 N. Washington Korean Church 6 to 3

91/W-007 Southern States 6 to 3

91/W-008 Boice Property 6 to 4

91/W-009 Sheehan Property 4 to 3

Piscataway

90/P-008 CHL Joint Venture 6 to 4

90/P-013 Camden Estates 4 to 3

90/P-015 Wyoming Estates 6 to 4

91/P-001 Jensen Property 6 to 4C

Mattawoman

91/M-001	Op. Engineers Training Center	4 to 3
91/M-002	Accokeek	6 to 4C
91/M-003	Rural Accokeek South	6 to 3

Water Withdrawal and Point of Discharge

90/WWP-02	PEPCO/Chalk Point	Water Withdrawal & discharge
91/WWP-01	Montgomery Ward Dist. Center	Water Withdrawal & discharge