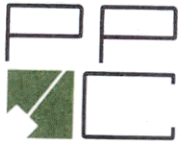


MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Office of the Chairman
Prince George's County Planning Board

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

(301) 952-3561

April 11, 2019

The Honorable Todd M. Turner
Chairman, Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: 2008 Water and Sewer Plan, Service Area
Changes, December 2018 Cycle of Amendments
CR-18-2019**

Dear Chairman Turner: *Todd*

On behalf of the Prince George's County Planning Board, I appreciate the opportunity to comment on CR-18-2019, the December 2018 Cycle of Amendments to the 2008 *Approved Water and Sewer Plan*.

On April 11, 2019, the Planning Department staff briefed the Planning Board on the December 2018 Cycle of Amendments, which contained eight applications. The Planning Board has adopted the comments contained within the enclosed report.

Should you have any questions concerning this submittal or require additional information, please do not hesitate to contact Tiffany Williams Jennings via email at Tiffany.WilliamsJennings@ppd.mncppc.org or at 301-952-3248.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

- c: The Honorable Angela D. Alsobrooks, Prince George's County Executive
Robert S. McCord, Acting Secretary, Maryland Department of Planning
D. Lee Currey, Director, Water and Science Administration, Maryland Department of the Environment
Andree Green Checkley, Planning Director, Prince George's County Planning Department
Kenneth Battle, Director, Transportation, Infrastructure, Energy and Environment Committee
Shirley Branch, Water and Sewer Plan Coordinator, Prince George's County Department of Permitting, Inspections and Enforcement
Derick Berlage, Chief, Countywide Planning Division, Prince George's County Planning Department
Crystal Hancock, Acting Planning Supervisor, Special Projects Section, Countywide Planning Division
Tiffany Williams Jennings, Planner Coordinator, Special Projects Section, Countywide Planning Division
Redis C. Floyd, Clerk of the Council, Prince George's County Council

DECEMBER 2018 CYCLE

Requested Amendments

to the

2008 Water and Sewer Plan



The Maryland-National Capital Park and Planning Commission

Prince George's County Planning Department

Staff Report

Planning Board Date
April 11, 2019

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Staff Report
December 2018 Cycle
Amendments to the 2008 Water and Sewer Plan

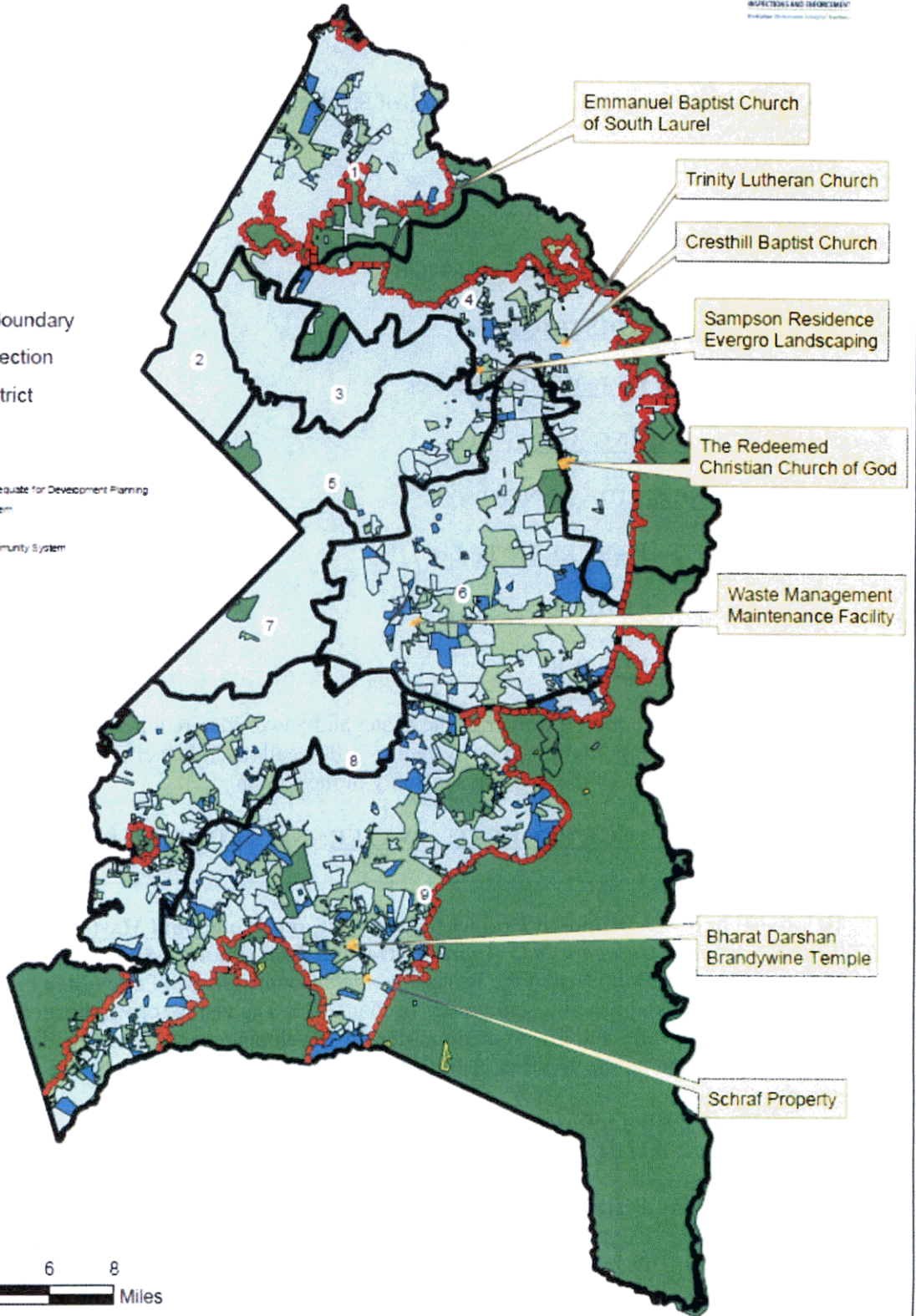


Legend

- Envelope Boundary
- Cutouts selection
- Council District

Legend

- S-3 Community System
- S-4 Community System Adequate for Development Planning
- S-5 Future Community System
- S-6 Individual System
- S-6P Private, Shared or Community System



CYCLE: December 2018 Cycle

CASE #: 18/PW-01

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Emmanuel Baptist Church of South Laurel

PREVIOUSLY REVIEWED: N/A

LOCATION: 11443 Laurel Bowie Road, Laurel

TAX ACCOUNT #: 3697109 and 3697091

COUNCILMANIC DISTRICT: 1

WITHIN GROWTH BOUNDARY: Yes

PRIORITY FUNDING AREA: Yes

PA: 62 **WSSC GRID:** 215NE09

ACRES: 4.4477 **PARCEL/LOT:** Lot 1

TAX MAP: 15 **GRID:** A4

EXISTING ZONING: R-R

PROPOSAL: To request a waiver of the Water and Sewer Plan requirements to allow for increased capacity of an existing interim septic system by 1,000 gallons in Sewer Category 3 to accommodate a 2,172 square foot expansion of the existing sanctuary of the church.

CATEGORY CHANGE REQUEST: **WATER:** N/A **TO:** N/A **SEWER:** 3 **TO:** N/A

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is located within the Growth Boundary of the Prince George's County Growth Policy Map in Plan 2035. The property is located in the Established Communities of Plan 2035. The vision for Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.

Master Plan: 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* recommends residential low land use development.

Historic Sites and Districts Plan: The subject site is adjacent to Holst Cabin (PG:64-007) and Snowden Hall (PG:64-001) Historic Sites. The proposed change has no impact on historic sites, historic resources or historic districts. This proposal will not impact any recorded archeological resources.

2017 Green Infrastructure Plan: The site is entirely within the Green Infrastructure Network Evaluation area, associated with contiguous forests tracts potentially containing Forest Interior Dwelling Species and sensitive species.

Zoning Status:

SMA/Existing Zoning: The subject property is zoned R-R and is subject to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*.

Pending Zoning and Special Exception Applications: Not Applicable

Permit: 2997-1979-CGU (Church) and 11461-2008-CGU (Addition to Church)

Subdivision Status: The site is subject to an approved Preliminary Plan of Subdivision 4-02086 and is recorded in Plat Book REP 205-90. A 9,600 square foot sanctuary and a 9,000 square foot multi-purpose facility was proposed in this preliminary plan of subdivision. Note 7 on the record plat requires that “prior to approval of a use and occupancy permit for the church expansion building, the applicant shall demonstrate to the Health Department that the existing church building is connected to the public systems and the resulting abandoned well and septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.0404 by a licensed well driller or witnessed by a representative of the Health Department.” If the waiver is granted, the plat should be revised to remove the requirement for public system connection.

Significant Impact on Transportation System: The subject site is located on an arterial roadway (A-4) and planned master plan side path. Additional dedication is required to meet master plan right-of-way. The proposed addition is unlikely to impact the roadway adequacy in the surrounding area. Frontage and trail improvements may be required at the time of development.

Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 1.

Significant Impact on Public Facilities: The subject property is served by Bowie Fire/EMS Company #819, located at 13008 9th Street in Bowie and Police District VI, headquartered at 4321 Sellman Road in Beltsville.

Significant Impact on Natural Resources: The site is partially developed and contains approximately 0.37 acres of woodland onsite, as described on an existing Type 2 Tree Conservation Plan, TCPII-072-03. The PGAtlas Floodplain (FEMA) layer indicates no 100-year floodplain, nor wetlands exist on or near this property. A stream is mapped near the site on the property to the north. According to the Prince George’s County Soils Survey, the predominant soils found to occur on this site include Russett-Christiana soils (2 to 5 percent slopes), Christiana-Downer soils (5 to 10 percent slopes), and Christiana-Downer-Urban land complex (5 to 15 percent slopes). Marlboro clay is not mapped on or in the vicinity of this property. The subject property is mapped by the Maryland Department of Natural Resources, Natural Heritage Program, as a sensitive species review area for rare, threatened, or endangered species. Additionally, potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property. All development should be directed to existing cleared areas of the property.

Washington Suburban Sanitary Commission (WSSC) Comments:

Water: Water Service is not requested nor is information requested at this time.

Sewer: Sewer Service is not requested. Information is provided for future public extension, connection and servicing. Average wastewater flow: 2,300 gpd. A sewer house connection in an easement through Montpelier Woods HOA property, consisting of 400 feet of gravity sewer and 500 feet of pressure sewer, as well as a wastewater pumping station/grinder pump, are required to serve the property. The sewer connection would connect to the 8-inch sewer in Basswood Terrace and would abut approximately two properties in addition to the applicant’s property. Easements would be required. Construction of this extension would involve the removal of mature trees. This connection was previously approved for service to the Emmanuel Baptist Church of South Laurel in 2004.

Health Department Comments: Preliminary designs indicate that the property can support an onsite sewage disposal system. However, further development of the site requires connection to the public sewer unless a waiver to the Water and Sewer Plan is obtained.

Department of Permitting, Inspections and Enforcement (DPIE) Comments: The subject site is located on Laurel-Bowie Road, approximately 2,300 feet west of Powder Mill Road. The property is located within unincorporated Prince George's County.

2008 Water and Sewer Plan: The property is inconsistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.

Water and Sewer Plan Administrator: The property is located inside the Sewer Envelope in a category designated for water and sewer servicing, within the Sustainable Growth Act Tier 1, and within the Growth Boundary area. The property was approved for further development on the public water and sewer systems and platted as such in 2004. However, development did not occur, and previous authorizations issued for the construction of water and sewer lines in 2004 have not been constructed by the current applicant/owner. Specific conditions should be established if a waiver to the Water and Sewer Plan is approved.

Other Comments:

Applicant/Owner: Emmanuel Baptist Church of South Laurel, by Pastor Byron J. Day

Engineer: Ben Dyer Associates, Inc.

Correspondent: Matthew C. Tedesco, Esq., McNameee Hosea

Planning Department Recommendation: Deny the waiver requested to the Water and Sewer Plan. The proposed construction of a 2,172 square foot addition to the existing sanctuary requires connection to the public sewer in Sewer Category 3.

County Executive Recommendation: Deny the waiver requested to the Water and Sewer Plan. Further development requires connection to the public sewer in Sewer Category 3.

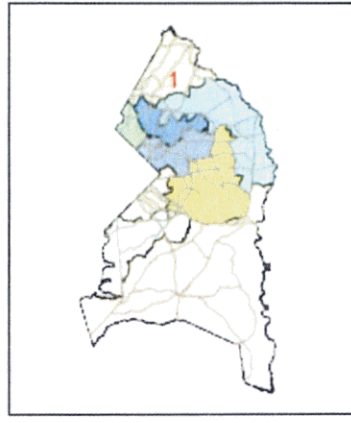
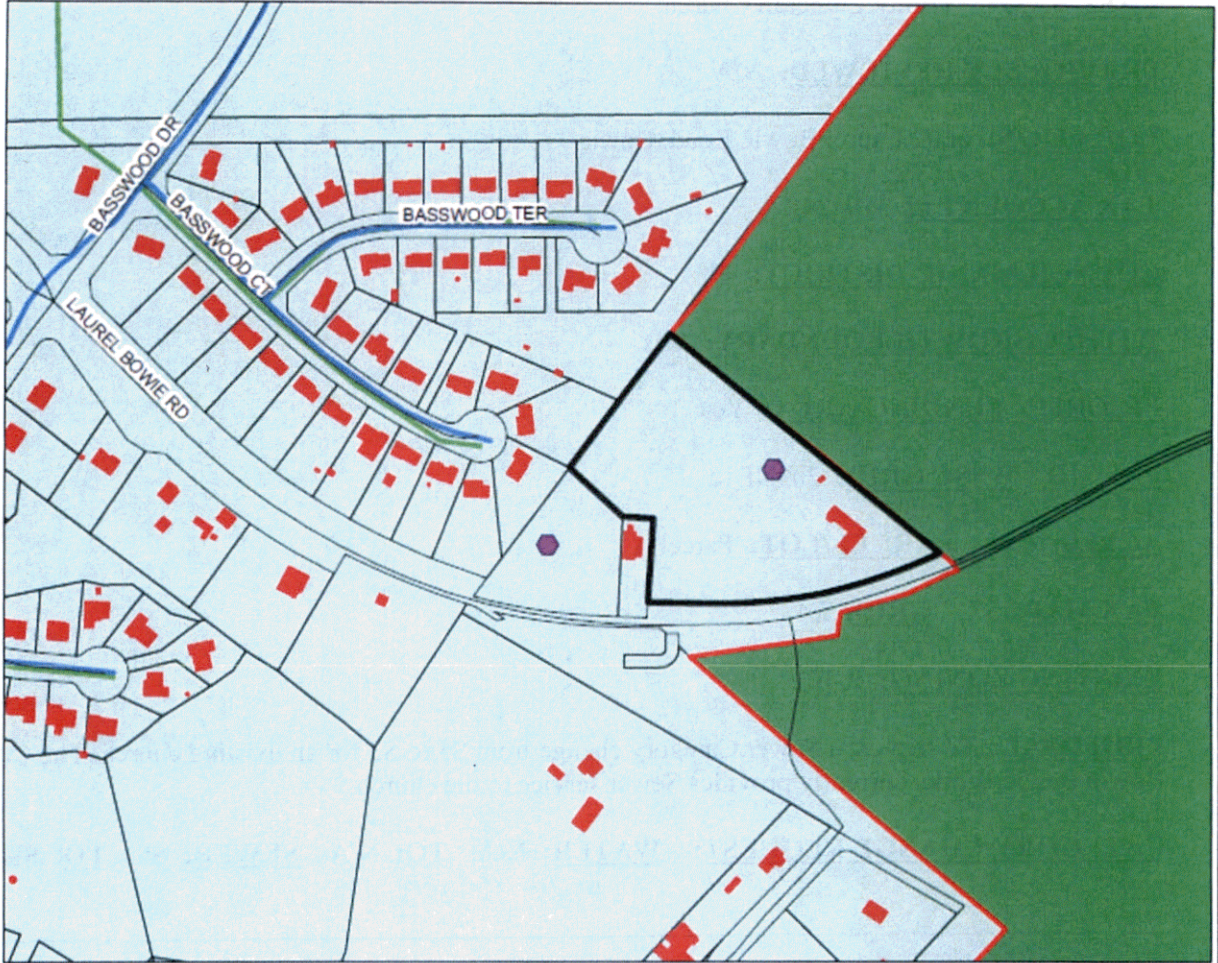


Water and Sewer Plan Amendment

Emmanuel Baptist Church of South Laurel

Category 3
Waiver Request

December 2018 LA
Application: 18/PW-01



Water and Sewer Program-Tax Administrative Amendments

CYCLE: December 2018 Cycle

CASE #: 18/W-05

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Trinity Lutheran Church

PREVIOUSLY REVIEWED: N/A

LOCATION: 6602 Laurel Bowie Road, Bowie

TAX ACCOUNT #: 3194248

COUNCILMANIC DISTRICT: 4

WITHIN GROWTH BOUNDARY: Yes

PRIORITY FUNDING AREA: Yes

PA: 71B **WSSC GRID:** 209NE12

ACRES: 4.98 **PARCEL/LOT:** Parcel A

TAX MAP: 37 **GRID:** E4

EXISTING ZONING: R-E

PROPOSAL: To request a Sewer Category change from S5 to S3 for an existing church. The City of Bowie Public Works currently provides Sewer service to the church.

CATEGORY CHANGE REQUEST: **WATER:** N/A **TO:** N/A **SEWER:** S5 **TO:** S3

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is located within the Growth Boundary of the Prince George's County Growth Policy Map in Plan 2035. The property is located in the Established Communities of Plan 2035. The vision for Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.

Master Plan: The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, and 74B* recommends residential low land use development.

Historic Sites and Districts Plan: The proposed change has no impact on historic sites, historic resources, or historic districts. This proposal will not affect any archeological resources.

2017 Green Infrastructure Plan: The site is partially within the Green Infrastructure Network Evaluation area, associated with contiguous forests tracts potentially containing Forest Interior Dwelling Species.

Zoning Status:

SMA/Existing Zoning: The subject property is zoned R-E and subject to the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, and 74B.*

Pending Zoning and Special Exception Applications: Not Applicable

Permit: 3603-1998-CGU (Church) and 37013-2017-U (Cresthill Church)

Subdivision Status: The site is subject to approved Preliminary Plan of Subdivision 4-97057 and is recorded in Plat Book VJ 184-42. It appears the site is developed with an existing church. Any redevelopment of the subject site may require a new preliminary plan of subdivision.

Significant Impact on Transportation System: The subject site is located on an arterial road, MD 197 (A-24) and an existing master plan sidepath. Additional dedication is required to meet master plan right-of-way. The proposed church may have impacts to the roadway adequacy in the surrounding area and a transportation study to evaluate adequacy may be required at the time of development. Additionally, frontage improvements may be required at the time of development.

Sustainable Growth and Agricultural Preservation Act: The subject property is within the Sustainable Growth Act Tier 2.

Significant Impact on Public Facilities: The subject property is served by Bowie Fire/EMS Company #839, located at 15454 Annapolis Road in Bowie and Police District II, headquartered at 601 S.W. Crain Highway in Bowie. The proposal to build a one-story church with a minimum total floor area of 19,310 square feet will have minimal impact on public facilities.

Significant Impact on Natural Resources: The site is partially developed and contains approximately 1.94 acres of woodland onsite, as described on an existing Type 2 Tree Conservation Plan, TCPII-086-98. The PGAtlas Floodplain (FEMA) layer indicates no 100-year floodplain, wetlands, or streams exist on or near this property. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include Downer-Hamonton soils (5 to 10 percent slopes), Collington-Wist soils (5 to 15 percent slopes), and Galestown-Urban land complex (0 to 5 percent slopes). Marlboro clay is not mapped on or near this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program, as a sensitive species review area for rare, threatened, or endangered species; however, potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property, and the property is located within a Stronghold Watershed. All development should be directed to existing cleared areas of the property.

Washington Suburban Sanitary Commission (WSSC) Comments:

Water: W3; existing water service provided by WSSC.

Sewer: Average wastewater flow: 465 gpd. The subject property has an existing sewer connection to the Bowie sewer system. This portion of the Bowie system drains to the Western Branch Water Resource Recovery Facility.

Health Department Comments: There is no objection to the category change.

Department of Permitting, Inspections and Enforcement (DPIE) Comments: The subject property is located on Laurel-Bowie Road (MD 197) approximately 2,100 feet north of Annapolis Road (MD 450). The property is located within the incorporated limits of the City of Bowie.

2008 Water and Sewer Plan: The property is consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.

Water and Sewer Plan Administrator: The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area. There is no further development proposed and the property has an existing sewer connection via the City of Bowie Public Works.

Other Comments:

Applicant: City of Bowie, Planning & Community Development

Owner: Trinity Lutheran Church

Correspondent: City of Bowie, Planning & Community Development, by Joseph M. Meinert, Director

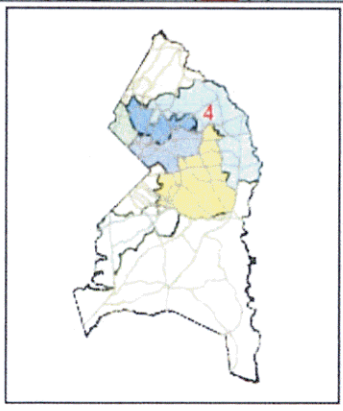
Planning Department Recommendation: Advance to Sewer Category 3 – Community System.

County Executive Recommendation: Advance to Sewer Category 3 – Community System.



Trinity Lutheran Church

December 2018 LA
Application: 18/W-05



Water and Sewer Program (Only Administrative Amendments)

CYCLE: December 2018 Cycle

CASE #: 18/W-06

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Cresthill Baptist Church

PREVIOUSLY REVIEWED: N/A

LOCATION: 6510 Laurel Bowie Road, Bowie

TAX ACCOUNT #: 1707397

COUNCILMANIC DISTRICT: 4

WITHIN GROWTH BOUNDARY: Yes

PRIORITY FUNDING AREA: Yes

PA: 71B WSSC GRID: 209NE12

ACRES: 6.9 PARCEL/LOT: Parcel A

TAX MAP: 37 GRID: E-4

EXISTING ZONING: R-E

PROPOSAL: To request a Sewer Category change from S5 to S3. The City of Bowie Public Works currently provides Sewer service to the existing church. The church proposes to construct a 14,976 square foot church building and 500 square foot accessory building.

S/A CHANGE REQUEST: WATER: N/A TO: N/A SEWER: S5 TO: S3

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is located within the Growth Boundary of the Prince George's County Growth Policy Map in Plan 2035. The property is located in the Established Communities of Plan 2035. The vision for the Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.

Master Plan: The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, and 74B* recommends residential low land use development.

Historic Sites and Districts Plan: The proposed change has no impact on historic sites, historic resources, or historic districts. The Isaac Family Cemetery at 14105 Lancaster Lane is located near the subject property. This proposal will not affect any archeological resources.

2017 Green Infrastructure Plan: The northwest corner of the site is within the Green Infrastructure Network Evaluation area, associated with contiguous forests tracts potentially containing Forest Interior Dwelling Species.

Zoning Status:

SMA/Existing Zoning: The subject property is zoned R-E and subject to the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, and 74B*. The site is impacted by the master planned right-of-way of MD 197 (Laurel Bowie Road), an arterial facility for which dedication may be required.

Pending Zoning and Special Exception Applications: Not Applicable.

Permit: 8316977-2000-UO (Private School & Church) and 20072-2001-CGU (Addition).

Subdivision Status: The site is subject to an approved Preliminary Plan of Subdivision 12-2382 and is recorded in Plat Book WWW 67-12. It appears the site is developed with an existing church. Any redevelopment of the subject site may require a new preliminary plan of subdivision.

Significant Impact on Transportation System: The subject site is located on an arterial road (A-24) and an existing master plan sidepath. Additional dedication is required to meet master plan right-of-way. The proposed church may have impacts to the roadway adequacy in the surrounding area and a transportation study to evaluate adequacy may be required at the time of development. Additionally, frontage improvements may be required at the time of development.

Sustainable Growth and Agricultural Preservation Act: The subject property is located within Sustainable Growth Act Tier 2.

Significant Impact on Public Facilities: The subject property is served by Bowie Fire/EMS Company #839, located at 15454 Annapolis Road in Bowie and Police District II, headquartered at 601 S.W. Crain Highway in Bowie. The proposal to build a 14,976 square foot church and a 500 square foot accessory building will have minimal impact on public facilities.

Significant Impact on Natural Resources: The site is developed with sparse woodland along the western and northern boundary. There is no approved Natural Resources Inventory (NRI) or a Type 1 or Type 2 Tree Conservation Plan on the site. The PGAtlas Floodplain (FEMA) layer does not indicate 100-year floodplain on the property. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas does not indicate the presence of wetlands, or Wetlands of Special State Concern. Streams are not mapped on the subject property. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include, the Galestown-Urban land complexes (0 to 5 percent slopes) and Collington-Wist complex (5 to 10 percent). Marlboro clay is not mapped on or near this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program, as a sensitive species review area for rare, threatened, or endangered species; however, potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property, and the property is located within a Stronghold Watershed.

Washington Suburban Sanitary Commission (WSSC) Comments:

Water: Existing water service is provided by WSSC.

Sewer: Average wastewater flow: 958 gpd. This property has an existing sewer connection to the Bowie sewer system. This portion of the Bowie system drains to the Western Branch Water Resource Recovery Facility.

Health Department Comments: There is no objection to the category change.

Department of Permitting, Inspections and Enforcement (DPIE) Comments: The subject property is located on Laurel-Bowie Road (MD 197) approximately 1,800 feet north of Annapolis Road (MD 450). The property is located within the incorporated limits of the City of Bowie.

2008 Water and Sewer Plan: The property is consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.

Water and Sewer Plan Administrator: The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area. There is no further development proposed and the property has an existing sewer connection via the City of Bowie Public Works.

Other Comments:

Applicant: City of Bowie, Planning & Community Development

Owner: Cresthill Baptist Church

Builder: N/A

Correspondent: City of Bowie, Planning & Community Development, by Joseph M. Meinert

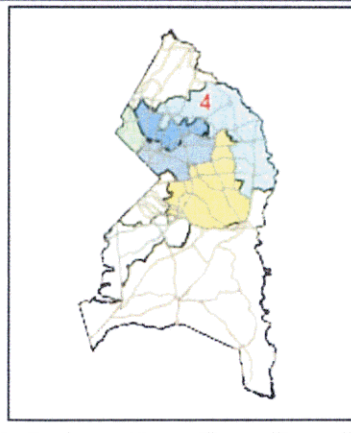
Planning Department Recommendation: Advance to Sewer Category 3 – Community System.

County Executive Recommendation: Advance to Sewer Category 3 – Community System.



Cresthill Baptist Church

December 2018 LA
Application: 18/W-06



Water and Sewer Program/Territory Administrative Amendments

CYCLE: December 2018 Cycle

CASE #: 18/ W-07

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: The Redeemed Christian Church of God/Victory Temple

PREVIOUSLY REVIEWED: N/A

LOCATION: 14403 Mount Oak Road, Bowie

TAX ACCOUNT #: 3399516

COUNCILMANIC DISTRICT: 4

WITHIN GROWTH BOUNDARY: Yes

PRIORITY FUNDING AREA: No

PA: 74A **WSSC GRID:** 204NE11

ACRES: 28.73 **PARCEL/LOT:** Parcels 19, 37, 71 and Lot 1

TAX MAP: 62 **GRID:** E-2

EXISTING ZONING: R-E

PROPOSAL: To request a Water and Sewer Category change from 5 to 4 to develop a 60,000 square foot two-story church on 28.73 acres. The proposed church will have a seating capacity for 1,200 – 2,000 persons.

S/A CHANGE REQUEST: **WATER:** 5 **TO:** 4 **SEWER:** 5 **TO:** 4

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is located within the Growth Boundary of the Prince George's County Growth Policy Map in Plan 2035. The property is located in the Established Communities of Plan 2035. The vision for the Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.

Master Plan: The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, and 74B* recommends residential low land use development.

Historic Sites and Districts Plan: The subject property is adjacent to Mullikin's Delight and Cemetery (PG:74A-010). Future development plans will be reviewed by the Historic Preservation Commission. The subject property has not been surveyed for archeological resources. A Phase I archeology survey will be requested at the time of development.

2017 Green Infrastructure Plan: The site is partially within the Green Infrastructure Network Evaluation area, associated with potential Forest Interior Dwelling Species habitat.

Zoning Status:

SMA/Existing Zoning: The subject property is zoned R-E and subject to the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, and 74B*. The site is impacted by the master planned right-of-way of Oak Grove Road, an arterial facility, for which dedication may be required.

Pending Zoning and Special Exception Applications: Not Applicable

Permit: 5872-1980-SGU (New Dwelling) and 1509-1996-CGU-01 (Telecommunication Facility)

Subdivision Status: The site is comprised of three parcels. None of the parcels have been the subject of a preliminary plan of subdivision or final plat, and one lot (Lot 1) which is subject to an approved Preliminary Plan of Subdivision 4-80152 is recorded in Plat Book NLP 108-72. It appears the site is developed with several single-family detached dwellings. Redevelopment of the subject site in excess of 5,000 square feet of gross floor area will require the approval of a preliminary plan of subdivision.

Significant Impact on Transportation System: The subject site is located on an arterial roadway (A-26) and a planned master plan sidepath trail. The western boundary of the subject site is along collector road (C-300) with a planned master plan trails shared roadway. Additional dedication will be required along a portion of the subject site fronting A-26 to meet the master plan right-of-way along the site frontage. No additional dedication is required along C-300 to meet master plan right-of-way. Depending on the size of the proposed church, a transportation study may be required to evaluate adequacy of the roadways in the surrounding area. Additionally, frontage and trail improvements along both A-26 and C-300 may be required at the time of development.

Sustainable Growth and Agricultural Preservation Act: The subject property is located within Sustainable Growth Act Tier 2.

Significant Impact on Public Facilities: The subject property is served by Northview Fire/EMS Company #816, located at 14901 Health Center Drive in Bowie and Police District II, headquartered at 601 SW Crain Highway in Bowie. The proposal to develop a church on 28.73 acres will have minimal impact on public facilities.

Significant Impact on Natural Resources: The site is developed with no woodland onsite. A Woodland Conservation Ordinance (WCO) Letter of Exemption, E-033-09, was approved for the property on October 7, 2009. There is no approved Natural Resources Inventory (NRI) or a Type 1 or Type 2 Tree Conservation Plan on the site. The PGAtlas Floodplain (FEMA) layer does not indicate 100-year floodplain on the property. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas does not indicate the presence of wetlands, or Wetlands of Special State Concern. Streams are not mapped on the subject property. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include, Collington-Wist-complex (5 to 15 percent slopes). Marlboro clay is not mapped on or near this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program, as a sensitive species review area for rare, threatened, or endangered species; however, potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property, and the property is located within a Stronghold Watershed.

Washington Suburban Sanitary Commission (WSSC) Comments:

Water: An existing 8-inch water main in Margary Timbers Court and an existing 8-inch water main in Dew Drive are available to serve the site. Also, a 24-inch water main in Church Road is 400-feet north of the property line. WSSC will make the determination of the best means to provide water service to the site when the applicant submits a HPA review package. Program-sized water mains may be required but would not necessitate appearance in an adopted CIP.

Sewer: Average wastewater flow: 11,520 gpd. Approximately one-half of the subject property drains towards the southeast and can be served by an approximate 150-foot extension to the sewer in Dew Drive. This extension would connect at an existing sewer manhole. Likewise, depending on the approved established grade for Church Road, the other half of the property may be served by an extension of an approximate 1,050-foot sewer in Church Road at an existing manhole.

Health Department Comments: There is no objection to the category change.

Department of Permitting, Inspections and Enforcement (DPIE) Comments: The subject property is located at 14403 Mount Oak Road in Bowie. The proposed site development will require an approved DPIE Stormwater Management Concept Plan and Fine Grading permit. Church Road is a major collector road and Mount Oak Road is an arterial road. The Department of Public Works and Transportation (DPW&T) specifications and standards must be followed accordingly for the right-of-way dedication and frontage improvements for Church Road. All roadways must be consistent with the approved Master Plan for this area.

2008 Water and Sewer Plan: The property is consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.

Water and Sewer Plan Administrator: The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area.

Other Comments:

Applicant/Owner: The Redeemed Christian Church of God, by Bayo Adeyokunnu, Pastor

Builder: To Be Determined

Correspondent: Jason Kim, Agent, Capitol Development Design, Inc.

City of Bowie: On February 4, 2019, the City of Bowie City Council conducted a public hearing on CR-18-2019, Prince George's County Water and Sewer Plan Amendment Application #18/W-07, The Redeemed Christian Church of God/Victory Temple. To hear from the Homeowners Associations in the area, the City Council tabled action on the subject request until its meeting on February 19, 2019. Sixteen individuals addressed the subject amendment request during the Citizen Participation portion of the City Council meeting on February 19, 2019. The City of Bowie City Council unanimously voted to recommend denial of the requested Amendment.

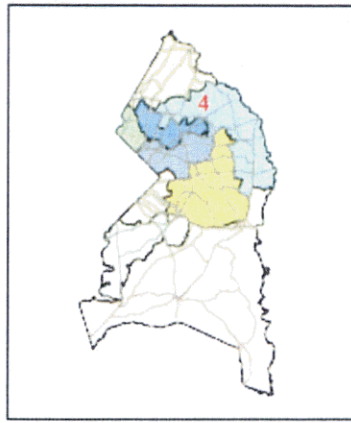
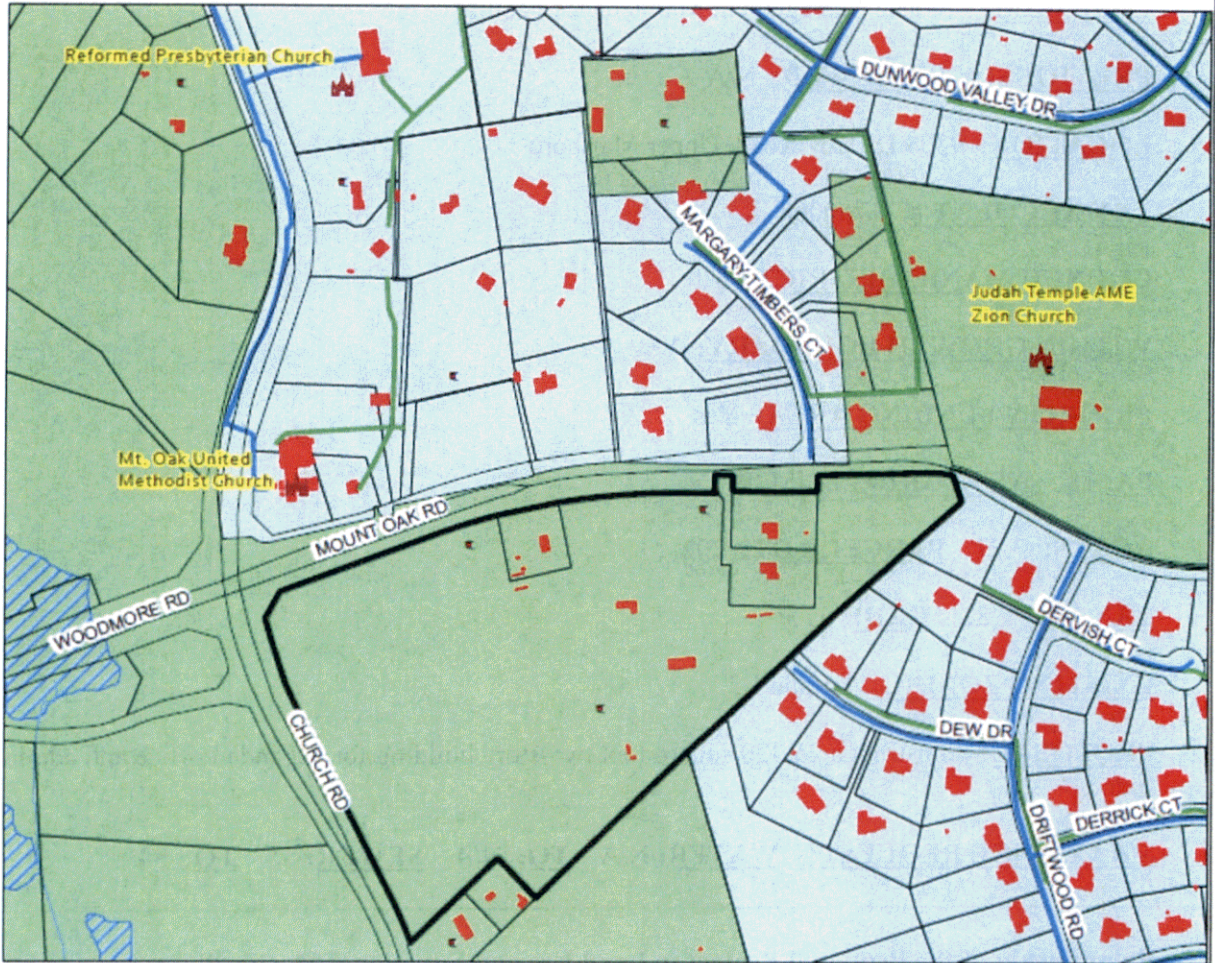
Planning Department Recommendation: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

County Executive Recommendation: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.



The Redeemed Christian Church of God

December 2018 LA
Application: 18/W-07



Water and Sewer Program/Territory Administrative Amendments

CYCLE: December 2018 Cycle

CASE #: 18/W-08

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Waste Management Maintenance Facility

PREVIOUSLY REVIEWED: N/A

LOCATION: 9304 D'Arcy Road, Upper Marlboro

TAX ACCOUNT #: 1760008

COUNCILMANIC DISTRICT: 6

WITHIN GROWTH BOUNDARY: Yes

PRIORITY FUNDING AREA: Yes

PA: 78 **WSSC GRID:** 204SE08

ACRES: 7.77 **PARCEL/LOT:** 202

TAX MAP: 82 **GRID:** E-3

EXISTING ZONING: I-1 and I-2

PROPOSAL: Construct a 25,320 square foot two-story building for expanded office and administrative space.

S/A CHANGE REQUEST: **WATER:** N/A **TO:** N/A **SEWER:** S5 **TO:** S4

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is located within the Growth Boundary of the Prince George's County Growth Policy Map in Plan 2035. The property is also located within the Future Water and Sewerage Area, defined as properties that are located within the Growth Boundary, but which have not been approved for a water and sewer category change.

Master Plan: The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* future land use map designates the subject property for industrial uses, which is consistent with the subject application.

Historic Sites and Districts Plan: The proposed change has no impact on historic sites, historic resources, or historic districts. This proposal will not impact any archeological resources.

2017 Green Infrastructure Plan: The eastern area of the site is within the Green Infrastructure Network and contains Regulated and Evaluation areas, associated with a stream, steep slopes, and potential Forest Interior Dwelling Species habitat.

Zoning Status:

SMA/Existing Zoning: The subject property is zoned I-1 and I-2 within the M-I-O Zone, regulated for height, and subject to the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*.

Pending Zoning and Special Exception Applications: Not Applicable

Permit: 52888-1984-CGU (Addition) and 28196-2009-CGU (New Trailer for Recycling Facility)

Subdivision Status: The site is known as Tax Parcel 202, which is not the subject of any subdivision application. It appears the site contains existing industrial development. Redevelopment of the subject site in excess of 5,000 square feet of gross floor area may require the approval of a preliminary plan of subdivision.

Significant Impact on Transportation System: The subject site is along a collector road (C-627) and a master plan trails shared roadway. Additional dedication is required to meet the master plan right-of-way. Depending on the size and proposed operations of the planned maintenance facility, a transportation study may be required at the time of development to evaluate adequacy at nearby intersections. Frontage and trail improvements may be necessary at the time of development.

Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.

Significant Impact on Public Facilities: The subject property is served by Forestville Fire/EMS Company #823, located at 8321 Old Marlboro Park in Suitland and Police District II, headquartered at 601 SW Crain Highway in Bowie. The proposal to develop a two-story maintenance facility will have minimal impacts on public facilities.

Significant Impact on Natural Resources: The site is mostly developed with some woodland along the eastern boundary. A Woodland Conservation Ordinance (WCO) Letter of Exemption, E-050-03, was approved for the property on August 5, 2009. There is no approved Natural Resources Inventory (NRI) or a Type 1 or Type 2 Tree Conservation Plan on the site. The PGAtlas Floodplain (FEMA) layer does not indicate 100-year floodplain on the property. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas does not indicate the presence of wetlands, or Wetlands of Special State Concern. According to PGAtlas, a stream is mapped in the wooded area on the eastern section of the property. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include, Udorthents-Urban land complex (0 to 5 percent slopes). Marlboro clay is not mapped on or near this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program, as a sensitive species review area for rare, threatened, or endangered species; however, potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property, and the property is located within a Stronghold Watershed.

Washington Suburban Sanitary Commission (WSSC) Comments:

Water: Water Category 3 – No change needed.

Sewer: Average wastewater flow: 532 gpd. An 8-inch sewer line in D'Arcy Road abuts the property and has capacity to serve the property. A grinder pump system may be required. Grinder pump systems/units must be approved by WSSC. The developer/owner is responsible for all on-site installation and maintenance of grinder pump systems.

Health Department Comments: There is no objection to the category change. The current sewage disposal system will need to be properly abandoned. The applicant should contact the County Health Department for instructions on how to abandon the existing sewage disposal system.

Department of Permitting, Inspections and Enforcement (DPIE) Comments: The subject property is located at 9304 D’Arcy Road in Upper Marlboro. The proposed changes to the layout of the site are not consistent with the approved Stormwater Management Concept Plan, and a revision is required. D’Arcy Road is an Urban 4-lane collector road. Right-of-way dedication and frontage improvements for D’Arcy Road must be in accordance to DPW&T specifications and standards. All roadways must be consistent with the approved Master Plan for this area.

2008 Water and Sewer Plan: The property is consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.

Water and Sewer Plan Administrator: The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area. The portion in Category 5 is being served by a septic system that is to be abandoned upon public sewer service.

Other Comments:

Applicant: Waste Management/ETW, LLC, by Chris J. Pilzer, Director

Owner: 9304 D’Arcy LLC, by Chris J. Pilzer, Director

Architect/Engineer: ET Environmental Corporation/Larson Design Group

Correspondent: Michael S. Nagy, Esq., Rifkin Weiner Livingston LLC

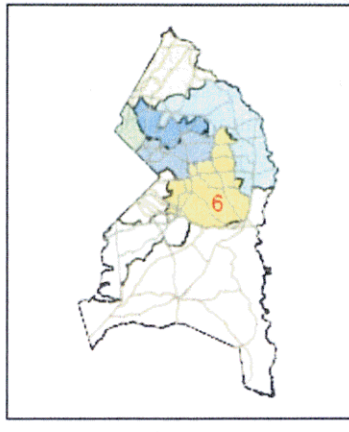
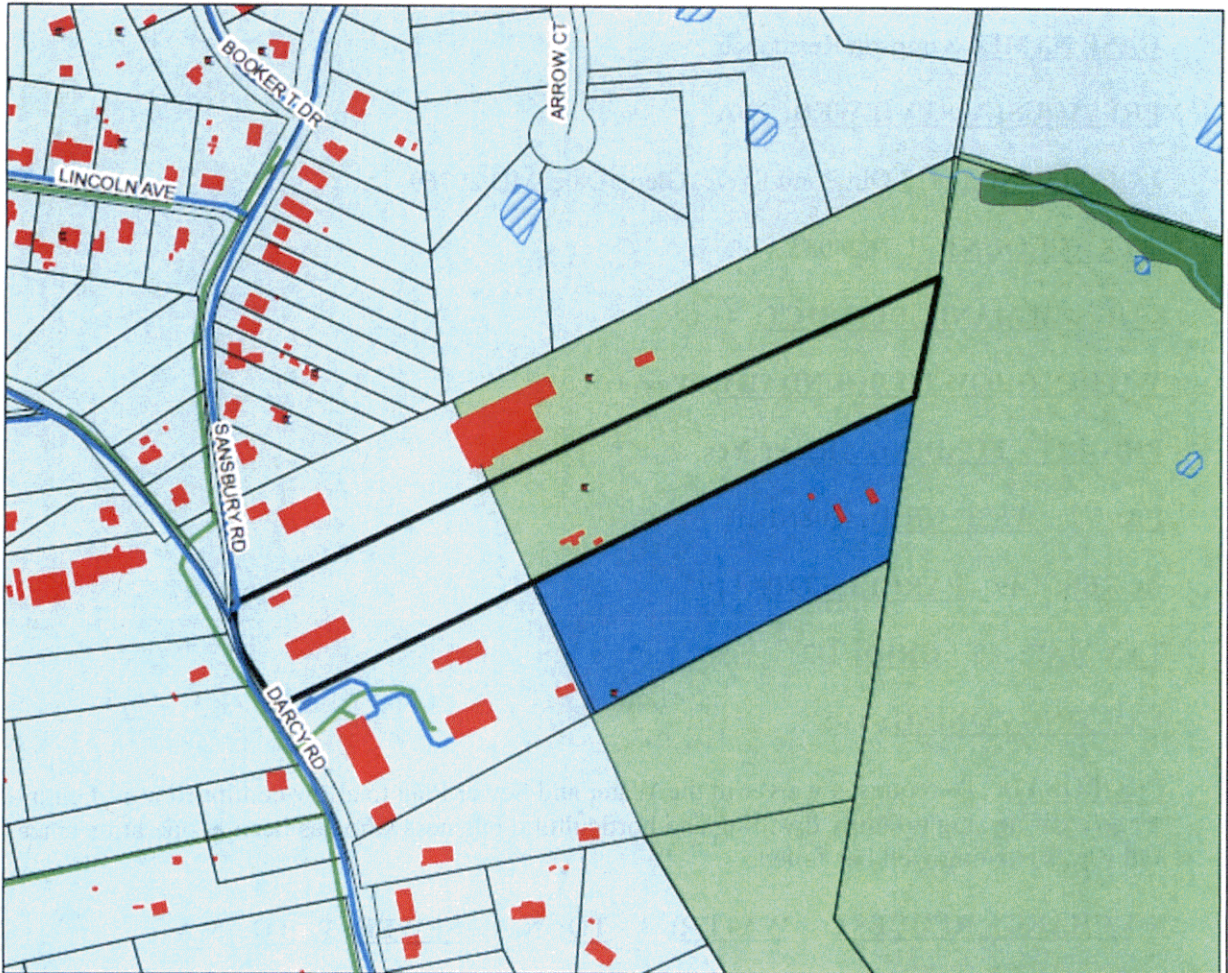
Planning Department Recommendation: Advance to Sewer Category 4 – Community System Adequate for Development Planning.

County Executive Recommendation: Advance to Sewer Category 4 – Community System Adequate for Development Planning.



Waste Management Maintenance Facility

December 2018 LA
Application: 18/W-08



W. Water and Sewer Program/Territory Administrative Amendments

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Sampson Residence

PREVIOUSLY REVIEWED: N/A

LOCATION: 11411 Old Pond Drive, Glenn Dale, MD 20769

TAX ACCOUNT #: 1624055

COUNCILMANIC DISTRICT: 4

WITHIN GROWTH BOUNDARY: Yes

PRIORITY FUNDING AREA: Yes

PA: 70 **WSSC GRID**: 208NE10

ACRES: 4.49 **PARCEL/LOT**: 119

TAX MAP: 45 **GRID**: D2

EXISTING ZONING: O-S

PROPOSAL: To request a waiver to the Water and Sewer Plan to allow continued use of an interim well for an existing single-family dwelling and horticultural business who has been in operation since the 1950s and who's existing well has failed.

S/A CHANGE REQUEST: **WATER**: 3 **TO**: N/A **SEWER**: 3 **TO**: N/A

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is located within the Growth Boundary of the Prince George's County Growth Policy Map in Plan 2035. The property is in the Established Communities of Plan 2035. The vision for the Established Communities is context-sensitive infill and low to medium- density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

Master Plan: The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan* recommends rural land use development.

Historic Sites and Districts Plan: The property is near, but not adjacent to the Glenn Dale Hospital Historic Site and National Register Historic District. The property is also near the U.S. Plant Introduction Garden. The property has not been surveyed for archeological resources. The request will not impact any historic sites or resources or known archeological sites. The site is within 500-feet of Glenn Dale Tuberculosis Hospital Historic District. There is no impact on historic sites, resources or districts.

2017 Green Infrastructure Plan: The site is entirely within the Green Infrastructure Network. The site is primarily within an Evaluation area. There is a limited regulation area along the northwest boundary of the site that is associated with an off-site stream. Some of this area is also wooded; however, the remainder of the site is developed with what appears to be one single-family dwelling and several accessory structures.

Zoning Status:

SMA/Existing Zoning: The subject property is zoned O-S and subject to the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan*. Any new use of the property will be subject to Section 27-441, Uses Permitted, of the Zoning Ordinance.

Pending Zoning and Special Exception Applications: Special Exception SE-450 was previously approved in 1958 for the commercial growing of flowers in two greenhouses on the subject property.

Permit: 412288-1990 (Electrical Permit), 415436-1991 (Electrical Permit), 2813757-1994 (Well Permit), and 59630-2018 (New Application for Well Permit).

Subdivision Status: There are no prior subdivision approvals on the subject property. Development exceeding 5,000 square feet of gross floor area will require the approval of a preliminary plan of subdivision.

Significant Impact on Transportation System: The Transportation Planning Section notes that the site is near, but not within, the existing WB&A Trail. There are no additional transportation comments.

Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 1.

Significant Impact on Public Facilities: The subject property is served by Glenn Dale Fire/EMS Company #818, located at 11900 Glenn Dale Boulevard in Glenn Dale and Police District II, headquartered at 601 S.W. Crain Highway in Bowie. The subject project will have minimal impact on public facilities.

Significant Impact on Natural Resources: The site is partially developed and contains approximately 0.26 acre of woodland onsite. There are no records of any previously approved Natural Resource Inventories or Tree Conservation Plans. The PGAtlas Floodplain (FEMA) layer indicates no 100-year floodplain, nor wetlands exist on or near this property. A stream is mapped near the site on the property to the west. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include Adelphi-Holmdel (2 to 5 percent slopes), Collington-Wist complex (15 to 25 percent slopes), Sassafras-Urban land complex (0 to 5 percent slopes), and Woodstown sandy loam (2 to 5 percent slopes). Marlboro or Christiana clay is not mapped on or in the vicinity of this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program, as a sensitive species review area for rare, threatened, or endangered species. A portion of the site is mapped as potential Forest Interior Dwelling Species (FIDS) habitat. All development should be directed to existing cleared areas of the property.

Washington Suburban Sanitary Commission (WSSC) Comments:

Water: Water Service is not requested. Information is provided for future public extension, connection and servicing. A 300-foot water extension is required to serve the property. This extension would connect to an existing 24-inch water main in Old Pond Drive and would traverse approximately one property in addition to the applicant. Easements would be required. There is a cast iron water main in the vicinity of this project. Service to this property may likely require connection to a large diameter 24-inch cast iron water main.

Sewer: Sewer Service is not requested.

Health Department Comments: The well primarily serving the occupied residence on the property has failed, and connection to the public water currently is not a viable remedy. An emergency well application has been received by the Health Department and remediation of the health hazard is in progress.

Department of Permitting, Inspections and Enforcement (DPIE) Comments: The property is located at 11411 Old Pond Drive in Glenn Dale. The property is located off Old Pond Drive, approximately 3,000 feet west of Glenn Dale Boulevard. The property is located within unincorporated Prince George's County. The property must be treated as a business although an occupied residential home exists on the property.

2008 Water and Sewer Plan: The property is inconsistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.

Water and Sewer Plan Administrator: The property is located inside the Sewer Envelope, in a category designated for water and sewer servicing, within Sustainable Growth Act Tier 1, and within the Growth Boundary area. The property has shared the use of interim systems for the residence and business for more than 50 years. This property was most likely *approved* for the use of interim systems as a small builder; a criterion that was eliminated with the adoption of the 2001 *Approved Water and Sewer Plan*. The property's category designation pre-dates that plan. It is the requirement of the 2008 *Approved Water and Sewer Plan* that properties designated for public water and sewer are to connect to the public water and sewer. However, the occupied residence requires an emergency well to remediate an existing health hazard.

Other Comments:

Applicant/Owner: Mark L. and Angela M. Sampson

Correspondent: Angela M. Sampson

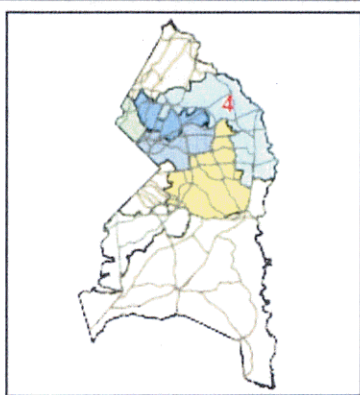
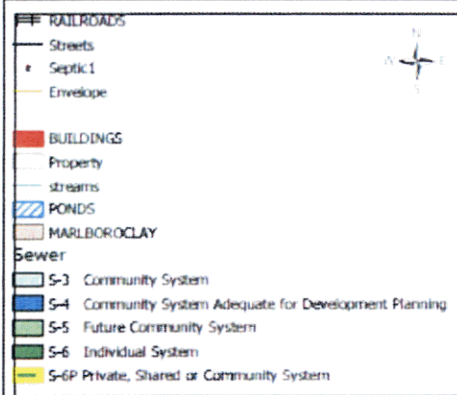
Planning Department Recommendation: Approve the waiver requested to the Water and Sewer Plan to use an interim well. According to the Health Department, the well serving the property has failed and connection to public water is currently not a viable remedy.

County Executive Recommendation: Approve the waiver requested to the Water and Sewer Plan. The use of an interim well currently is to remediate a health hazard to the occupied residence on the dual-purpose property.



Sampson Residence Evergro Landscaping

December 2018 LA Cycle
Application: 18/W-09



Prince George's County Government, Maryland
 Department Of Permitting, Inspections And Enforcement
 Site/Plan Review Division



J:\Water_Sewer\MXD\Terry's MXD's\Map3

CYCLE: December 2018 Cycle

CASE #: 18/P-04

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Bharat Darshan Brandywine Temple

PREVIOUSLY REVIEWED: N/A

LOCATION: 13504 Brandywine Road, Brandywine

TAX ACCOUNT #: 1133131 and 1142850

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Yes

PRIORITY FUNDING AREA: No

PA: 85A **WSSC GRID**: 217SE07

ACRES: 14.18 **PARCEL/LOT**: Parcels 29 and 48

TAX MAP: 144 **GRID**: F-2

EXISTING ZONING: C-O

PROPOSAL: Develop a one-story 9,000 square foot worship facility.

S/A CHANGE REQUEST: **WATER**: 5 **TO**: 4 **SEWER**: 5 **TO**: 4

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is located within the Growth Boundary of the Prince George's County Growth Policy Map in Plan 2035. The property is in the Established Communities of Plan 2035. The vision for the Established Communities is context-sensitive infill and low to medium- density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

Master Plan: 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends Commercial future land use at this location. Consistent with this designation, the subject properties (comprising tax accounts 1133131, 1142850, 1175439, 1156090, 1138411, 1138595, 11488403) were rezoned from R-R to C-O in the SMA (CR-81-2013). The Subregion 5 Master Plan recommends a road along the northern boundary of the subject property to connect Mattawoman Drive, east of MD 5, with Brandywine Road south of the subject property. Construction of the bridge for Mattawoman Drive to cross over MD 5 is nearly complete.

Historic Sites and Districts Plan: The proposed change has no impact on historic sites, historic resources, or historic districts. The structure on the property was recorded on a Determination of Eligibility form and was found to not be eligible for listing in the National Register of Historic Places. Portions of the property were surveyed for archeological resources and no sites were identified.

2017 Green Infrastructure Plan: The site is within the Green Infrastructure Network, containing Regulated and Evaluation areas, associated with a possible on-site stream and potential Forest Interior Dwelling Species habitat.

Zoning Status:

SMA/Existing Zoning: The subject property is zoned C-O and is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.

Pending Zoning and Special Exception Applications: Not Applicable

Permit: 31769-2004-UO (Church), 28756-2010-CGU (Addition), 18619-2014-CGU (Addition), and 18622-2014-CGU (Addition)

Subdivision Status: The site is comprised of two parcels, neither of which have been the subject of a preliminary plan of subdivision or final plat. It appears the site is developed with existing structures. New development or redevelopment of the subject site in excess of 5,000 square feet of gross floor area may require the approval of a preliminary plan of subdivision.

Significant Impact on Transportation System: The subject site is along a freeway (F-9). Access to the site is located along a non-master plan road on the western side of the subject site that intersects with a collector road (C-513). Additional dedication is required to meet master plan right-of-way along both F-9 and C-513. A master plan trails sidepath is planned to bisect the subject site and C-513 is designated as a master plan trails shared roadway. The proposed church may have an impact to the transportation adequacy along C-513 and the surrounding areas. A transportation study may be required at the time of development. Additionally, frontage and trail improvements as well as a contribution into the Brandywine Road Club, may be required at the time of development.

Sustainable Growth and Agricultural Preservation Act: The subject property is located within Sustainable Growth Act Tier 2.

Significant Impact on Public Facilities: The subject property is served by Brandywine Fire/EMS Company #840, located at 13809 Brandywine Road in Brandywine and Police District V, headquartered at 6707 Groveton Drive in Clinton. The proposal to develop a one-story 9,000 square foot worship facility will have minimal impact on public facilities.

Significant Impact on Natural Resources: The site is mostly wooded with development along the eastern boundary and in the center of the property. A Woodland Conservation Ordinance (WCO) Letter of Exemption, E-007-11-01, was approved for the property on August 27, 2015. There is no approved Natural Resources Inventory (NRI) or a Type 1 or Type 2 Tree Conservation Plan on the site. The PGAtlas Floodplain (FEMA) layer does not indicate 100-year floodplain on the property. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas indicates the presence of wetlands on the northwest side of the property. Streams are mapped on the subject property. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include Aquasco silt loam (0 to 2 percent slopes), Beltsville silt loam (0 to 2 percent slopes), Ingleside sandy loam (0 to 2 percent slopes), and Downer-Hamonton complex (5 to 10 percent slopes). Marlboro clay is not mapped on or near this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program, as a sensitive species review area for rare, threatened, or endangered species; however, potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property, and the property is located within a Stronghold Watershed. All development should be directed to existing cleared areas of the property.

Washington Suburban Sanitary Commission (WSSC) Comments:

Water: An 8-inch water line in an easement is located on the property.

Sewer: Average wastewater flow: 1,410 gpd. An 8-inch sewer line in an easement is located on the property.

Health Department Comments: Based on the proposal, it is best to connect to public water and sewer. The Health Department has no objection to the requested category change. The applicant should contact the Health Department for instructions on how to abandon the existing sewage disposal system.

Department of Permitting, Inspections and Enforcement (DPIE) Comments: The subject property is located at 13504 Brandywine Road. The current use is a worship facility and the proposed use is a Cooperative Planned Community featuring renovated buildings, residential developments, worship facility, parks and support facilities. A Site Development Concept Plan #1577-2017 was approved 05/02/17 and may need to be revised to capture all the proposed improvements. A site development fine grading permit and a building permit will be required. Road dedication and road frontage improvements will be required as per DPW&T standards for Brandywine Road and proposed public/private road within this property. A site distance easement on Brandywine Road and a maintenance agreement for all private street and proposed ESD practices will need to be provided.

2008 Water and Sewer Plan: The property is consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.

Water and Sewer Plan Administrator: The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area.

Other Comments:

Applicant/Owner: Charuhas Foundation, Inc., by Thakorlal Mistry, President

Architect/Engineer: AB Consultants, Inc.

Correspondent: Michael S. Nagy, Esq., Rifkin Weiner Livingston, LLC

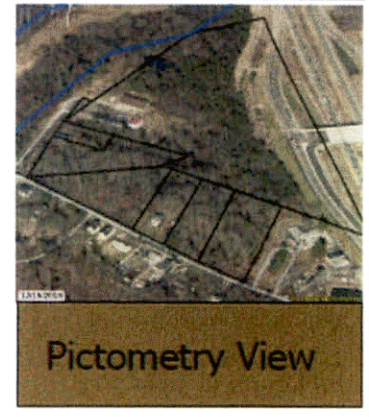
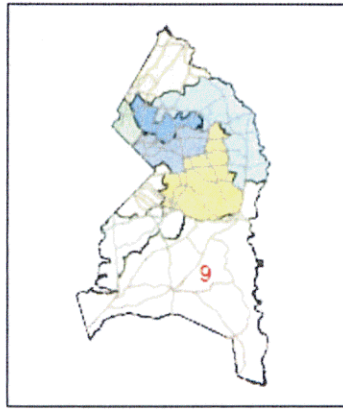
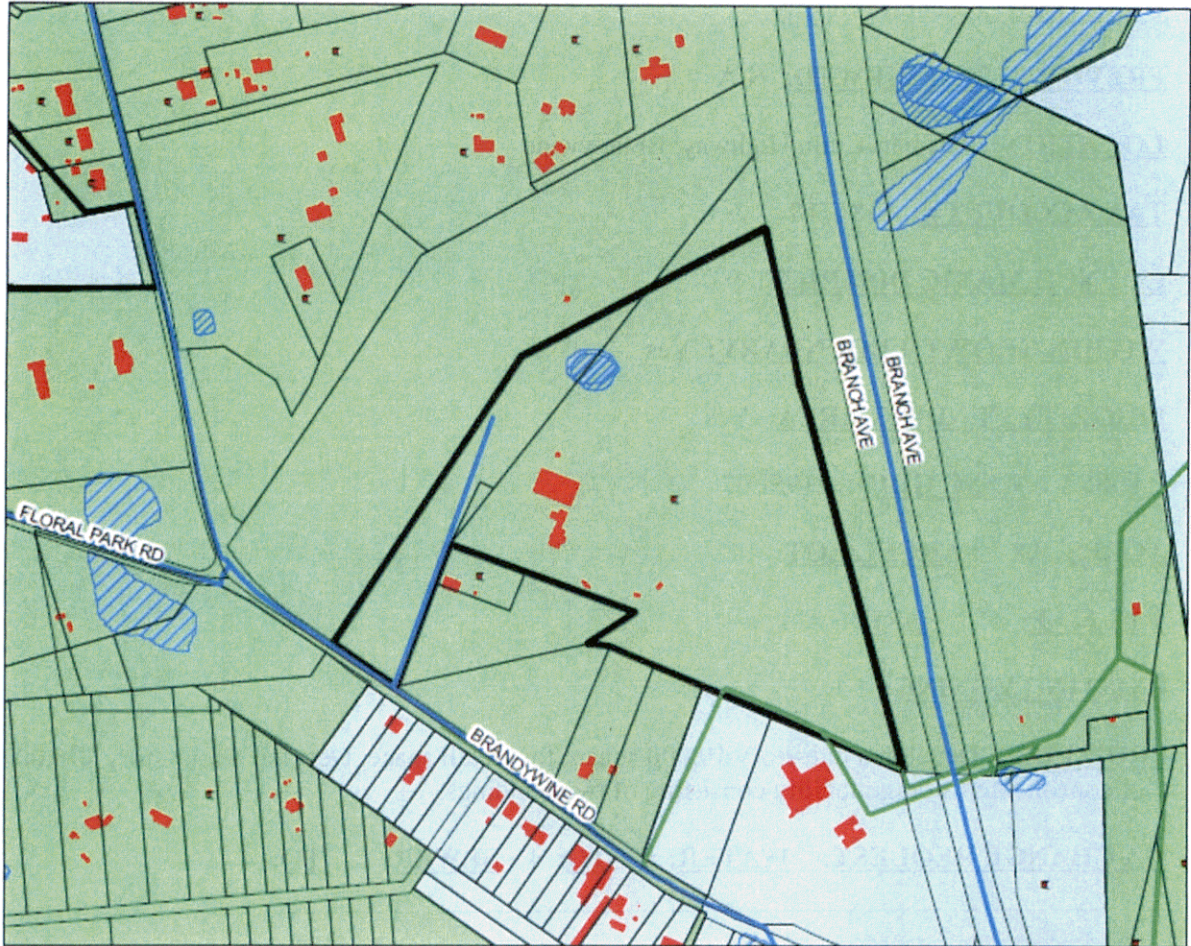
Planning Department Recommendation: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

County Executive Recommendation: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.



Bharat Darshan Brandywine Temple

December 2018 LA Application: 18/P-04



Water and Sewer Program/Utility Administrative Amendments

CYCLE: December 2018 Cycle

CASE #: 18/M-02

WATER AND SEWER CATEGORY AMENDMENT REQUEST

DEPARTMENT: Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission

CASE NAME: Schraf Property

PREVIOUSLY REVIEWED: N/A

LOCATION: 0 Robert Crain Highway, Brandywine

TAX ACCOUNT #: 1181718

COUNCILMANIC DISTRICT: 9

WITHIN GROWTH BOUNDARY: Yes

PRIORITY FUNDING AREA: Yes

PA: 85A **WSSC GRID:** 219SE07

ACRES: 9.8 **PARCEL/LOT:** 14

TAX MAP: 155 **GRID:** A-1

EXISTING ZONING: I-1

PROPOSAL: Develop a one-story 10,000 square foot retail space. Develop a four-story 175,000 square foot consolidated storage facility consisting of two buildings.

S/A CHANGE REQUEST: **WATER:** 5 **TO:** 4 **SEWER:** 5 **TO:** 4

Relationship of the Proposed Project to Land Use and Functional Master Plans:

2014 Plan Prince George's 2035 Approved General Plan (Plan 2035): The subject property is located within the Growth Boundary of the Prince George's County Growth Policy Map in Plan 2035. The property is within the Brandywine Community Center of Plan 2035 and it is a Local Center. Plan 2035 defines Local Centers as appropriate for a range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall the Local Centers are less dense and intense than other center types and may be larger than a half mile in size due to their auto orientation. These centers typically have a walkable core or town center area. Often the mix of uses is horizontal across the center, rather than vertical within individual buildings. While the master plan recommends light rail or bus rapid transit, no transit alternatives have been approved for construction. The Brandywine Community Center is currently under construction and has received significant infrastructure improvements. These centers are envisioned to develop per the guidelines of Plan 2035 to help fulfill countywide goals.

Master Plan: 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends Mixed-Use development as the Future Land Use for the subject property. The Master Plan describes Brandywine as a large, mixed-use community within the MD 5/US 301 corridor with transit-oriented neighborhoods designed so residents and employees can walk to nearby bus or light rail commuter stations. A variety of housing choices are available to residents, from apartments to single-family dwellings, and

there are many opportunities to shop, dine, and be entertained. A well-planned road network allows local traffic to circulate throughout the community without relying on the regional highway network. A key feature in the Brandywine Center is the network of pedestrian trails and bike paths that connect living areas to schools, shops, and parks. The *Approved 2013 Subregion 5 Sectional Map Amendment* (CR-81-2013) retained this property in the I-1 Zone. There is a Special Exception on one of the two parcels that make up the property.

Historic Sites and Districts Plan: The proposed change has no impact on historic sites, historic resources or historic districts. The property has not been surveyed for archeological resources. A Phase I archeology survey may be recommended at the time of development.

2017 Green Infrastructure Plan: The site is not within the Green Infrastructure Network.

Zoning Status:

SMA/Existing Zoning: The subject property is zoned I-1 and subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.

Pending Zoning and Special Exception Applications: Not Applicable

Permit: Not Applicable

Subdivision Status: The site is comprised of one parcel which has not been the subject of a preliminary plan of subdivision or final plat. It appears the site contains no existing development. Development of the subject site in excess of 5,000 square feet of gross floor area will require the approval of a preliminary plan of subdivision.

Significant Impact on Transportation System: The subject site is located along an arterial road/freeway (F-9) and a planned master plan industrial road (I-503) along the eastern border of the subject site. No additional dedication is required to meet master plan right-of-way. The proposed retail and consolidated storage may have an impact on roadway adequacy in the surrounding area and a traffic study may be required at the time of development. Additionally, frontage improvements may be required at the time of development as well as a contribution into the Brandywine Road Club. It is strongly advised that access not be directed towards US 301/MD 5.

Sustainable Growth and Agricultural Preservation Act: The subject property is located within Sustainable Growth Act Tier 2.

Significant Impact on Public Facilities: The subject property is served by Brandywine Fire/EMS Company #840, located at 13809 Brandywine Road in Brandywine and Police District V, headquartered at 6707 Groveton Drive in Clinton. The proposal to develop a one-story 10,000 square foot retail space and a four-story 175,000 square foot consolidated storage facility consisting of two buildings will have minimal impact on public facilities.

Significant Impact on Natural Resources: The site is mostly developed with no woodland on-site. A Natural Resources Inventory (NRI-236-2015) was approved on December 28, 2015, and a Type 2 Tree Conservation Plan (TCP2-016-2017) was approved on June 4, 2018. The TCP2 provided for a fee-in-lieu of all required woodland conservation. The PGAtlas Floodplain (FEMA) layer does not indicate 100-year floodplain on the property. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas does not indicate the presence of wetlands, or Wetlands of Special State Concern. Streams are not mapped on the subject property. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include, Beltsville-Urban land complex (0 to 5 percent slopes). Marlboro clay is not mapped on or near this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program, as a sensitive species review area for rare, threatened, or

endangered species, nor have potential Forest Interior Dwelling Species (FIDS) habitat been mapped on this property. The property is partially located within a Stronghold Watershed.

Washington Suburban Sanitary Commission (WSSC) Comments:

Water: An existing 30-inch water line is located inside a WSSC easement along the west side of S. Crain Highway where the property fronts the highway. A water main extension would be required to connect to this 30-inch water main and be routed across the highway to serve the property. This extension would connect to the existing 12-inch tee located just north and west of the site's southwest property corner. Construction of this extension may involve the removal of trees and a permit from Maryland State Highway.

Sewer: Average wastewater flow: 3,675 gpd. A 10-inch sewer traverses the property's southern property line inside a WSSC easement located just inside the adjacent property.

Health Department Comments: No objection to the category change.

Department of Permitting, Inspections and Enforcement (DPIE) Comments: The subject site fronts Crain Highway, therefore, coordination with State Highway Administration is required. The applicant proposes to subdivide, develop and construct undetermined commercial uses. A site development concept, site development permits and building permits will be required.

2008 Water and Sewer Plan: The property is consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.

Water and Sewer Plan Administrator: The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area.

Other Comments:

Applicant: Brandywine Self Storage LLC, by C.R. Bailey, Jr., Member

Owner: James R. Schraf Living Trust, et. al., by James Russell Schraf, Trustee

Builder: Generation Properties, LLC

Correspondent: Edward C. Gibbs, Jr., Esq., Gibbs and Haller

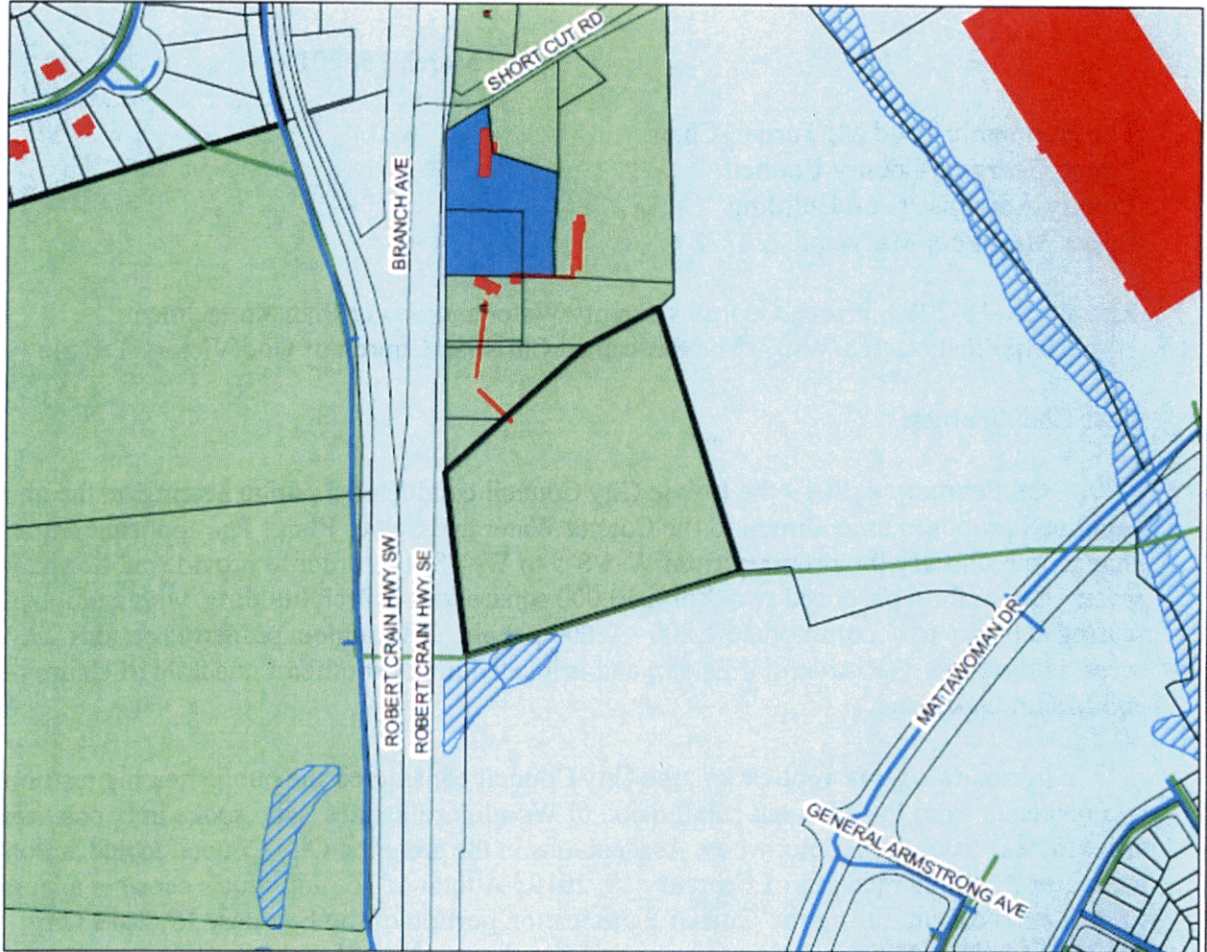
Planning Department Recommendation: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

County Executive Recommendation: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

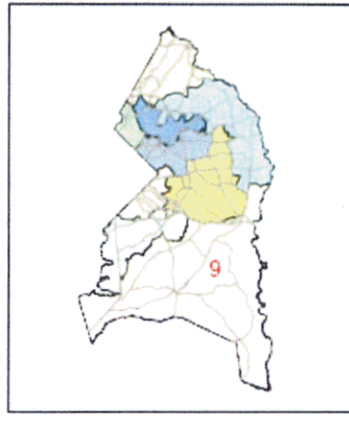


Schraf Property

December 2018 LA
Application: 18/M-02



ROADS	
Street	
Water Line	
Sewer Line	
Outfall	
Proposed	
EXISTENCE	
Property	
Stream	
POND	
WETLAND	
WATERBODIES	
GIS/DEV.FEMA.FLOODING	
A	
AE	
AV	
AC	
OPEN WATERS	
VF	
X	
SEWER	
S-2	Community System
S-4	Community System Adequate for Development Planning
S-2	Future Community System
S-4	Individual System
S-4F	Private, Shared or Community System



Water and Sewer Program/Tony Administrative Amendments



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

March 15, 2019

The Honorable Todd M. Turner, Chair
Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

RE: CR-18-2019, Prince George's County Water and Sewer Plan Amendment
Application #18/W-07, The Redeemed Christian Church of God/Victory Temple

Dear Chair Turner:

On February 4, 2019 the Bowie City Council conducted a public hearing on the above captioned proposed amendment to the County Water and Sewer Plan. The applicant requests a change to reclassify the property from W-5/S-5 to W-4/S-4 in order to provide public water and sewer service for a proposed two-story, 60,000 square foot church building, with a proposed seating capacity to accommodate 1,200 – 2,000 people. The subject property contains 28.73 acres, is zoned R-E (Residential Estate) and is located in the southeast quadrant of Church Road and Mount Oak Road.

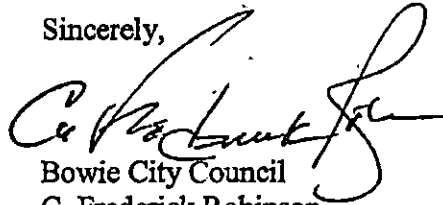
In review of this application, the City Council considered the public hearing testimony of two residents from the adjacent subdivision of Woodmore Estates, who spoke in opposition. In order to hear from the Homeowners Associations in the area, the City Council tabled action on the request until its meeting of February 19, 2019. A total of 16 individuals chose to address the subject amendment during the Citizen Participation portion of the February 19, 2019 City Council meeting. Nine speakers were opposed to the granting of the water and sewer amendment, because: (1) the County's planning policies are not met; (2) it is not clear how the proposal protects environmental quality and public infrastructure (including existing water and sewer service and Church Road); and, (3) property values may decline.

The City Council was very concerned about conflicting information presented about the size of the church building and whether or not residential development is proposed on the property, in addition to the church. The Council concurred with comments presented by residents regarding the negative impact that a large church and parking lot will have on the surrounding community, especially on Church Road where improvements are desperately needed between MD 214 and Woodmore Road/Mount Oak Road. There is a County Capital Improvement Program (CIP) project for Church Road, but the project is not currently funded (see Attachment). Due to the uncertainty of the size of the project and other factors, the City Council unanimously voted to recommend DENIAL of Application #18/W-07.

County Water and Sewer Plan Amendments
CR-18-2019

Thank you for the opportunity to comment on proposed amendments to the County Water and Sewer Plan and for your consideration of our recommendation.

Sincerely,



Bowie City Council
G. Frederick Robinson
Mayor

Attachment – Church Road FY 2019 CIP Project

cc: Mr. Paul Jackson, Esq., Shipley & Horne, P.A.
Ms. Shirley A. Branch, DPIE

THE PRINCE GEORGE'S COUNTY FY 2019-2024 APPROVED CAPITAL IMPROVEMENT PROGRAM

CIP ID NO.	PROJECT NAME	AGENCY
FD684221	CHURCH ROAD IMPROVEMENTS	PUBLIC WORKS & TRANSPORT

LOCATION AND CLASSIFICATION		
COUNCIL DIST PLANNING AREA ADDRESS	Four Bowie Vicinity Woodmore Road To Md 214	STATUS CLASS FUNCTION Continued Rehabilitation Roads and Bridges

EXPENDITURE SCHEDULE (000,S)											
	TOTAL	THRU FY 17	EST. FY 18	TOTAL 6 YRS	BUD YR FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	BEYOND 6 YRS
PLANS	731	0	0	0	0	0	0	0	0	0	731
LAND	500	0	0	0	0	0	0	0	0	0	500
CONST	8218	0	0	0	0	0	0	0	0	0	8218
EQUIP	0	0	0	0	0	0	0	0	0	0	0
OTHER	339	204	135	0	0	0	0	0	0	0	0
TOTAL	9788	204	135	0	0	0	0	0	0	0	9449

FUNDING SCHEDULE (000,S)											
G O B DS	9787	203	135	0	0	0	0	0	0	0	9449
OTHER	1	1	0	0	0	0	0	0	0	0	0
TOTAL	9788	204	135	0	0	0	0	0	0	0	9449

DESCRIPTION AND JUSTIFICATION

DESCRIPTION: This project provides geometric and safety improvements to Church Road between Woodmore Road and MD 214 (Central Avenue). Improvements will include intersection improvements, local realignment of the roadway, and the addition of shoulders and roadside drainage where necessary. The horizontal and vertical alignment of the roadway will be improved. The City of Bowie is expected to commit to a 50% share of the project.

JUSTIFICATION: This improvement is needed to enhance safety along the roadway and eliminate the S-curve and narrow roadway south of Woodmore Road.

OPERATING IMPACT (000,S)	
DEBT SERVICE	881
MAINTENANCE COSTS	0
OPERATING COSTS	0
TOTAL	881
COST SAVINGS	0

APPROPRIATION DATA (000,S)	
YEAR FIRST IN CIP	FY 2006
YEAR FIRST IN CAPITAL BUDGET	FY 2007
CURRENT AUTH. THRU	FY 19 339
CUMULATIVE APPROP. THRU	FY 19 339
APPROPRIATION REQUESTED	0
BONDS SOLD	338
OTHER FUNDS	1
TOTAL FUNDS RECEIVED	339
EXPENDITURES & ENCUMBRANCES	339
UNENCUMBERED BALANCE	0

PROJECT STATUS	
LAND STATUS	Alignment Not Selected
PROJECT STATUS	Design Not Begun
PERCENT COMPLETED	2
ESTIMATED COMPLETION DATE	09/2025

