

# COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

## 2001 Legislative Session

Resolution No. CR-29-2001  
 Proposed by The Chairman (by request – County Executive)  
 Introduced by Council Member Russell  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction July 10, 2001

## RESOLUTION

1 A RESOLUTION concerning

2 The Ten Year Water and Sewerage Plan (April 2001 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 April  
 11 2001 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing  
 13 on the April 2001 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 April 2001 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, CR-56-2000, and CR-6-2001  
3 is further amended by adding the water and sewerage category designations as shown in  
4 Attachment A, 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 25th day of September, 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**

| <b>Sewershed<br/>Application</b>     | <b>Development Proposal/<br/>Tax Map Location</b>  | <b>Acreage/<br/>Zoning</b>     | <b>Current<br/>Category</b> | <b>Requested<br/>Category</b> | <b>Executive's<br/>Recommendation</b> | <b>Council<br/>Approval</b> |
|--------------------------------------|--|--------------------------------|-----------------------------|-------------------------------|---------------------------------------|-----------------------------|
| <b><u>Parkway</u></b>                |  |                                |                             |                               |                                       |                             |
| 01/PW-01<br>Pines of Laurel          | Planned Retirement Community with a maximum of 650 units in single-family homes, townhouses and multi-family condos with minimum sale prices of \$180,000, \$160,000, and \$140,000, respectively. 9 E/F 2/3, parcel 39        | 103.4<br>I-3<br>(S.E.<br>4391) | 4                           | 4C                            | 4                                     | 4C                          |
| <b><u>Blue Plains</u></b>            |  |                                |                             |                               |                                       |                             |
| 01/BP-01<br>Fairlands Golf Community | 120 single-family homes with minimum floor area of 2,200 square feet and minimum sale price of \$289,000. 4 F-4 & 5 A-2, parcels 10, 61, 202   | 79.07<br>R-R                   | 5&6                         | 4C                            | 4C                                    | 4C                          |
| <b><u>Western Branch</u></b>         |  |                                |                             |                               |                                       |                             |
| 01/W-01<br>Balk Hill                 | 253 single-family homes with a minimum floor area of 2,000 square feet and minimum sale price of \$275,000; 351 townhouses with minimum floor area of 1,250 square feet and minimum sale price of \$160,000. 60 E-2, parcel 53 | 180<br>R-S                     | 6                           | 4C                            | 6                                     | Deferred<br>By<br>Applicant |
| 01/W-02<br>Glenn Dale Village        | 20 to 30 single-family homes. 36 C-3, parcel 114   | 11.97<br>R-R                   | 5                           | 4                             | 5                                     | Deferred<br>By<br>Applicant |

**WATER AND SEWER CATEGORY AMENDMENT**

| <b>Sewershed Application</b>        | <b>Development Proposal/<br/>Tax Map Location</b>  | <b>Acreage/<br/>Zoning</b> | <b>Current<br/>Category</b> | <b>Requested<br/>Category</b> | <b>Executive's<br/>Recommendation</b> | <b>Council<br/>Approval</b> |
|-------------------------------------|--|----------------------------|-----------------------------|-------------------------------|---------------------------------------|-----------------------------|
| 01/W-03<br>Adnell Third<br>Street   | 11 single-family homes with minimum floor area of 2,200 square feet and minimum sale price of \$220,000.<br>29 A-2, lots 14-37 bl. 12, lots 39-51, 54-57 bl. 11  | 2.13<br>R-55<br>R-R        | 6                           | 4C                            | 5                                     | 3                           |
| 01/W-04<br>Old Bowie/<br>Huntington | 21 single-family homes with a minimum floor area of 2,000 square feet and minimum sale price of \$200,000.<br>29 A-2/B-2, lots 1-76 bl. 22, lots 64-76 bl. 12  | 4.22<br>R-R                | 6                           | 4                             | 5                                     | 4C                          |
| 01/W-05<br>Northern<br>Meadows      | 25 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$225,000.<br>28 B-4, parcels 79 & 147   | 30.6<br>R-E                | 4                           | 4C                            | 4                                     | 4                           |
| <b><u>Piscataway</u></b>            |  |                            |                             |                               |                                       |                             |
| 01/P-03<br>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.<br>135 E-2, parcel 16   | 33.06<br>I-1               | 4                           | 3                             | 4                                     | 4                           |
| 01/P-04<br>National<br>Harbor       | 61.5 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.<br>104 E-4, parcels 20,90,43,91,40, J, p/o 9 | 61.5<br>M-X-T              | 4                           | 3                             | 4                                     | 3                           |

**WATER AND SEWER CATEGORY AMENDMENT**

| <b>Sewershed<br/>Application</b> | <b>Development Proposal/<br/>Tax Map Location</b>  | <b>Acreage/<br/>Zoning</b> | <b>Current<br/>Category</b> | <b>Requested<br/>Category</b> | <b>Executive's<br/>Recommendation</b> | <b>Council<br/>Approval</b> |
|----------------------------------|--|----------------------------|-----------------------------|-------------------------------|---------------------------------------|-----------------------------|
| <b><u>Mattawoman</u></b>         |  |                            |                             |                               |                                       |                             |
| 01/M-01<br>Accokeek              | 32 single-family homes with a<br>minimum floor area of 2,225<br>square feet and minimum sale<br>price of \$200,000.<br>162 B-2, parcel C | 65.1<br>R-A                | 6                           | 4                             | 6                                     | 6                           |

| <b>APPLICATIONS</b>          |                          | <b>REQUEST</b> | <b>MAP #</b> |
|------------------------------|--------------------------|----------------|--------------|
| <b><u>Parkway</u></b>        |                          |                |              |
| 01/PW-01                     | Pines of Laurel          | 4 to 4C        | 1            |
| <b><u>Blue Plains</u></b>    |                          |                |              |
| 01/BP-01                     | Fairlands Golf Community | 5/6 to 4C      | 2            |
| <b><u>Western Branch</u></b> |                          |                |              |
| 01/W-01                      | Balk Hill                | 6 to 4C        | 3            |
| 01/W-02                      | Glenn Dale Village       | 5 to 4         | 4            |
| 01/W-03                      | Adnell Third Street      | 6 to 4C        | 5            |
| 01/W-04                      | Old Bowie/Huntington     | 6 to 4         | 6            |
| 01/W-05                      | Northern Meadows         | 4 to 4C        | 7            |
| <b><u>Piscataway</u></b>     |                          |                |              |
| 01/P-03                      | Quail Hollow             | 4 to 3         | 8            |
| 01/P-04                      | National Harbor          | 4 to 3         | 9            |
| <b><u>Mattawoman</u></b>     |                          |                |              |
| 01/M-01                      | Accokeek                 | 6 to 4         | 10           |

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