



The Maryland-National Capital Park and Planning Commission

**PRINCE GEORGE'S COUNTY**  
**Planning Department**

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division  
Special Projects Section

301- 952-3248

May 2, 2024

**MEMORANDUM**

**TO:** Prince George's County Planning Board

**VIA:** Lakisha Hull, AICP, Planning Director, Prince George's Planning Department

  
Lakisha Hull (Apr 25, 2024 18:52 EDT)

**FROM:** Bobby Ray, AICP, Planning Supervisor, Special Projects Section, Countywide Planning Division *BR*

**SUBJECT: December 2023 Amendment Cycle - 2018 *Approved Water and Sewer Plan***

Before the Planning Board is Council Resolution (CR-023-2024), introduced by Council on April 2, 2024. The Resolution contains the December 2023 Cycle of Water and Sewer Category applications for amendments to Prince George's County's 2018 *Approved Water and Sewer Plan (Water and Sewer Plan)*. This packet also includes some deferrals from the June and September 2023 reviews. The public hearing on the amendments is scheduled for May 7, 2024.

The December 2023 amendment cycle totals 14 applications. Eight of these applications are deferrals at the request of County staff from prior amendment cycles (March, June, and September 2023). The 14 applications comprised eight detached single-family dwellings ranging from one to three units; three places of worship; one healthcare facility; one application for two distribution warehouses; a 176-unit townhouse retirement community; and a residential subdivision of 101 units (Konterra Town Center).

The table below provides each applicant's request, the County Executive Office/DPIE's recommendation, and the Planning Department staff's recommendation. Planning Department staff concur with the recommendations of the County Executive.

**December 2023 Cycle of Water & Sewer Amendments – Recommendations**

<b><i>Application Number</i></b>	<b><i>Project Name / Proposal</i></b>	<b><i>Request</i></b>	<b><i>County Executive/DPIE Recommendation</i></b>	<b><i>Planning Staff Recommendation</i></b>
23/BP-02	6401 Van Dusen Road / 101 Single Family Detached	5 to 4	Advance to Water and Sewer Category 4	Advance to Water and Sewer Category 4
23/BP-03	Muirkirk / Two Distribution Warehouses	Sewer 5 to Sewer 4	Advance to Sewer Category 4	Advance to Sewer Category 4
23/W-02	Assembly for Worship / Place of Worship	5 to 3	Advance to Water and Sewer Category 4	Advance to Water and Sewer Category 4
23/W-03	Mountain of Fire and Miracles Ministries / Place of Worship	5 to 4	Advance to Water and Sewer Category 4	Advance to Water and Sewer Category 4
23/W-04	6505 Johensu Drive /176 Townhouse Units for Retirement Community	5 to 4	Advance to Water and Sewer Category 4	Advance to Water and Sewer Category 4
23/P-01	Moore's Road / 2 Single Family Detached	5 to 4	Advance to Water and Sewer Category 4	Advance to Water and Sewer Category 4
23/P-03	Refuge Temple Worship / Place of Worship	Interim Septic Waiver	Deny the Waiver, advance to Sewer Category 4	Deny the Waiver, advance to Sewer Category 4
23/P-04	16108 Cedar Lawn Drive / 1 Single Family Detached Unit	Interim Septic Waiver	Deny the Waiver	Deny the Waiver
23/P-05	9204 Old Palmer Road / 3 Single Family Detached Units	5 to 4	Advance to Water and Sewer Category 4	Advance to Water and Sewer Category 4

<b>Application Number</b>	<b>Project Name / Proposal</b>	<b>Request</b>	<b>County Executive Recommendation</b>	<b>Planning Staff Recommendation</b>
23/P-06	Moses Whitehurst Residence / 1 Single Family Detached Unit	Sewer 5 to Sewer 4	Advance to Sewer Category 4	Advance to Sewer Category 4
23/P-07	7707 Kaydot Road / Healthcare Facility	5 to 4	Advance to Water and Sewer Category 4	Advance to Water and Sewer Category 4
23/M-01	13311 Old Indian Head Road / 1 Single Family Detached Unit	Sewer 5 to Sewer 4	Advance to Sewer Category 4	Advance to Sewer Category 4
23/M-03	Morton Farm, Parcel 15 / 2-3 Single Family Detached Units	Sewer 5 to Sewer 4	Advance to Sewer Category 4	Advance to Sewer Category 4
23/M-04	13311 Old Indian Head Road / 1 Single Family Detached Unit	Water 5 to Water 3	Advance to Water Category 3	Advance to Water Category 3

*\*The Planning Board is not required to provide recommendations on Waiver requests*

## **THE PLANNING BOARD'S ROLE IN REVIEWING AMENDMENTS TO THE COUNTY'S WATER AND SEWER PLAN**

The Planning Board's role in reviewing amendments to the County's Water and Sewer Plan is established in state law and set forth in the Plan. In summary, the Board is required to:

1. Review the amendments for consistency with the General Plan and submit recommendations to the County Executive and County Council for each category change in accordance with the County Code; and
2. Provide any information and assistance requested by the County Council or the County Executive for preparing, reviewing, adopting, revising, or amending the County's Water and Sewer Plan.

### **Finding Consistency with the General Plan**

When the Planning Board reviews an amendment for consistency with the 2014 *Approved Plan Prince George's 2035* (Plan 2035), the Board should determine whether the amendment will further, and not be contrary to, the following items in the General Plan: (1) policies; (2) timing of the implementation of the General Plan; (3) timing of development; (4) timing of rezoning;

(5) development patterns; (6) land uses; and (7) densities or intensities. See Maryland Code, Land Use Article, Secs. 1-302 and 1-303.

The Planning Board should consider the same items in any applicable area master plan that amends the General Plan. The Board should also consider the policies set forth on pages 234 and 235 of the General Plan, relating to the orderly expansion and extension of water supply systems, sewerage systems, and solid waste disposal systems:

Water and sewer management secures adequate water supplies and healthy drinking water, promotes public health, and protects our natural resources. It is also an important tool for guiding, phasing development, and curtailing further sprawl in the County.

The provision of public water and sewer service is limited to the County's designated sewer envelope. The purpose of the sewer envelope is to promote the efficient use of public infrastructure investment, concentrate growth in communities where services are sufficient to accommodate development, and preserve the County's rural and environmentally sensitive land.

In the following report, staff provided an analysis of each amendment's consistency with the General Plan, and provided recommendations for each amendment.

*Providing Information to the County Council and County Executive*

According to Section 9-516(e) of the Environmental Article of the Maryland Code, the Maryland-National Capital Park and Planning Commission (M-NCPPC) shall provide any requested information to each County as to:

- (1) Population;
- (2) Growth projections;
- (3) Planning factors; and
- (4) Other developmental standards.

Staff provided the requested background information on these category change applications in the following report:

**OVERVIEW OF THE WATER AND SEWER PLANNING PROCESS**

Maryland law requires every county to develop a water and sewer plan to ensure there is adequate public water, and sewer service, to accommodate planned development. In Prince George's County, the responsibility for creating a water and sewer plan is shared between the Executive and Legislative branches of government. The County Executive is responsible for developing the plan, including subsequent amendments, and presenting it to the County Council for review and action. The amendment process allows the County Executive to ensure compliance with the goals, objectives, and legal authority of the plan. The County Council exercises its legislative powers by preparing objectives and policies that set forth the framework for the plan, and ultimately by approving the Plan and Plan Amendments after a public hearing.

State law further requires that the Plan be referred to the Washington Suburban Sanitary Commission (WSSC), the Maryland-National Capital Planning Commission (M-NCPPC), and other agencies, for review and comments. It is the responsibility of M-NCPPC to provide information on planning factors, impacts on public facilities, zoning, and other development review standards. Recommendations are then submitted for each category change to determine consistency with County planning objectives. State law also requires that the M-NCPPC find the Amendments to the Water and Sewer Plan to be consistent with the General Plan and all master plans, prior to adoption by the County Council.

The County's Water and Sewer Plan was adopted on October 8, 2019. Its contents include critical chapters dealing with such items as policies and procedures for water and sewer planning, descriptions of water and sewer categories, existing water systems, and sewage treatment facilities. It sets forth the procedures and requirements for amending the Plan, and water and sewer service categories. The maps depict the official water and sewer category designations for all properties in the County.

The 2014 *Plan Prince George's 2035 General Plan* (Plan 2035) discusses water and sewer in the Public Facilities Section IV ("Elements"). In that discussion, the water and sewer categories used by the County to guide water and sewer expansion are defined, as follows:

- Category 3: Community System - This category comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer.
- Category 4: Community System Adequate for Development Planning - This category includes all properties inside the Sewer Envelope for which the subdivision process is required.
- Category 5: Future Community System - This category consists of land inside the Sewer Envelope that should not be developed until water and sewer lines are available to serve the proposed development and its community, as needed, to meet growth projections, or when additional residential capacity is required.
- Category 6: Individual Systems – Well and Septic Systems or Shared Facilities - This category consists of all areas outside the limit of planned water and sewer service (Sewer Envelope), and of certain larger tracts of parkland and open space inside the Sewer Envelope. Development in Category 6 must use permanent individual water supply and wastewater disposal systems (i.e., well and septic systems), or shared facilities and smaller community systems, as approved by the County. Re-designation to and from Category 6 must proceed through a legislative amendment process.

Chapter Six (6) of the Water and Sewer Plan indicates that the County Council has the authority to adopt and amend the Plan, following recommendations from the County Executive. This chapter further describes the amendment process, which includes both legislative and administrative amendments. Legislative amendments, like this one, are scheduled four times a year, with applications due to the Department of Permitting, Inspections and Enforcement (DPIE) on March 1, June 1, September 1, and December 1. Chapter Six (6) also describes the Commission's responsibility to compile information on General Plan policies, master plan recommendations, zoning, subdivision status, and adequacy of public facilities.

The Growth Policy Map, as provided in Plan 2035, communicates the vision for land use and development in the County. It communicates where and how the County should grow and evolve over the next 20 years.

The Growth Policy Map consists of six components. They are as follows:

1. **Regional Transit Districts** are envisioned as high-density, vibrant, transit-rich, and mixed-use areas, that capture the majority of future residential and employment growth, and development, in the County (see also Plan 2035 Center Classification in the Land Use chapter).
2. **Employment Areas** command the highest concentrations of economic activity in four targeted industry clusters: healthcare and life sciences, business services, information, communication, electronics (ICE), and the Federal Government.
3. **Local Centers** are focal points for development and civic activity.
4. **Established Communities** are existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit and Local Centers.
5. **Future Water and Sewer Service Areas** are holding areas that are located inside the Growth Boundary but have not been approved for a water and sewer category change. Near-term development in these areas is deferred until additional residential capacity is required.
6. **Rural and Agricultural Areas** contain significant natural and agricultural resources that are best suited for agricultural activity, forest preservation, and very low-density residential development on well and septic.

The Planning Department staff considers the following criteria when reviewing water and sewer category change requests **to determine if proposals are consistent with the policies of Plan 2035**. The criteria requires that applicants seeking to advance their water/sewer category change must demonstrate that:

- ✓ The project is contiguous to existing built development;
- ✓ The project complies with applicable zoning requirements;
- ✓ The location of the property is within or outside of the Sewer Envelope;
- ✓ The project has roadways capable of supporting demands from the proposed development, and;
- ✓ The developer will bear full responsibility for the cost of on-and off-site improvements.

The above criteria facilitate the implementation of the Future Water and Sewer Service Areas component of the Growth Policy Map. Future Water and Sewer Service Areas are intended to receive public water and sewer someday, but not ahead of other vacant land closer to the urban core. The criteria establish the standards for this policy by requiring that existing built development and existing public water and sewer service already be present next to the property seeking service.