

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2001 Legislative Session

Resolution No. CR-6-2001

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Estepp, Scott, Shapiro and Wilson

Co-Sponsors _____

Date of Introduction February 27, 2001

RESOLUTION

1 A RESOLUTION concerning

2 The Ten Year Water and Sewerage Plan (December 2000 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the
4 1994 Comprehensive Ten Year Water and Sewerage Plan.

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

9 WHEREAS, pursuant to said procedures, the County Executive submitted to the County
10 Council his recommendations on water and sewer plan amendment requests within the December
11 2000 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the December 2000 Cycle of Amendments; and

14 WHEREAS, the County Council notified the Washington Suburban Sanitary Commission,
15 the Maryland-National Capital Park and Planning Commission, the State and County Health
16 Departments, the Maryland Office of Planning and the Maryland Department of the Environment
17 of the public hearing and provided each agency with copies of the December 2000 Cycle of
18 Amendments.

19 SECTION 1. NOW, THEREFORE BE IT RESOLVED by the County Council of Prince
20 George's County, Maryland, that Appendix E of the Prince George's County 1994
21 Comprehensive Ten Year Water and Sewerage Plan, as adopted by CR-71-1994, and amended
22 by CR-90-1994, CR-9-1995, CR-29-1995, CR-37-1995, CR-65-1995, CR-6-1996, CR-33-1996,

1 CR-54-1996, CR-65-1996, CR-8-1997, CR-38-1997, CR-55-1997, CR-24-1998, CR-39-1998,
2 CR-3-1999, CR-23-1999, CR-53-1999, CR-9-2000, CR-31-2000, and CR-56-2000 is further
3 amended by adding the water and sewerage category designations as shown in Attachment A,
4 attached hereto and made a part hereof.

5 SECTION 2. BE IT FURTHER RESOLVED that maps identified as the “Prince George’s
6 County, Maryland, 1994 Water Map” and “Prince George’s County, Maryland, 1994 Sewerage
7 Map”, as amended, are hereby further amended to incorporate the approved category changes
8 with the property locations delineated on the maps in Attachment B, attached hereto and made a
9 part hereof.

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

12 SECTION 4. BE IT FURTHER RESOLVED that this resolution shall take effect on the
13 day following the first regularly scheduled Council meeting day which occurs after the County
14 Executive transmits his comments on the resolution, or on the day that the County Executive
15 indicates he has no comments, or ten working days following the transmittal of this resolution to
16 the County Executive, whichever shall occur first. Prior to the effective date of this resolution,
17 the Council may reconsider its action based upon any recommendation received from the County
18 Executive.

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

Adopted this 10th day of April, 2001.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Blue Plains</u>						
00/BP-01 Greenbelt Metro	A 1,400,000 square-foot retail mall, 1,870,000 square feet of office space, a 150,000 square-foot hotel, and 640 apartments in 4- to 10-story buildings. 26 B-2, parcels A-1,B-1,C-1,D-1 & 11	79.8 I-2	4	3	4C	4C
00/BP-02 A. H. Smith Greenbelt	1,320 apartments in 4- to 8-story buildings, 520 senior apartments, 200,000 square feet of retail space, 850,000 square feet of office space, and 300,000 square feet of entertainment space. 25 F-4, parcels 19 & 84, lots 6-36	155 I-2	4	3	4C	4C
00/BP-03 Central Wholesalers	A single-story warehouse building with 90,050 square feet of office, mezzanine and distribution space. 9 E-2, parcels 41 & 46	14.77 E-I-A	W6 S4	W3 S3	W4 S4	W4C S4C
<u>Western Branch</u>						
00/W-03 Sheehy Auto Stores	A 15,394 square-foot addition to an existing auto store with 38,178 square feet. 102 B-2, parcels 9, 56 & 'A'	10.71 C-M & I-1	4	3	4	4C
00/W-07 Grasslyn Subdivision	84 single-family houses with a minimum floor area of 2,000 square feet and a minimum price of \$215,000. 83 C-2, parcel 12	60.24 R-R	4	3 Withdrawn by Applicant	4	

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Western Branch</u>						
00/W-09 McMahon Property	12 single-family homes with a minimum floor area of 1,856 square feet and minimum price of \$223,000. 36 D-1, parcels 40 & 390	8.57 R-R	S4	S3	S3	S3
00/W-10 Northern Meadows	25 single-family homes with a minimum floor area of 2,500 square feet and minimum price of \$225,000. 28 B-4, parcels 79 & 147	30.6 R-E	6	4C	4	4
<u>Piscataway</u>						
00/P-05 National Harbor	55 acres of the proposed 534-acre National Harbor development consisting of 2.4 million square feet of retail and entertainment space; 2.75 million square feet of hotel and restaurants; and 200,000 square feet of other ancillary space. 104 E-4, parcels 20, 90, 43, 91, 40, part of parcel 9	55.2 M-X-T	4	3	4	4
00/P-12 Mt. Ennon Baptist Church	A 98,000 square foot church to replace the existing church. 124 E-1, parcels A & B, outlot A	3.82 R-R	6	3	4	4C
00/P-13 Quail Hollow	A one-story manufacturing facility of 41,800 square feet, and two buildings of warehouse space with 420,000 square feet. Minimum rent for both facilities is \$40 per square foot. 135 E-2, parcel 16	33.06 I-1	4	3 Deferred	4	

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Piscataway</u>						
00/P-14 Young Property	70 single-family homes with a minimum floor area of 2,200 square feet and minimum sale price of \$230,000. 123 F-4, parcel 173	97.3 R-E	6	4C	4	4C
00/P-15 Jackson Estates	Four single-family houses with a minimum floor area of 3,725 square feet and a minimum price of \$325,000. 114 E-4, parcel 300	9.21 R-E	4	3	3	3
<u>Mattawoman</u>						
00/M-03 Accokeek	32 single-family homes with a minimum floor area of 2,225 square feet and minimum sale price of \$200,000. 162 B-2, parcel C	65.1 R-A	6	4	6	6
<u>Point of Discharge</u>	Status Update					
99/WWP-01 Cedarville Mobile Home Park	Existing 264 mobile homes, proposed 91 mobile homes. 166 B-2, parcel 91 & part of the Cedarville State Park (liber 359 folio 51)	121.5 +17.7 O-S (S.E. 4042)	S3	POD	Extend the approval of POD with conditions.*	Extend the approval of POD with conditions ***

***The Committee recommended extending from December 31, 2000 to October 10, 2001 the approval for a Point of Discharge permit as approved in CR-9-2000, with the following amendments to the County Executive's recommendations:

1. That the Cedarville Mobile Home Park (Cedarville, Inc.) begin construction of the community sewage treatment plant no later than 180 days (October 10, 2001) from adoption.
2. That the existing homes be served by the community sewage treatment system within 10 months after the easement area is available.

3. Condition # 3 was deleted.

The language following Condition # 3 was modified to read: "Should these above Conditions not be followed, the County Executive recommends that any and all actions pertaining to the stipulations of the Health Consent Order must become immediately enforceable, up to and including closure of the park. The applicant and Department of Environmental Resources staff shall work together to resolve county permit issues and compliance with the County's Building Code."

The County Executive and the Council will review this Point of Discharge in the April 2001 Ten Year Water and Sewerage Cycle.

* The County Executive recommends extending from December 31, 2000 to August 1, 2001 the approval for a Point of Discharge permit as approved in CR-9-2000, with the following additional conditions:

1. That the Cedarville Mobile Home Park (Cedarville, Inc.) begin construction of the community sewage treatment plant no later than August 1, 2001;
2. That the existing homes be served by the community sewage treatment system by December 31, 2001; and
3. That all construction (including proper permits, etc.) be brought into compliance with the County Building Code by August 1, 2001.

Should these conditions not be followed, the County Executive recommends that any and all actions pertaining to outstanding permits and the stipulations of the Health Consent Order must become immediately enforceable, up to and including closure of the Park. CR-9-2000 approved the Point of Discharge with the following conditions:

- 99/WWP-01 Cedarville Mobile Home Park – County Executive recommended approval in two phases. Phase I: Approve a Point of Discharge at the proposed 17.7 acre easement site located in Cedarville State Park (liber 359 folio 51) for the existing 264 homes (60,080 gpd). The sewage treatment plant serving the existing homes must be operational by December 31, 2000. Once Phase I has been completed to the satisfaction of the Maryland Department of the Environment and the Prince George's County Health Department, applicant can proceed to Phase II. Phase II: Approve a Point of Discharge within Parcel 91, for 91 additional homes (20,020 gpd). Any further increases in sewage flow beyond the limits stated will require amendments to the National Pollution Discharge Elimination Permit and to the Ten Year Water and Sewer Plan. The County Executive and the Council will review this Point of Discharge on an annual basis via the December Cycle of Amendments to the Water and Sewer Plan until such time as the wastewater treatment plant is operational and Phase I has been fully implemented.

**The Committee revised the County Executive's recommendations by adding the following language: Phase I and Phase II may be constructed simultaneously, although Phase I must be fully operational as to the existing 264 homes before Phase II is connected. Phase I may be expanded to include all or part of the Phase II units if approved by the Prince George's County Health Department.

APPLICATIONS		REQUEST	MAP #
<u>Blue Plains</u>			
00/BP-01	Greenbelt Metro	4 to 3	1
00/BP-02	A. H. Smith Greenbelt	4 to 3	2
00/BP-03	Central Wholesalers	W6 to W3 S4 to S3	3
<u>Western Branch</u>			
00/W-03	Sheehy Auto Stores	4 to 3	4
00/W-07	Grasslyn Subdivision	4 to 3	5
00/W-09	McMahon Property	S4 to S3	6
00/W-10	Northern Meadows	6 to 4C	7
<u>Piscataway</u>			
00/P-05	National Harbor	4 to 3	8
00/P-12	Mt. Ennon Baptist Church	6 to 3	9
00/P-13	Quail Hollow	4 to 3	10
00/P-14	Young Property	6 to 4C	11
00/P-15	Jackson Estates	4 to 3	12
<u>Mattawoman</u>			
00/M-03	Accokeek	6 to 4	13
<u>Point of Discharge</u>			
99/WWP-01	Cedarville Mobile Home Park	Status Update & Recommendation	14

NOTE: The attached maps are available in hard copy only.