

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

**2004 Legislative Session**

Resolution No. CR-41-2004

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Dean

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

Date of Introduction June 15, 2004

**RESOLUTION**

1 A RESOLUTION concerning

2 The 2001 Water and Sewer Plan (April 2004 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the  
4 2001 Water and Sewer 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 2004 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing  
13 on the April 2004 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 Department of Planning and the Maryland Department of the  
17 Environment of the public hearing and provided each agency with copies of the April 2004  
18 Cycle of Amendments.

19 SECTION 1. NOW, THEREFORE BE IT RESOLVED by the County Council of Prince  
20 George's County, Maryland, that the Prince George's County 2001 Water and Sewer Plan, as  
21 adopted by CR-62-2001, and amended by CR-9-2002, CR-36-2002, CR-56-2002, CR-65-2002,  
22 CR-7-2003, CR-34-2003, CR-65-2003 and CR-15-2004 is further amended by adding the water

1 and sewer category designations as shown in Attachment A, attached hereto and made a part  
2 hereof.

3 SECTION 2. BE IT FURTHER RESOLVED that maps identified as the "Prince George's  
4 County, Maryland, 2001 Water Map" and "Prince George's County, Maryland, 2001 Sewer  
5 Map", are hereby amended to incorporate the approved category changes with the property  
6 locations delineated on the maps in Attachment B, attached hereto and made a part hereof.

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

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

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

Adopted this 27<sup>th</sup> day of July, 2004.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Tony Knotts  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</b>	<b>Development Proposal/ Tax Map Location</b>	<b>Acreage/ Zoning</b>	<b>Current Category</b>	<b>Requested Category</b>	<b>Executive's Recommendation</b>	<b>Council Approval</b>
<b><u>Parkway</u></b>						
04/PW-01 Rosenheim Property  District 1	Expansion of an existing single-family home by approximately 6,300 square feet to incorporate an animal short-term boarding and day care facility (kennel), office and additional residential living space. 2 D-2, Parcel 33	3.03 R-A	S5	S3  Withdrawn	S4  By	Applicant
<b><u>Blue Plains</u></b>						
04/BP-01 Central Wholesalers, II  District 1	A one-story warehouse building consisting of 39,015 square feet for distribution of wholesale hardware. 9 E-3, Parcels 42, 43 & 44	1.56 E-I-A	W5	W4	W4	W4 <sup>1</sup>
04/BP-02 Cherokee Maryland/ Brickyard  District 1	13 one- to two-story light industrial office buildings with minimum floor area of 1,500,000 square feet and minimum rental of \$70 to \$100 per square foot. 9 F-4, Parcels 18 & 86	97.73 I-2/ I-3	5	4	4	4 <sup>2</sup>
<b><u>Western Branch</u></b>						
04/W-01 Thomas Property  District 4	1.0-acre lot to be developed with adjoining 4.0 acres creating a subdivision of approximately eight-to-ten single-family homes with a minimum livable space area of 3,200 square feet and minimum sale price of \$450,000. 28 D-2, Parcel 161	1.0 R-R	5	3	4	4

<sup>1</sup> Transportation and public facilities must be addressed during the Preliminary Plan approval process.

<sup>2</sup> Transportation and public facilities must be addressed during the Preliminary Plan approval process.

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</b>	<b>Development Proposal/ Tax Map Location</b>	<b>Acreage/ Zoning</b>	<b>Current Category</b>	<b>Requested Category</b>	<b>Executive's Recommendation</b>	<b>Council Approval</b>
<b><u>Western Branch</u></b>						
04/W-02 Dante, Martin, Preston Properties  District 4	Approximately 40 single-family homes with a minimum livable space area of 3,000 square feet and minimum sale price of \$500,000. 28 D/E-4, Parcels 84, 121, 122, 123 & 132	36.67 R-R/ R-E	5	4	4	4
04/W-03 Huntington  District 4	12 single-family homes with a minimum livable space area of 3,000 square feet and minimum sale price of \$400,000. 29 B-2; Block 21, lots 39-63 & 69-76; Block 35, lots 33-38; Block 36, lots 59-63 & 72-76; Block 44, lots 1-3 & 6-12	3.53 R-R	5	4	4	4
04/W-04 McLaughlin Property  District 4	21 single-family homes with a minimum livable space area of 4,500 square feet and minimum sale price of \$500,000. 29 E-3, Parcel 193	12.8 R-R	5	4	5	5
04/W-05 Scheig Property  District 4	33 single-family homes with a minimum livable space area of 3,500 square feet and minimum sale price of \$500,000. 36 E-2, Parcel 76	17.76 R-R	5	4	4	5
04/W-06 Kyle Property  District 4	19 single-family homes with a minimum livable space area of 3,500 square feet and minimum sale price of \$500,000. 36D-3/4, Parcel 120 and Lot 2	10.76 R-R	5	4	4	5

**WATER AND SEWER CATEGORY AMENDMENT**

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<b><u>Western Branch</u></b>						
04/W-07 Henderson Property  District 5	11 single-family homes with a minimum livable space area of 2,660 square feet and minimum sale price of \$400,000. 45 E-3, Parcel 115	6.12 R-R	5	4	4	4
04/W-08 Covelli Property  District 9	Approximately 33 single-family homes with a minimum livable space area of 2,900 square feet and minimum sale price of approximately \$375,000. 101 E-2/3, Parcel 197	27.04 R-R	5	4	5	5
04/W-09 Bladensburg Seventh Day Adventist Church  District 6	A two-story church building with total floor area of 66,000 square feet, initial seating capacity of approximately 650 – 700 and maximum seating capacity of 1,200. 45 E-4 & 53 E-1, Parcels 4 & 1	14.32 R-E	5	4  Withdrawn	5  By	Applicant
<b><u>Piscataway</u></b>						
04/P-01 Oaklawn  District 8	Two single-family homes with a minimum livable space area of 3,000 square feet and minimum sale price of \$450,000. 115 C-2, Lot 400	5.94 R-E	5	4	4	4 <sup>3</sup>

<sup>3</sup> Prior to advancement to water category 3 and the issuance of any building permits for the subject property, an approved geotechnical study shall be obtained.

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</b>	<b>Development Proposal/ Tax Map Location</b>	<b>Acreage/ Zoning</b>	<b>Current Category</b>	<b>Requested Category</b>	<b>Executive's Recommendation</b>	<b>Council Approval</b>
04/P-02 Calhoun Property  District 8	One single-family home with minimum livable space area of 2,300 square feet and a minimum sale price of \$250,000. 123 C-3, Parcel 211	4.88 R-E	S5	S3	S5	S5
<b><u>Piscataway</u></b>						
04/P-03 Clark Property  District 9	25 single-family homes with a minimum livable space area of 2,900 square feet and minimum sale price of \$400,000. 115 E-4, Parcels 12 & 274	11.896 R-R	5	4  Withdrawn	4 <sup>4</sup>  By	  Applicant
04/P-04 Townsend Preserve  District 9	164 single-family homes with a minimum livable space area of 3,100 square feet and minimum sale price of \$350,000. 134 E-3, Parcel 90 and Outlot C	75.56 R-R	5	4	5	5
04/P-05 World View Christian Center, Inc.  District 9	Three one-story buildings with combined floor areas of 30,000 square feet to accommodate a church, private school and a technical school. 145 C-1, Parcel 201	9.62 R-R	5	4	4 <sup>5</sup>	4
<b><u>Mattawoman</u></b>						
04/M-01 Spargo Property  District 9	Approximately 21 single-family homes with a minimum livable space area of 2,800-3,400 square feet and minimum sale price of \$420,000. 164 E-1, Parcel 30	27.01 R-E	5	4	4	4

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<sup>4</sup> Development proposal shall be subject to the Aviation Policy Area (APA) regulations of the Zoning Ordinance.

<sup>5</sup> Development proposal shall be subject to the WSSC project to eliminate the sewer capacity constraint.

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</b>	<b>Development Proposal/ Tax Map Location</b>	<b>Acreage/ Zoning</b>	<b>Current Category</b>	<b>Requested Category</b>	<b>Executive's Recommendation</b>	<b>Council Approval</b>
04/M-02 Cusic Property District 9	One existing home and approximately 16 single-family homes with a minimum livable space area of 3,000 square feet and minimum sale price of \$350,000. 164 F-1, Parcel 15	13.57 R-R/ C-M	5	4	4	4

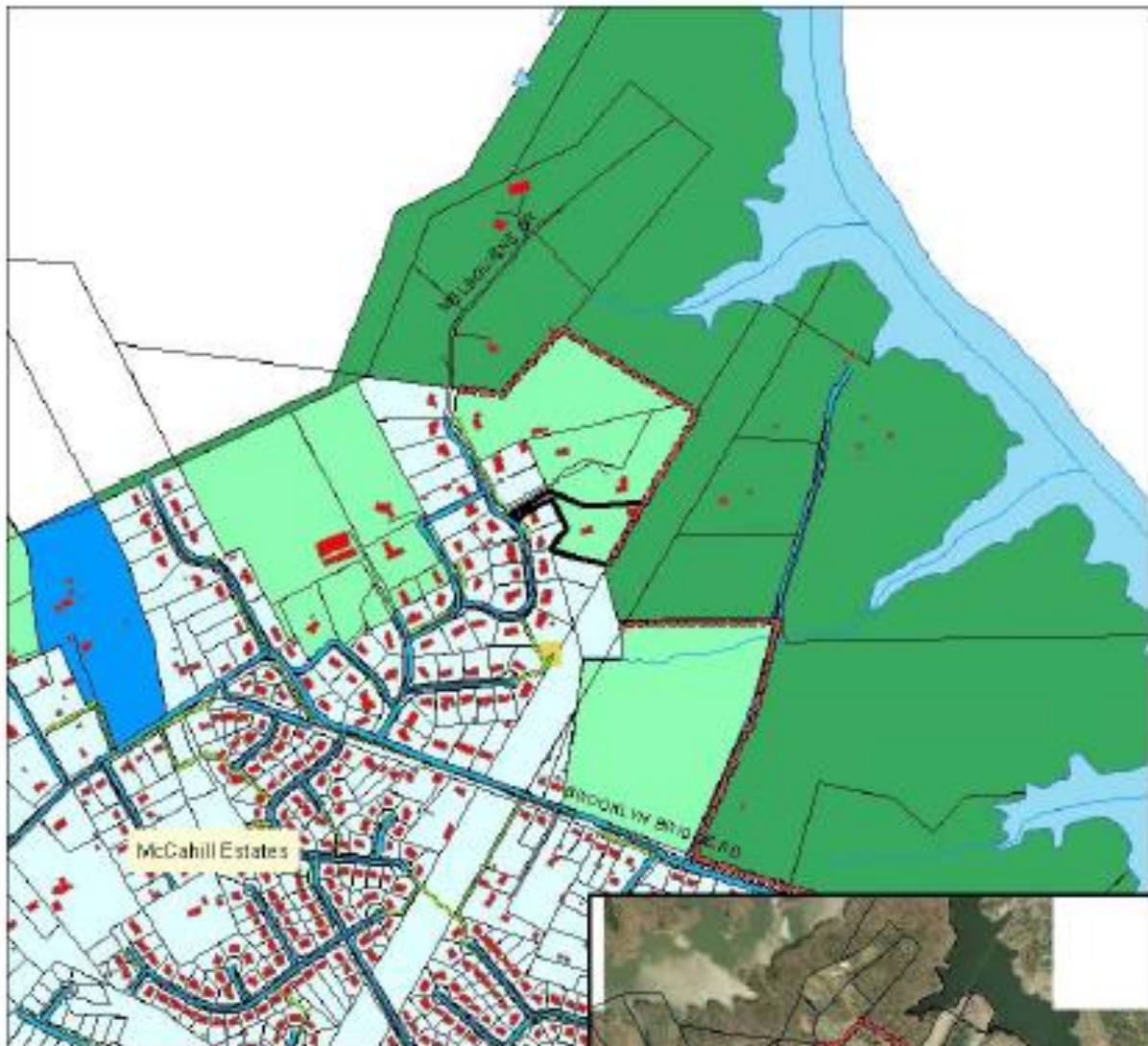
APPLICATIONS		REQUEST	MAP #
<b><u>Parkway</u></b>			
04/PW-01	Rosenheim Property	S5 to S3	2
<b><u>Blue Plains</u></b>			
04/BP-01	Central Wholesalers	W5 to W4	3
04/BP-02	Cherokee Maryland Properties	5 to 4	4
<b><u>Western Branch</u></b>			
04/W-01	Thomas Property	5 to 3	5
04/W-02	Dante, Martin, Preston Properties	5 to 4	6
04/W-03	Huntington	5 to 4	7
04/W-04	McLaughlin Property	5 to 4	8
04/W-05	Scheig Property	5 to 4	9
04/W-06	Kyle Property	5 to 4	10
04/W-07	Henderson Property	5 to 4	11
04/W-08	Covelli Property	5 to 4	12
04/W-09	Bladensburg Seventh Day Adventist Church	5 to 4	13
<b><u>Piscataway</u></b>			
04/P-01	Oaklawn	5 to 4	14
04/P-02	Calhoun Property	S5 to S3	15
04/P-03	Clark Property	5 to 4	16
04/P-04	Townsend Preserve	5 to 4	17
04/P-05	World View Christian Center	5 to 4	18
<b><u>Mattawoman</u></b>			
04/M-01	Spargo Property	5 to 4	19
04/M-02	Cusic Property	5 to 4	20



Rosenheim Property 04/PW-01  
Water and Sewer Plan Amendments

Amendment Request S5 to S3

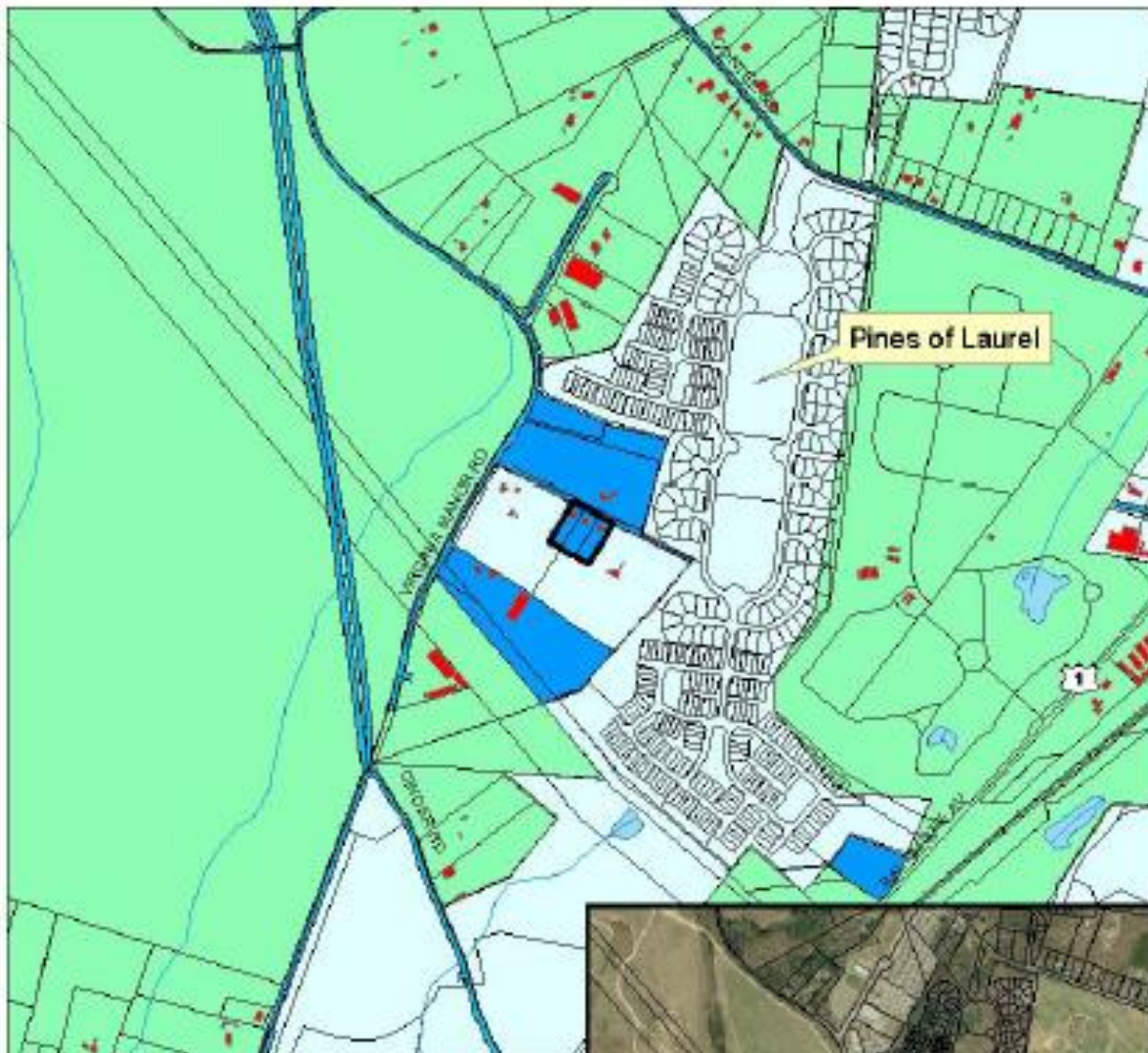
April 2004 Application



**Central Wholesalers, II 04/BP-01**  
**Water and Sewer Plan Amendments**

**Amendment Request W5 to W4**

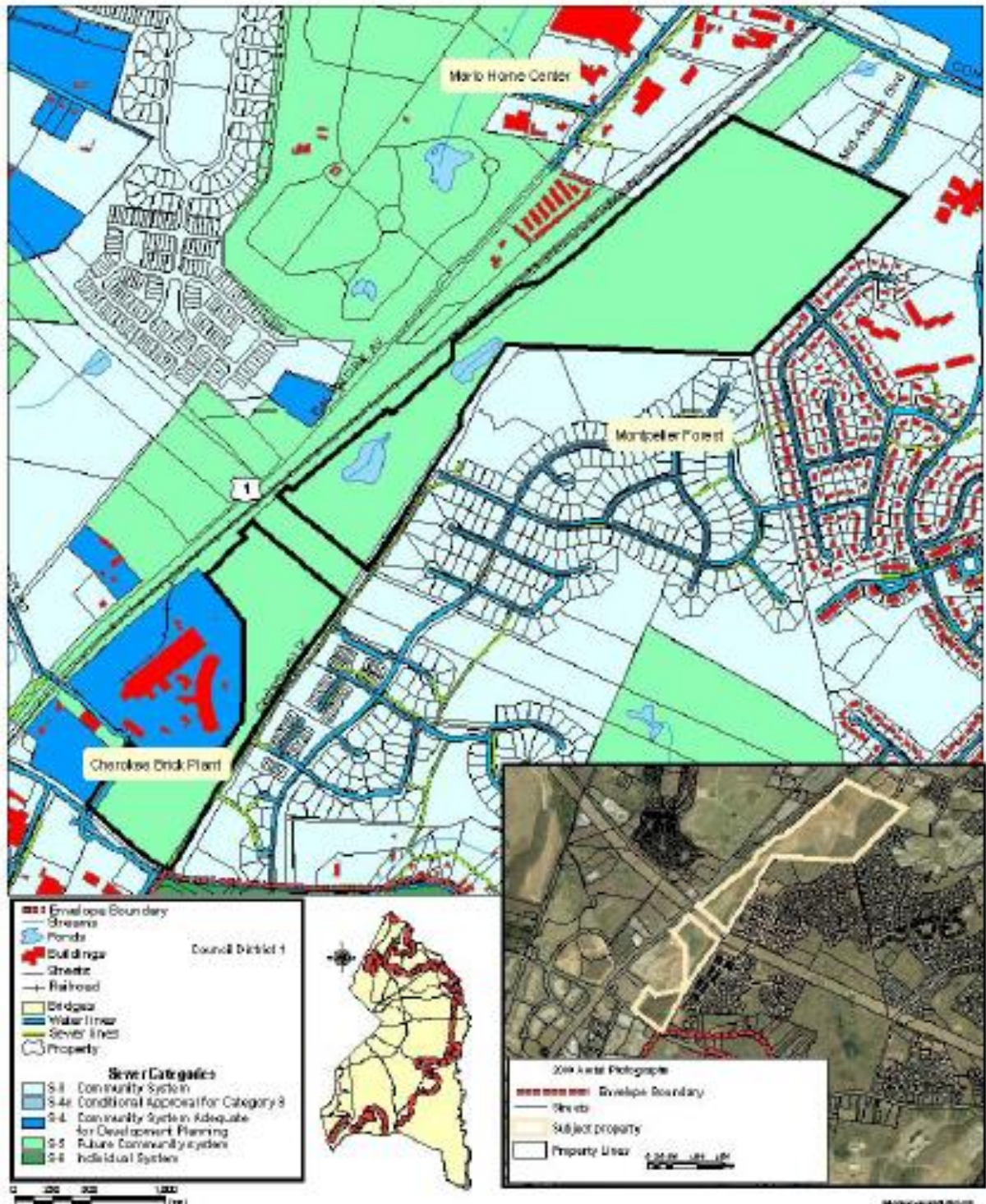
April 2004 Application





**Cherokee Maryland Brickyard 04/BP-02**  
**Water and Sewer Plan Amendments**

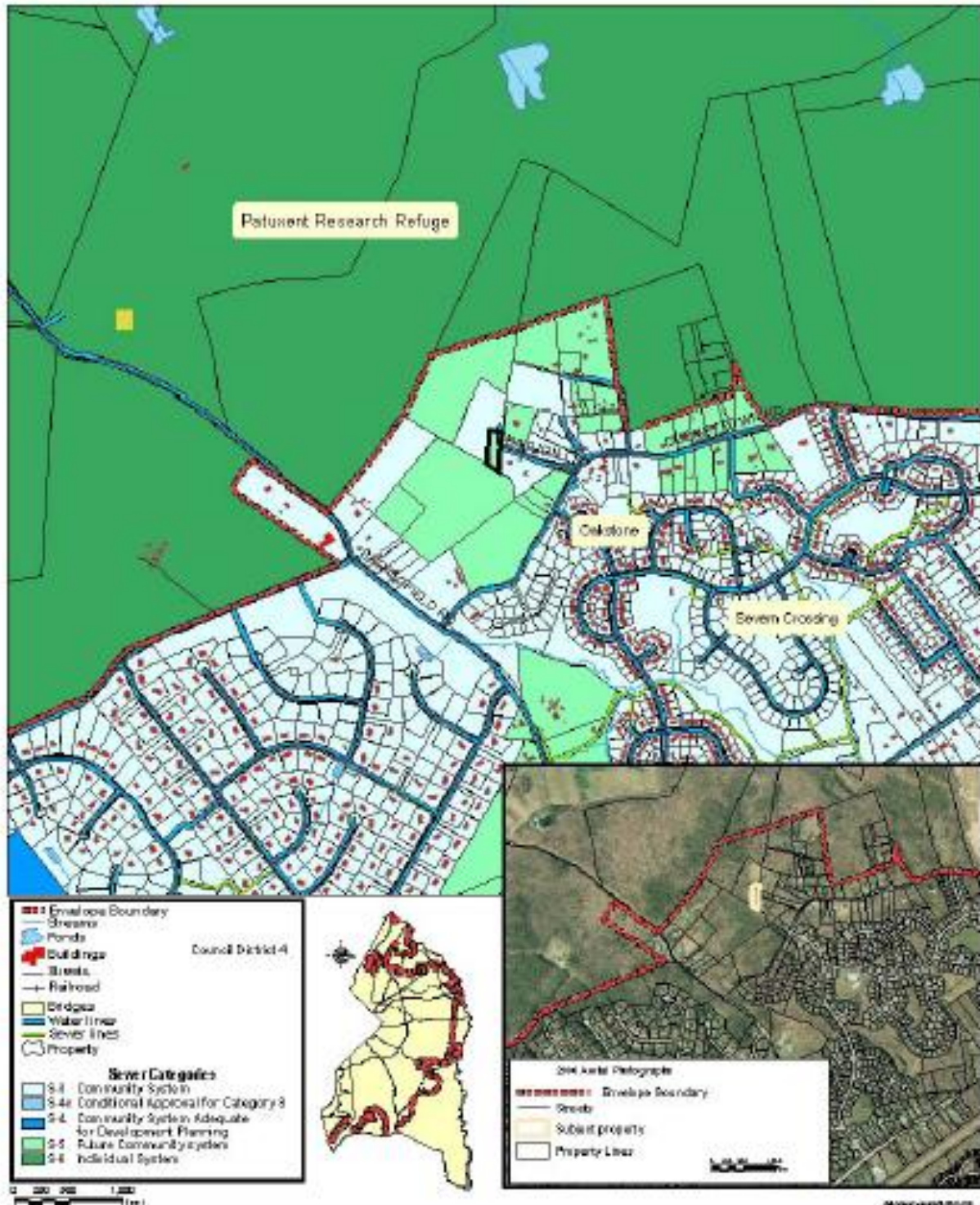
**Amendment Request 5 to 4**  
April 2004 Application





**Thomas Property 04W-01**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 3**  
 April 2004 Application

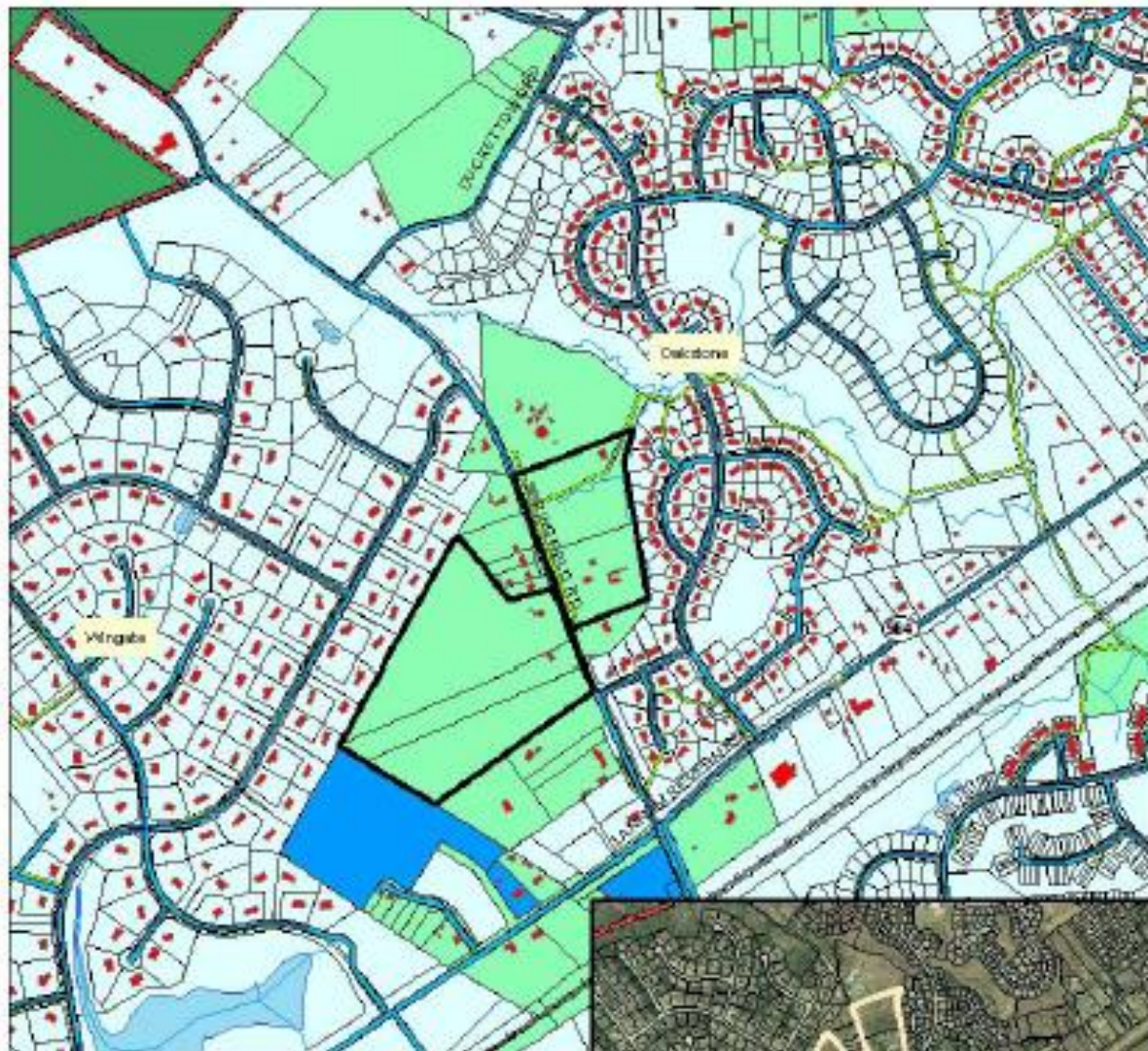




**Dante, Martin,  
Preston Properties**      **04W-02**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

April 2004 Application



0 100 200 300 Feet

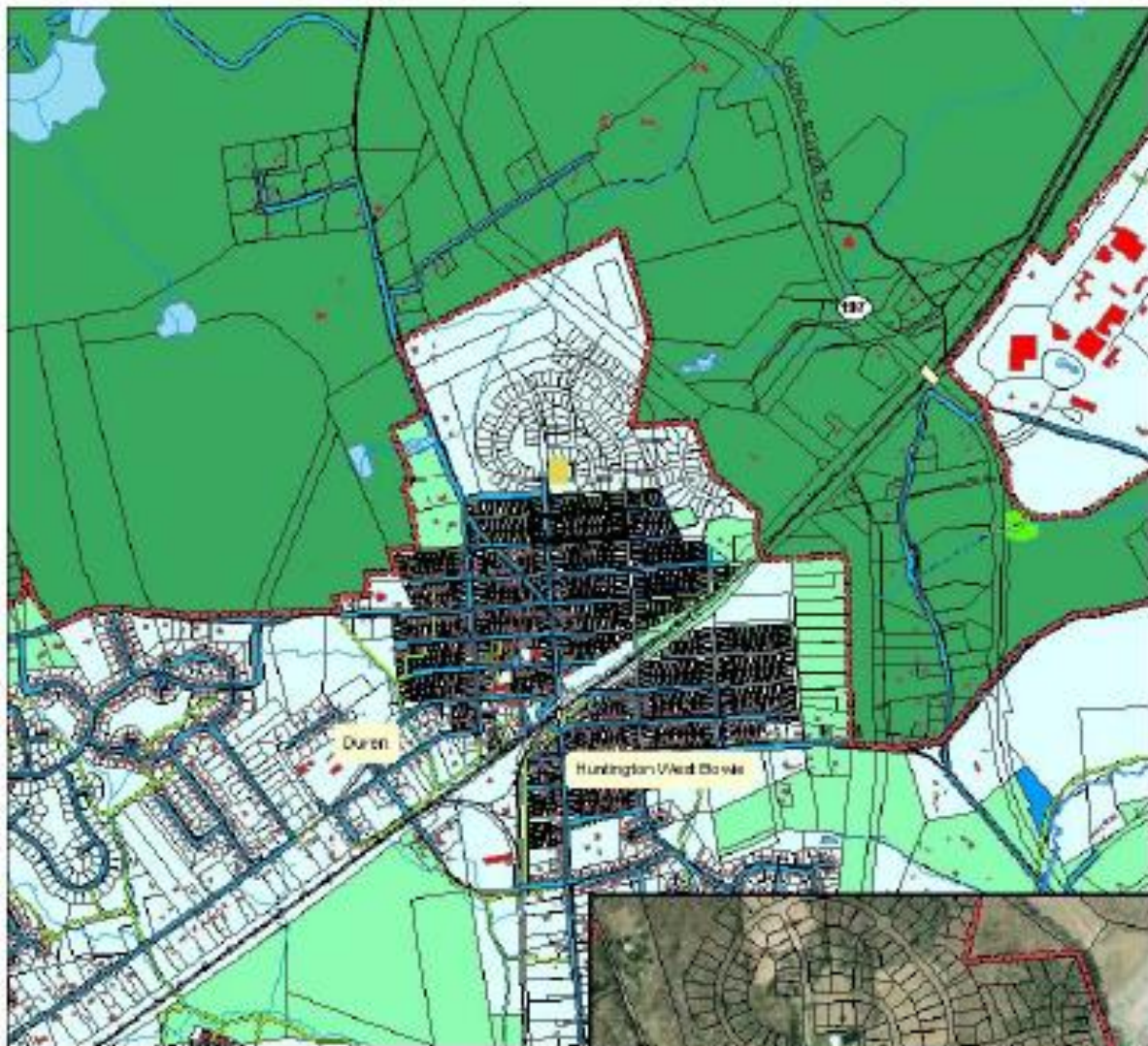
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**Huntington**      **04W-03**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

April 2004 Application

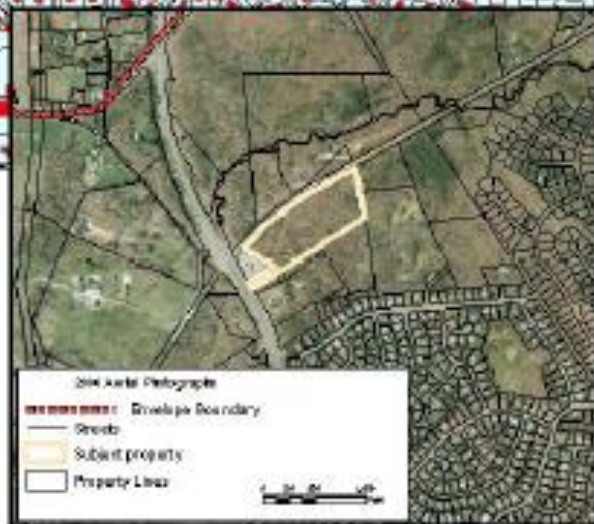


04-04-04-001-001



**McLaughlin Property 04W-04**  
**Water and Sewer Plan Amendments**

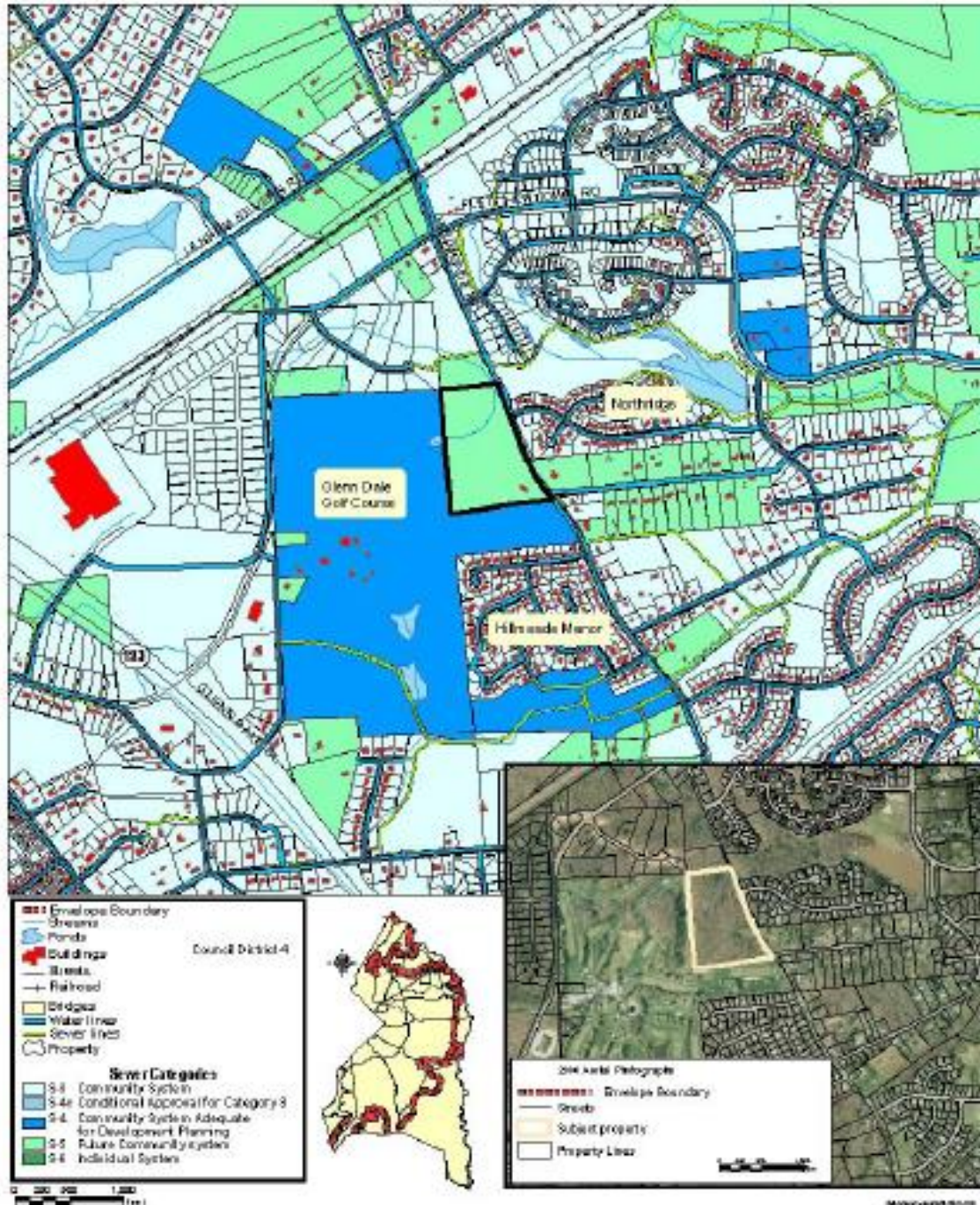
**Amendment Request 5 to 4**  
 April 2004 Application





**Scheig Property 04W-05**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 April 2004 Application





**Kyle Property**  
**Water and Sewer Plan Amendments**

**04/W-06**

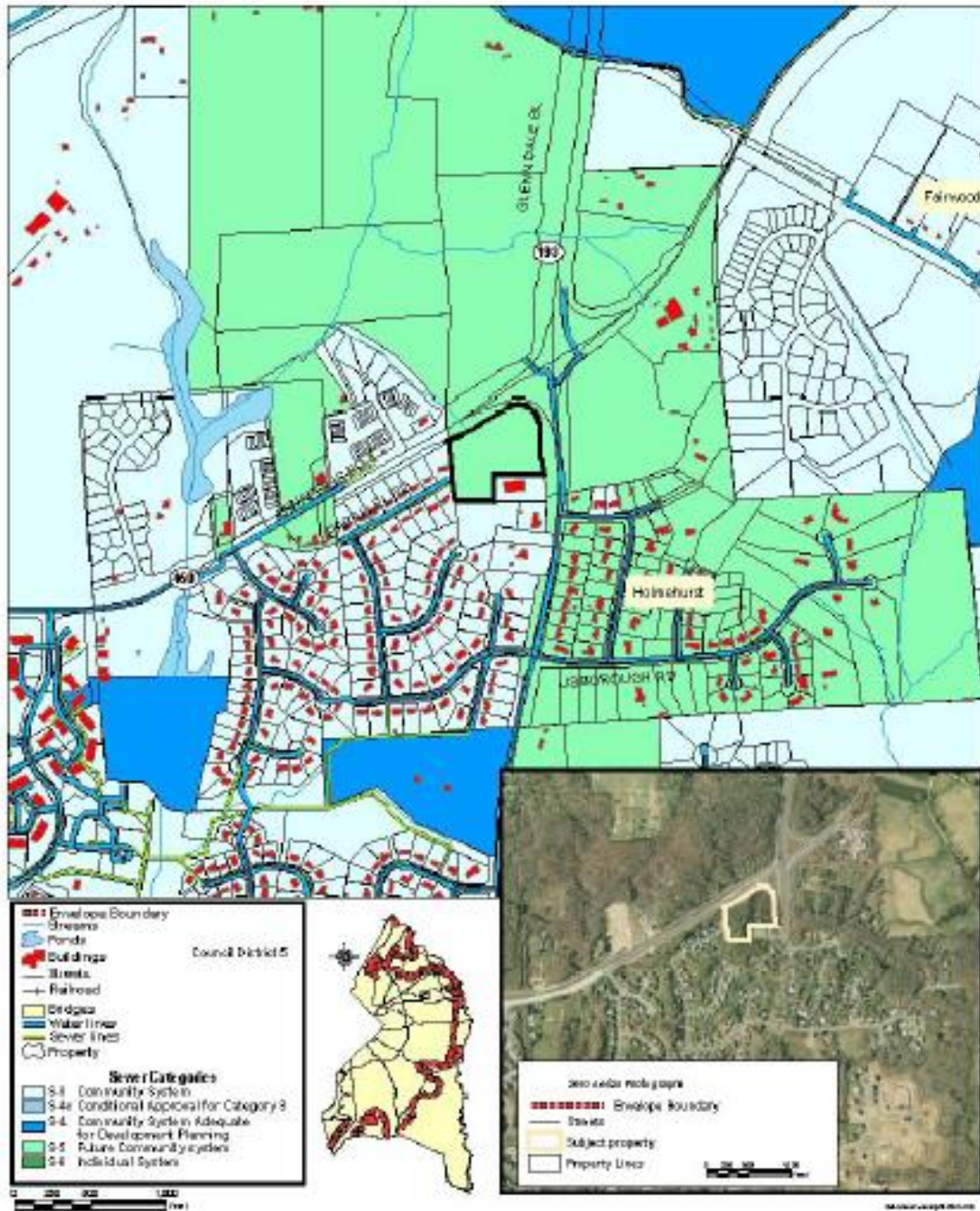
**Amendment Request 5 to 4**  
April 2004 Application





**Henderson Property 04W-07**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 April 2004 Application

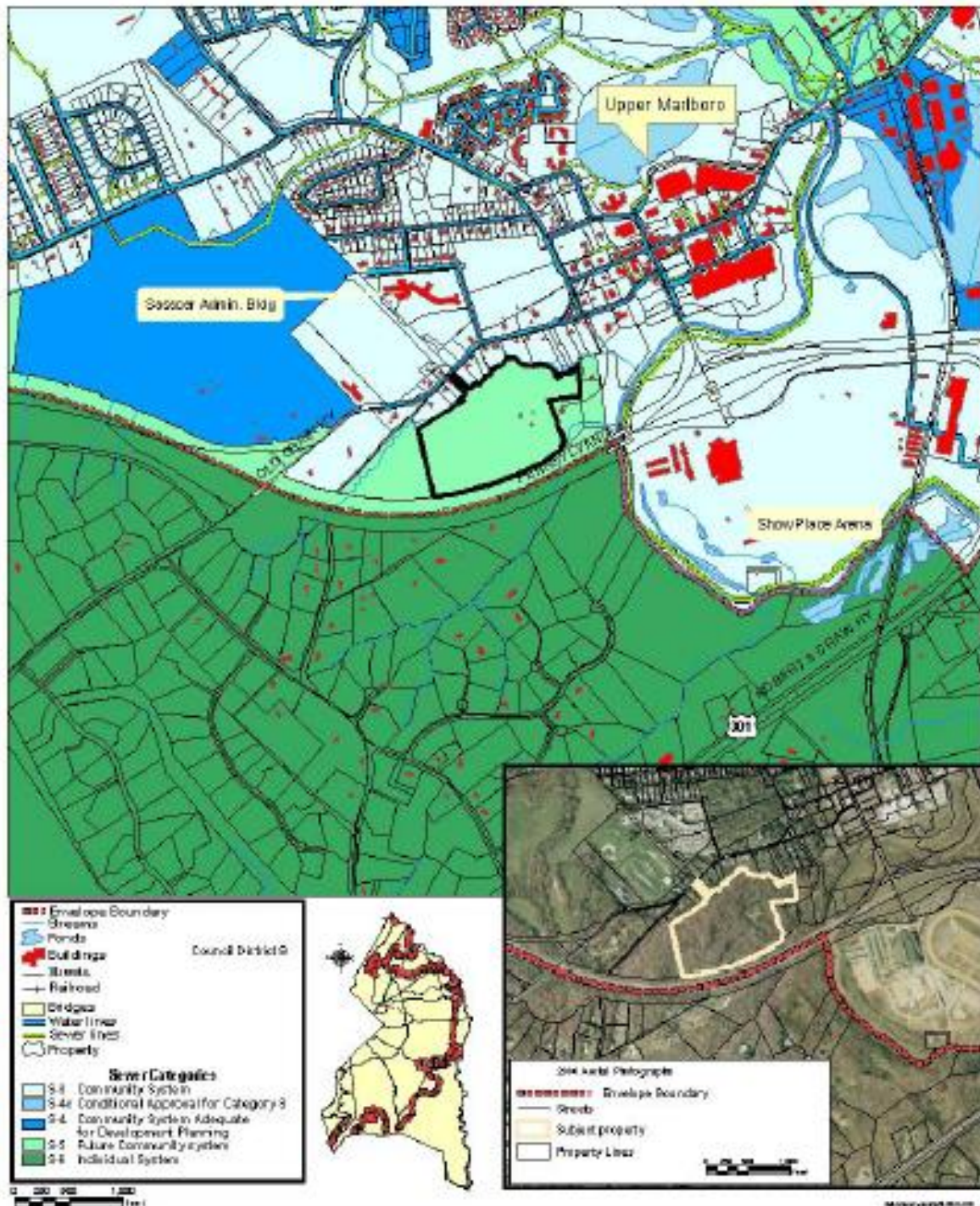




**Covelli Property 04W-08**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

April 2004 Application

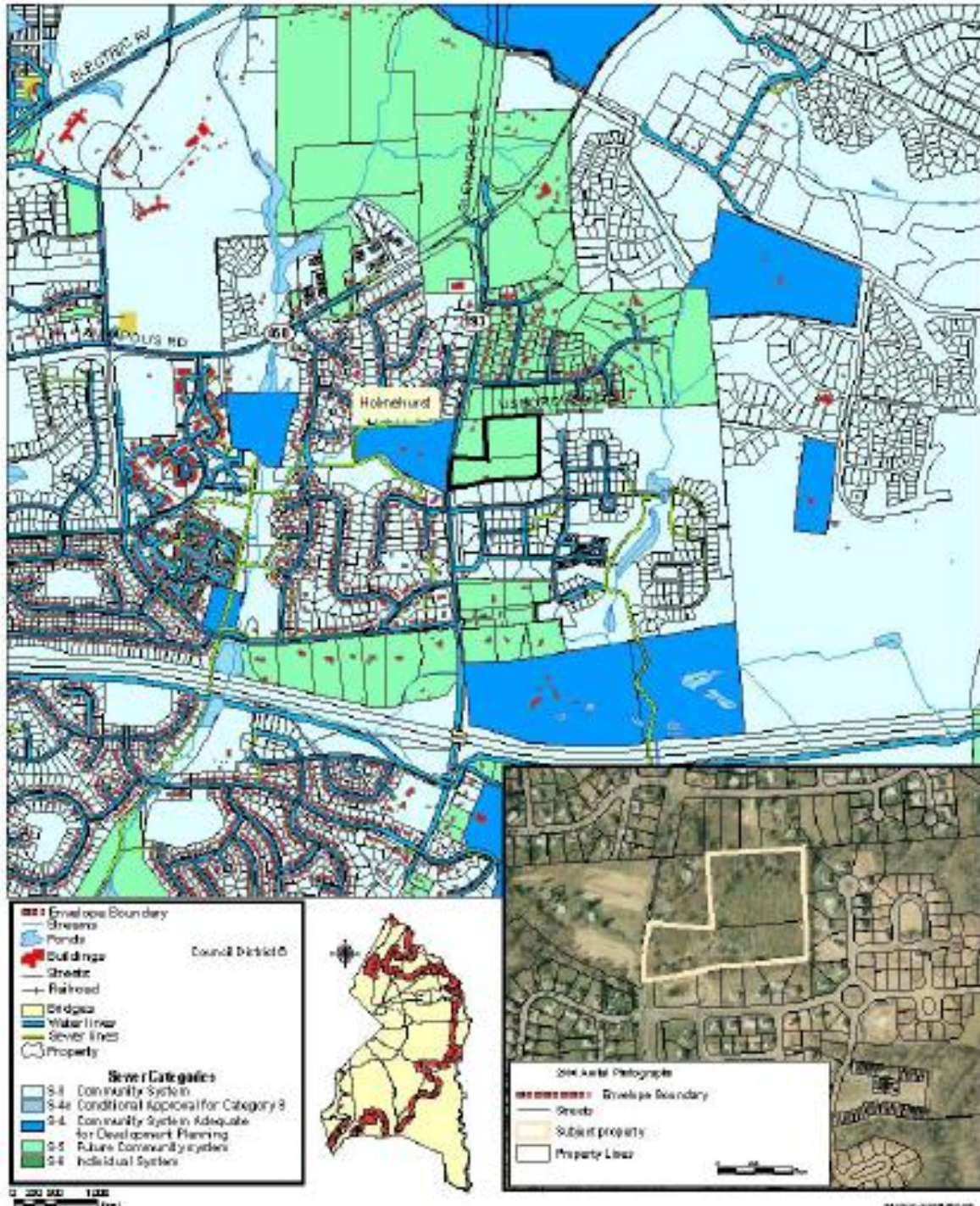




**Bladensburg Seventh  
 Day Adventist Church** **04W-09**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

April 2004 Application

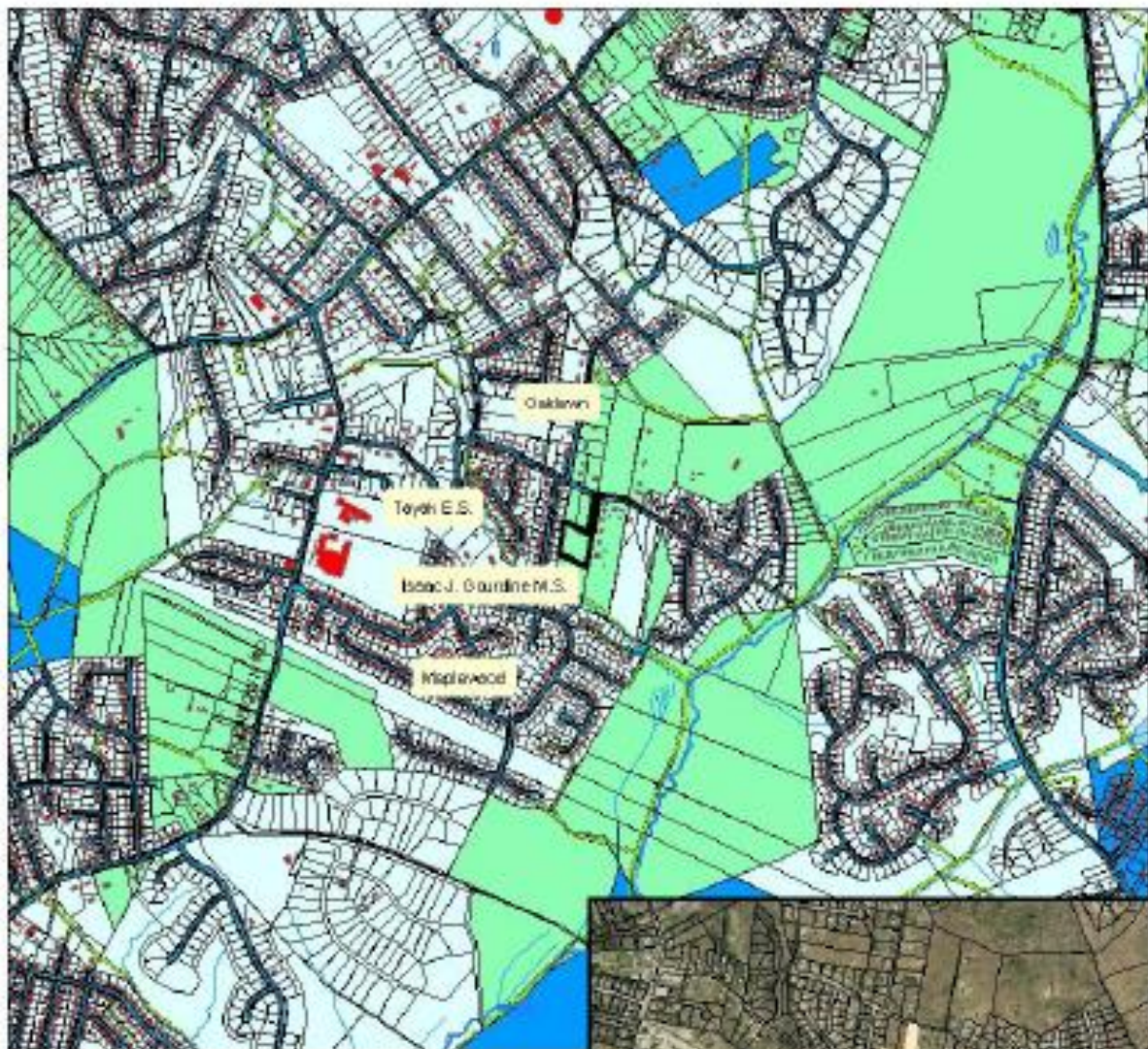




**Oaklawn 04/P-01**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

April 2004 Application

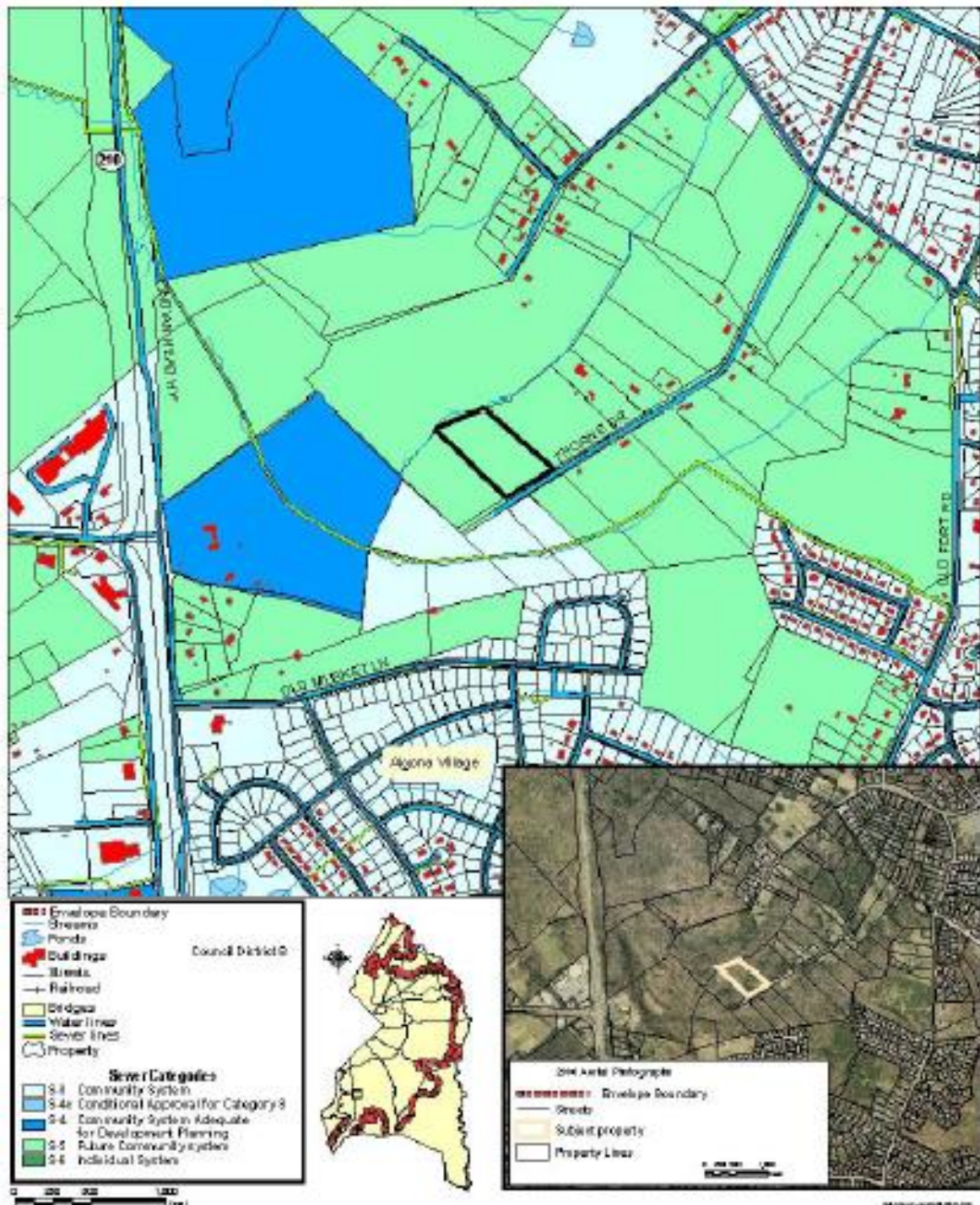




**Calhoun Property 04/P-02**  
**Water and Sewer Plan Amendments**

**Amendment Request S5 to S3**

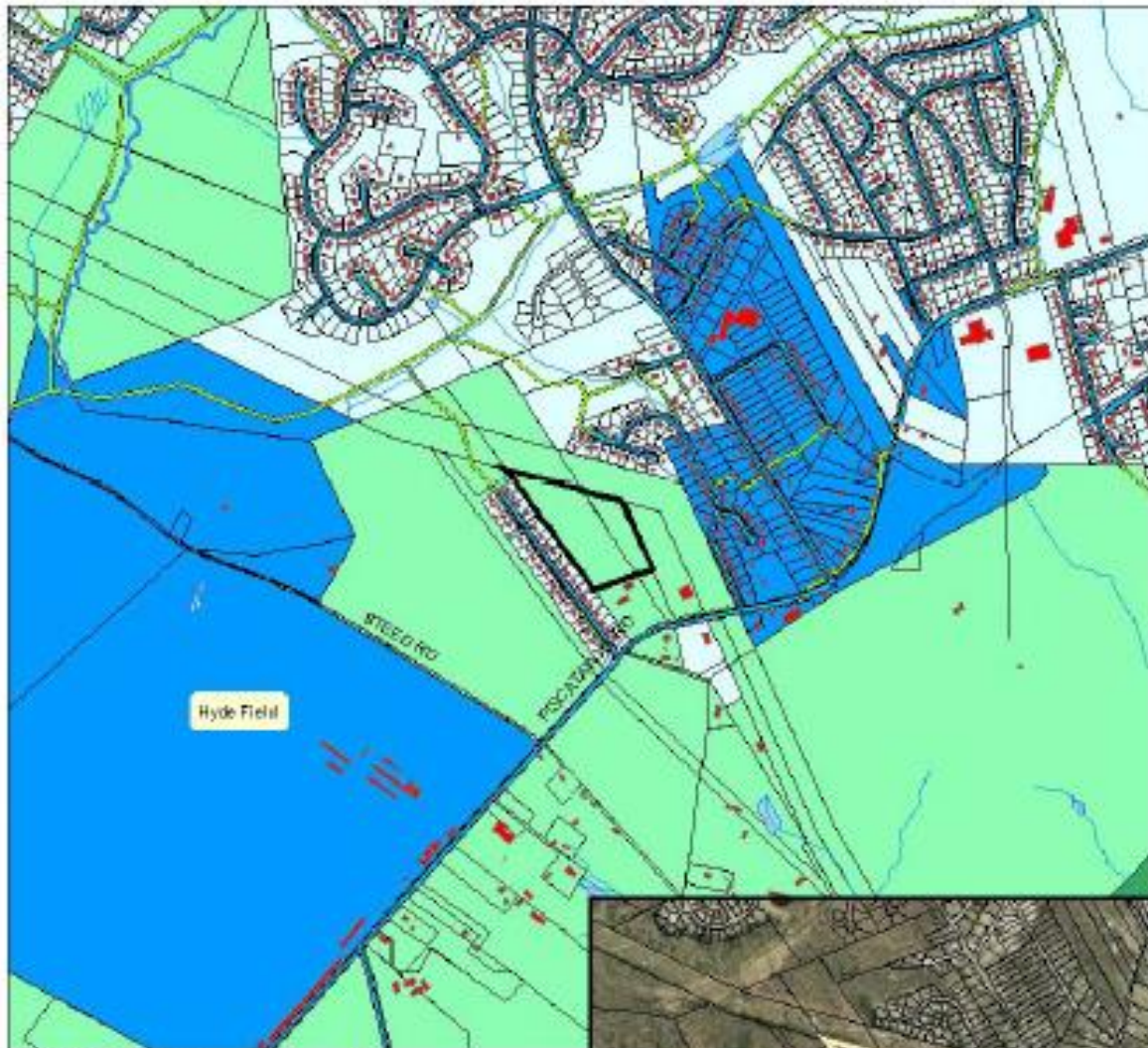
April 2004 Application





**Clark Property 04P-03**  
**Water and Sewer Plan Amendments**

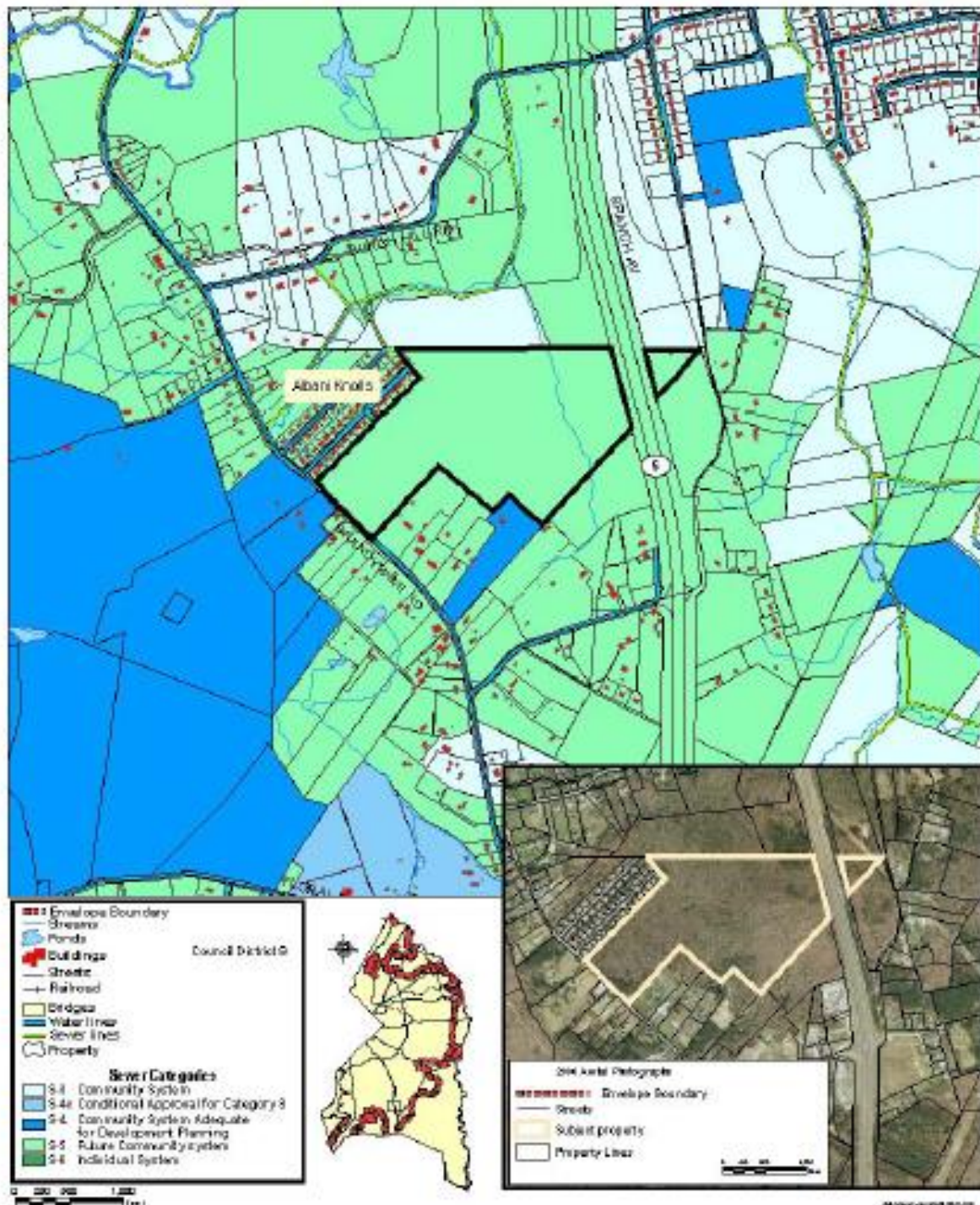
**Amendment Request 5 to 4**  
 April 2004 Application





**Townsend Preserve 04/P-04**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 April 2004 Application

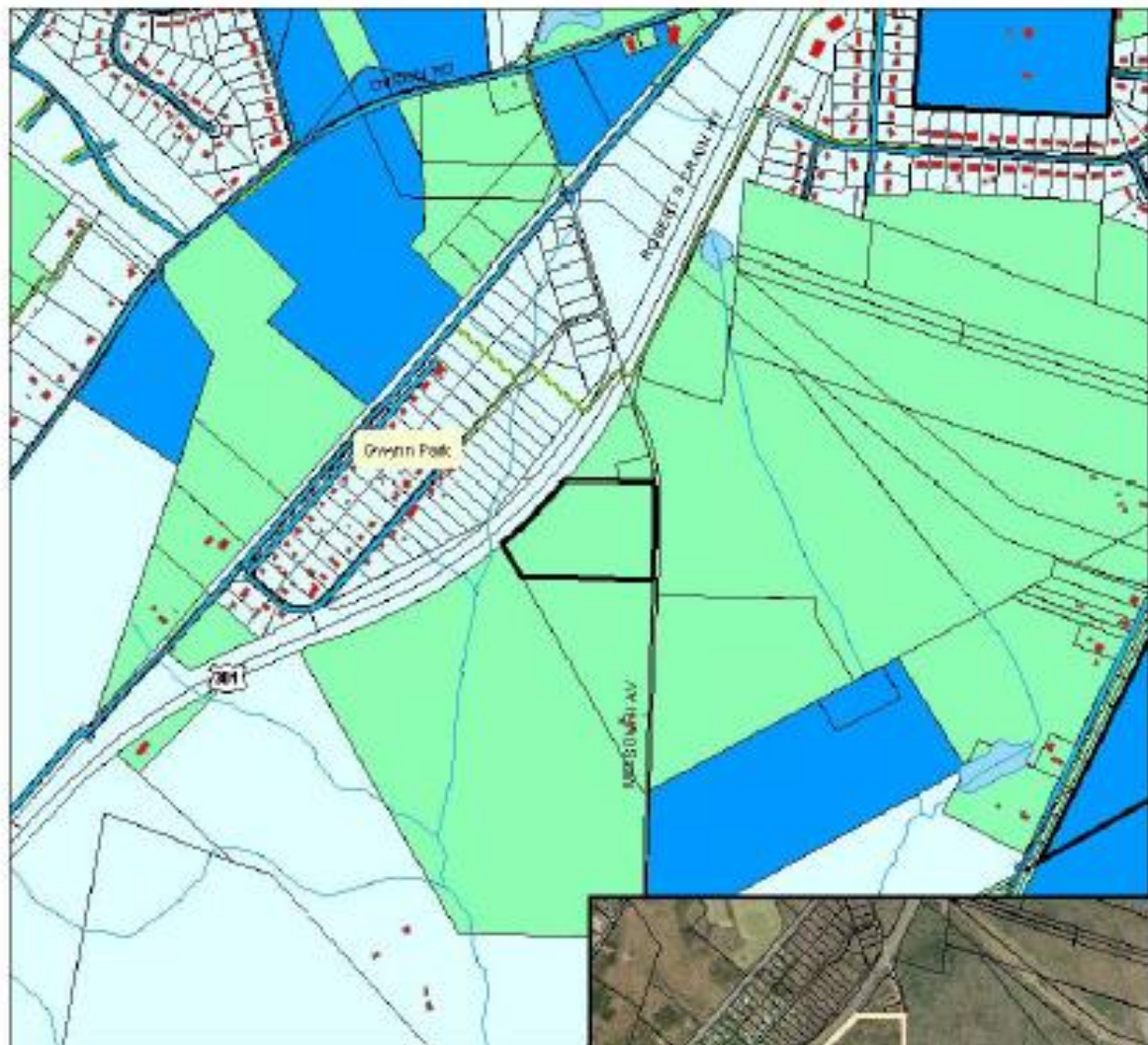




**World View  
 Christian Center, Inc. 04/P-05  
 Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

April 2004 Application



**Spargo Property 04/M-01**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

April 2004 Application

