

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2017 Legislative Session

Resolution No. CR-23-2017
Proposed by The Chairman (by request – County Executive)
Introduced by Council Members Davis, Turner, Taveras and Franklin
Co-Sponsors _____
Date of Introduction April 11, 2017

RESOLUTION

1 A RESOLUTION concerning

2 The 2008 Water and Sewer Plan (December 2016 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the
4 2008 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 December
11 2016 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the December 2016 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 December 2016
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 2008 Water and Sewer Plan, as
21 adopted by CR-91-2008, and amended by CR-17-2009, CR-52-2009, CR-5-2010, CR-19-2010,
22 CR-82-2010, CR-20-2011, CR-4-2012, CR-19-2012, CR-27-2012, CR-71-2012, CR-20-2013,

1 CR-50-2013, CR-92-2013, CR-11-2014, CR-57-2014, CR-16-2015, CR-45-2015, CR-43-2016
2 and CR-62-2016 is further amended by adding the water and sewer category designations as
3 shown in Attachment A, attached hereto and made a part hereof.

4 SECTION 2. BE IT FURTHER RESOLVED that maps identified as the “Prince George’s
5 County, Maryland, 2008 Water Map” and “Prince George’s County, Maryland, 2008 Sewer
6 Map”, are hereby amended to incorporate the approved category changes with the property
7 location delineated on the map in Attachment B, attached hereto and made a part hereof.

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

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

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

Adopted this _____ day of _____, 2017.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

WATER AND SEWER CATEGORY AMENDMENT

| Sewershed Application Council District | Development Proposal/ Tax Map Location | Acreage/ Zoning | Current Category | Requested Category | Executive's Recommendation | Council Approval |
|--|--|------------------------|-------------------------|---------------------------|-----------------------------------|-------------------------|
| <u>Parkway</u> | | | | | | |
| 16/PW-01 Flester Property District 1 | 196 TH, minimum 1,848 SF, minimum sales \$349,000. 5 D-3/4 & E-3; Parcel 146 | 26.67 R-18C | 5 | 4 | 4 | |
| 16/PW-02 Kauffman Property District 1 | An athletic field/park. 5 D/E-4; Parcel 148 | 6.07 R-R | 5 | 4 | 4 | |
| <u>Western Branch</u> | | | | | | |
| 16/W-02 Wedge, Sellman, Butler and JLH Properties VIII, LLC Properties District 6 | No development proposed; positioning property for potential purchasers. 93 B-3/4; Part of Lots 3 through 10 | 10.55 M-X-T | 5 | 4 | 4 | |
| 16/W-03 301 Mararac Property District 9 | Hotel and retail pads. 102 A-4; Parcel 116 | 12.39 C-S-C | 6 | 4 | Retain 6 | |
| 16/W-04 Bean Property District 6 | 293 Townhouses, 67 Single-Family Dwelling Units. 83 C-4; Parcels 26 & 71 | 64.57 R-M L-A-C | 5 | 4 | 4 | |
| 16/W-05 Recovery Centers of America Melwood Road Facility District 6 | Construction of a 72,783 SF group residential facility. 91 A-4; Parcel 10 | 68.6 M-X-T | 3 | 3 ¹ | Approve | |

¹ Request to use an interim private well until public water lines are constructed, accessible and available

WATER AND SEWER CATEGORY AMENDMENT

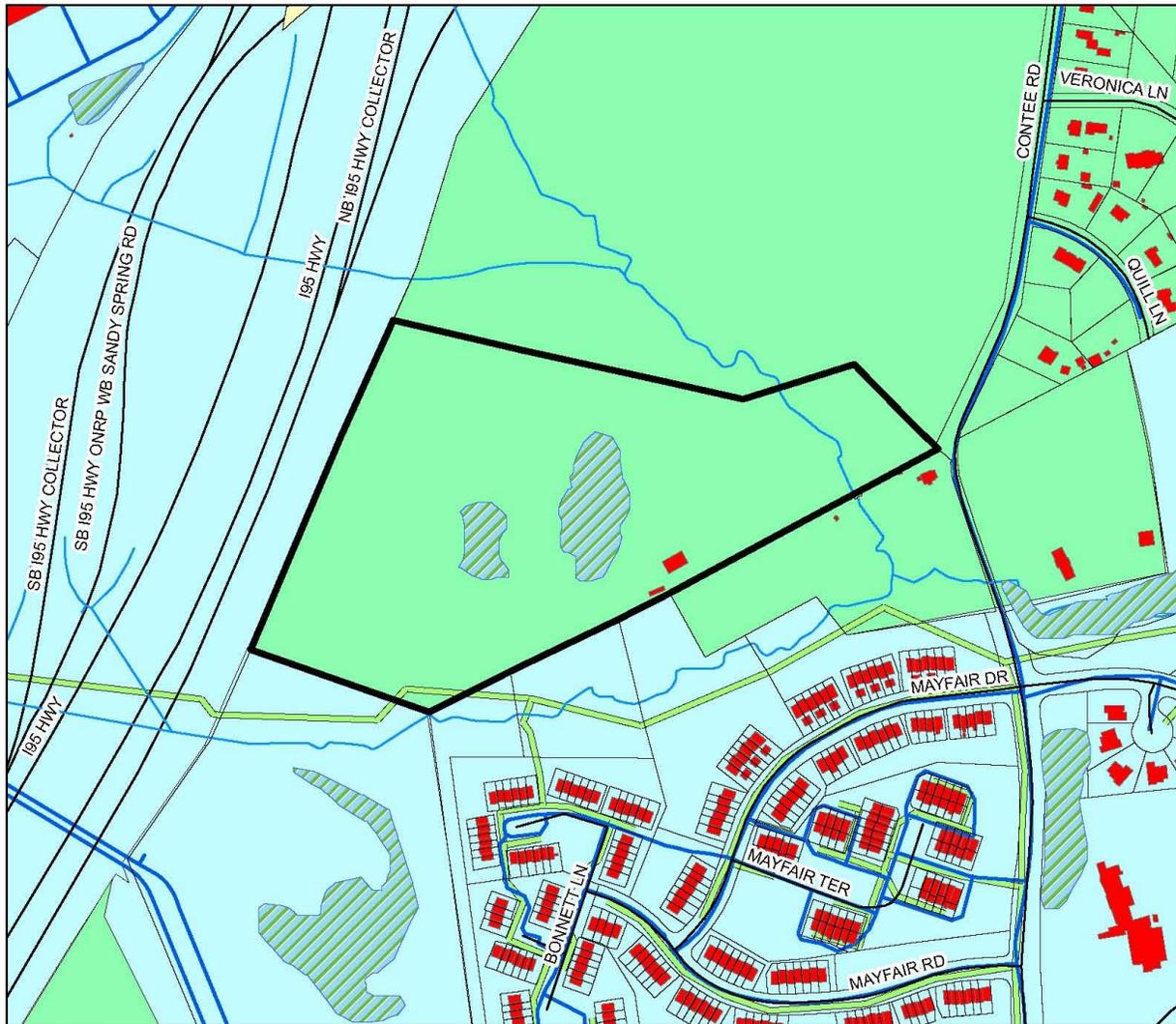
| Sewershed Application Council District | Development Proposal/ Tax Map Location | Acreage/ Zoning | Current Category | Requested Category | Executive's Recommendation | Council Approval |
|--|--|------------------------|-------------------------|---------------------------|-----------------------------------|-------------------------|
| <u>Piscataway</u> | | | | | | |
| 16/P-02 Ebenezer AME Multipurpose Recreation Facility District 8 | Amultipurpose recreation facility. 10600 CC374 Parcels 223, 224, 225 & 226 | 4.885 RRR | SS5 | S4 | S4 | |
| 16/P-03 Old Brandywine Road Property District 9 | Non-specific retail space; speculating on various types. 144 F-3; Parcels 156, 159 & 167 | 4.85 C-S-C C-M | S5 | S4 | S4 | |
| <u>Countywide</u> | | | | | | |
| District 6 | Brock Hills Subdivision Poplar/Oak Road area | | S4 to S3 S4 to S3 | | S3 S3 | |
| Districts 8/9 | Old Allentown Road area | | 5 to 3 | | 3 | |
| District 8 | Riverside Baptist Church/ 9111 Oxon Hill Road | | 4 to 3 | | 3 | |
| District 9 | Littleworth Subdivision | | 5 to 3 | | 3 | |

| APPLICATIONS | | REQUEST | MAP # |
|------------------------------|--|----------------|--------------|
| <u>Parkway</u> | | | |
| 16/PW-01 | Flester Property | 5 to 4 | 1 |
| 16/PW-02 | Kauffman Property | 5 to 4 | 2 |
| <u>Western Branch</u> | | | |
| 16/W-02 | Wedge, Sellman, Butler and JLH Properties VIII, LLC, Properties | 5 to 4 | 3 |
| 16/W-03 | 301 Mararac Property | 6 to 4 | 4 |
| 16/W-04 | Bean Property | 5 to 4 | 5 |
| 16/W-05 | Recovery Centers of America Melwood Road Facility | 3 | 6 |
| <u>Piscataway</u> | | | |
| 16/P-02 | Ebenezer AME Multipurpose Recreation Facility | S5 to S4 | 7 |
| 16/P-03 | Old Brandywine Road Property | S5 to S4 | 8 |
| <u>Countywide</u> | | | |
| District 6 | Brock Hills Subdivision | S4 to S3 | 9 |
| | Poplar/Oak Road area | S4 to S3 | 10 |
| District 8/9 | Old Allentown Road area | 5 to 3 | 11 |
| District 8 | Riverside Baptist Church/ 9111 Oxon Hill Road | 4 to 3 | 12 |
| District 9 | Littleworth Subdivision | 5 to 3 | 13 |

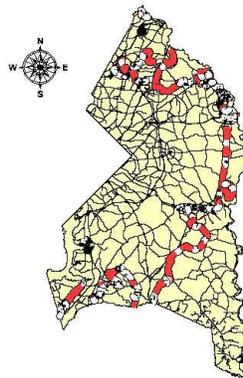
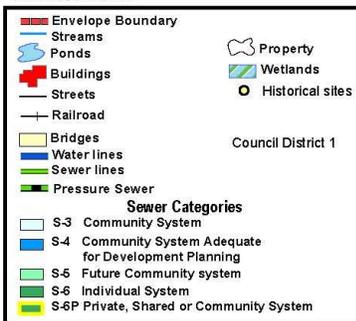


Flester Property

December 2016 Cycle
Application: 16/PW-01



Department of the Environment
Sustainable Initiatives Division
Program Support Section
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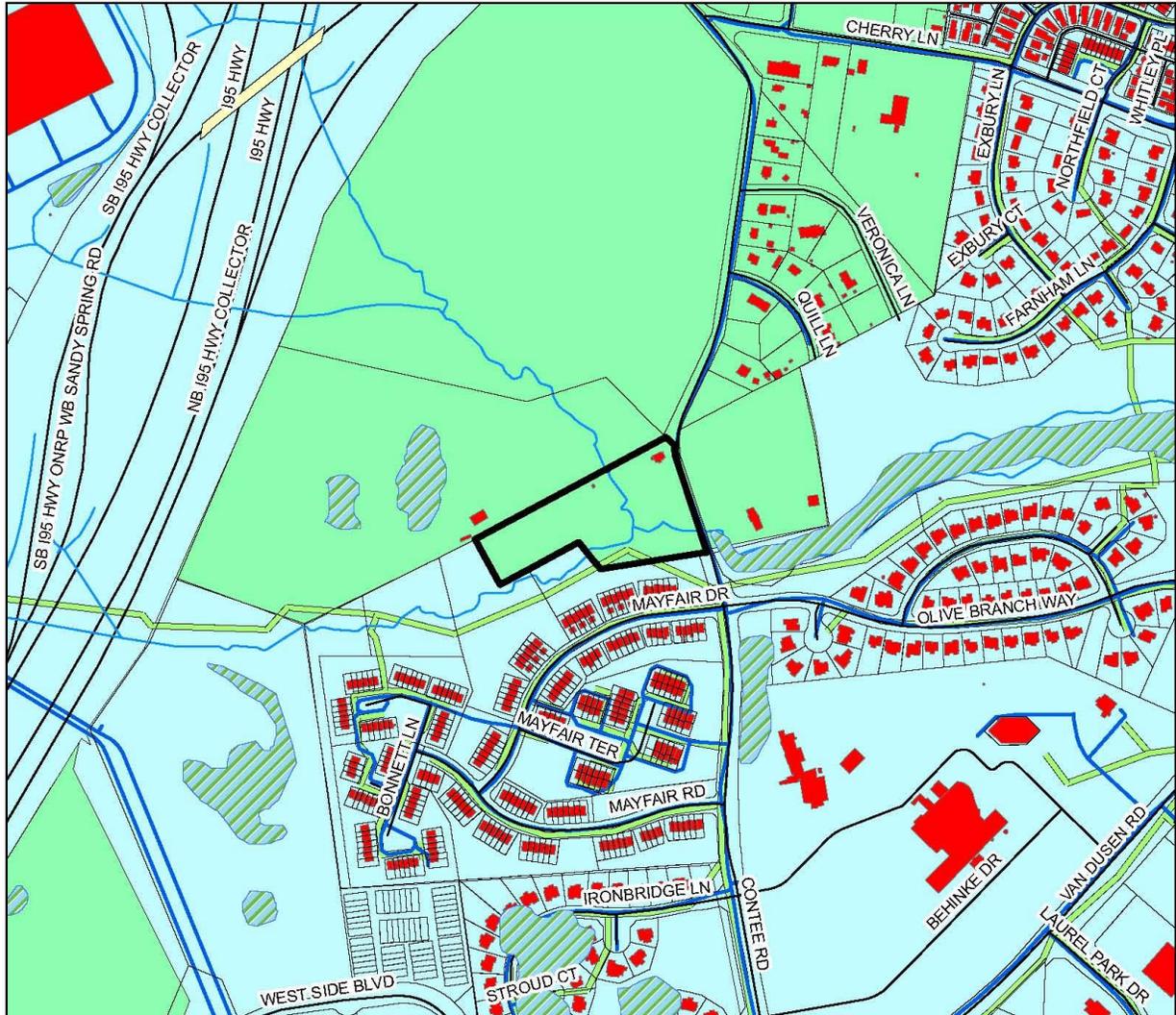
Water and Sewer Plan Amendments

Amendment Request : 5 to 4

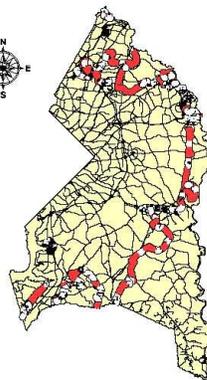
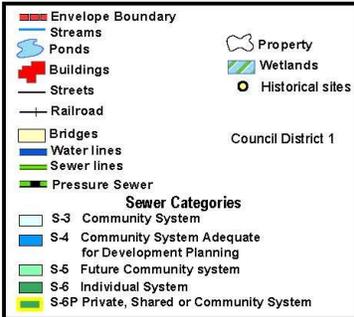
December 2016 Cycle
Application: 16/PW-02



Kauffman Property



Department of the Environment
Sustainable Initiatives Division
Program Support Section
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Water and Sewer Plan Amendments

Amendment Request : 5 to 4

**Wedge, Sellman, Butler
and JLH Properties VIII, LLC, Properties**

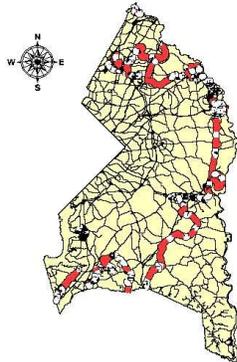
December 2016 Cycle
Application: 16/W-02



Department of the Environment
Sustainable Initiatives Division
Program Support Section
WSP/NetWorkLA_Cy16/Maps2016

- | | |
|--|------------------|
| Envelope Boundary | Property |
| Streams | Wetlands |
| Ponds | Historical sites |
| Buildings | |
| Streets | |
| Railroad | |
| Bridges | |
| Water lines | |
| Sewer lines | |
| Pressure Sewer | |
| Sewer Categories | |
| 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 | |

Council District 6





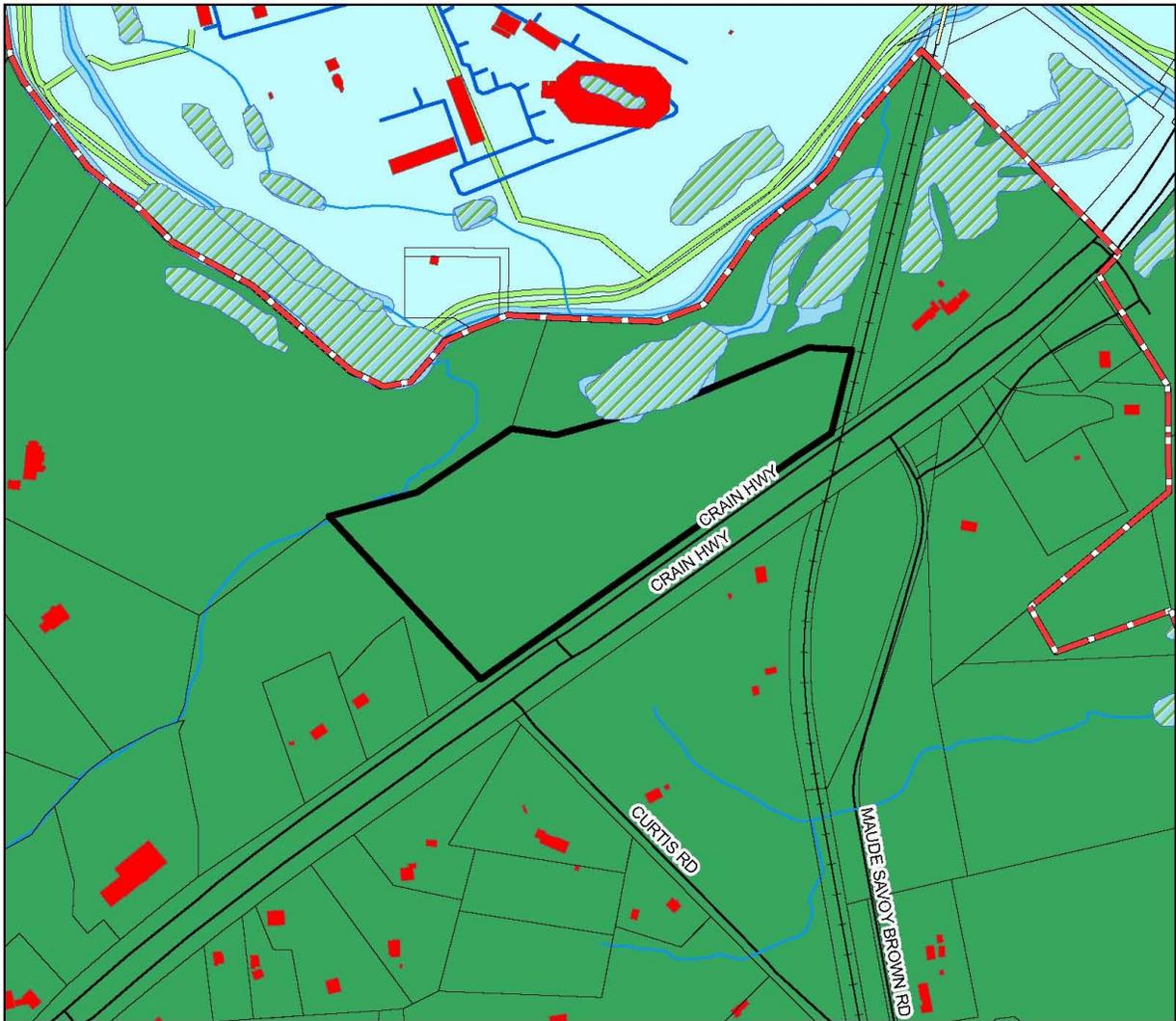
Water and Sewer Plan Amendments

Amendment Request : 6 to 4



301 Mararac Property

December 2016 Cycle
Application: 16/W-03



Department of the Environment
Sustainable Initiatives Division
Program Support Section
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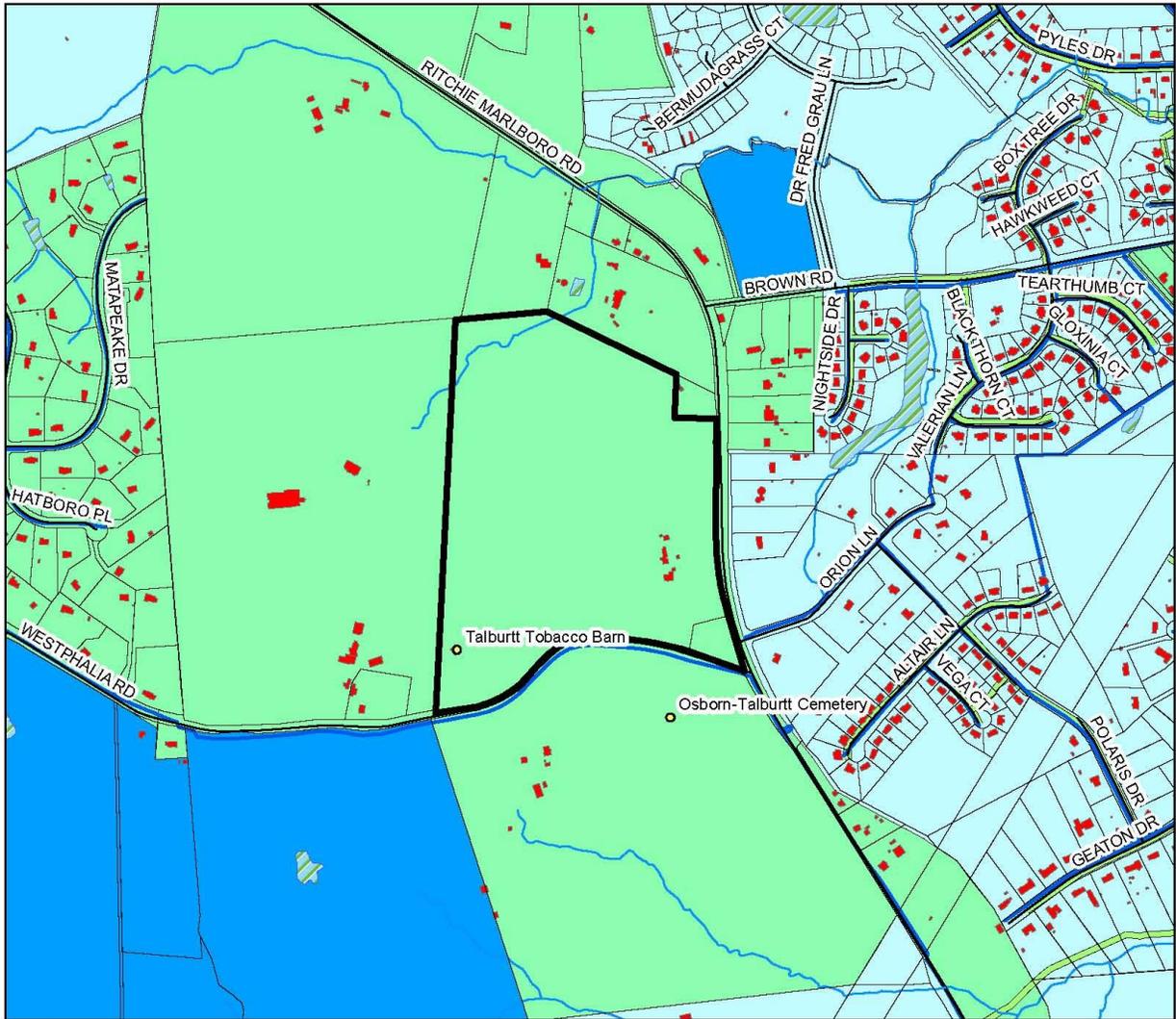
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|-----------------------|--|--|-----------------------------|
| Envelope Boundary | Streams | Buildings | Property |
| Ponds | Wetlands | Streets | Historical sites |
| Railroad | Bridges | Water lines | Sewer lines |
| Pressure Sewer | S-3 Community 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 | | |





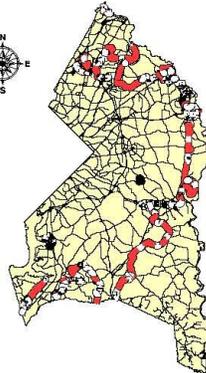
Bean Property

December 2016 Cycle
Application: 16/W-04



Department of the Environment
Sustainable Initiatives Division
Program Support Section
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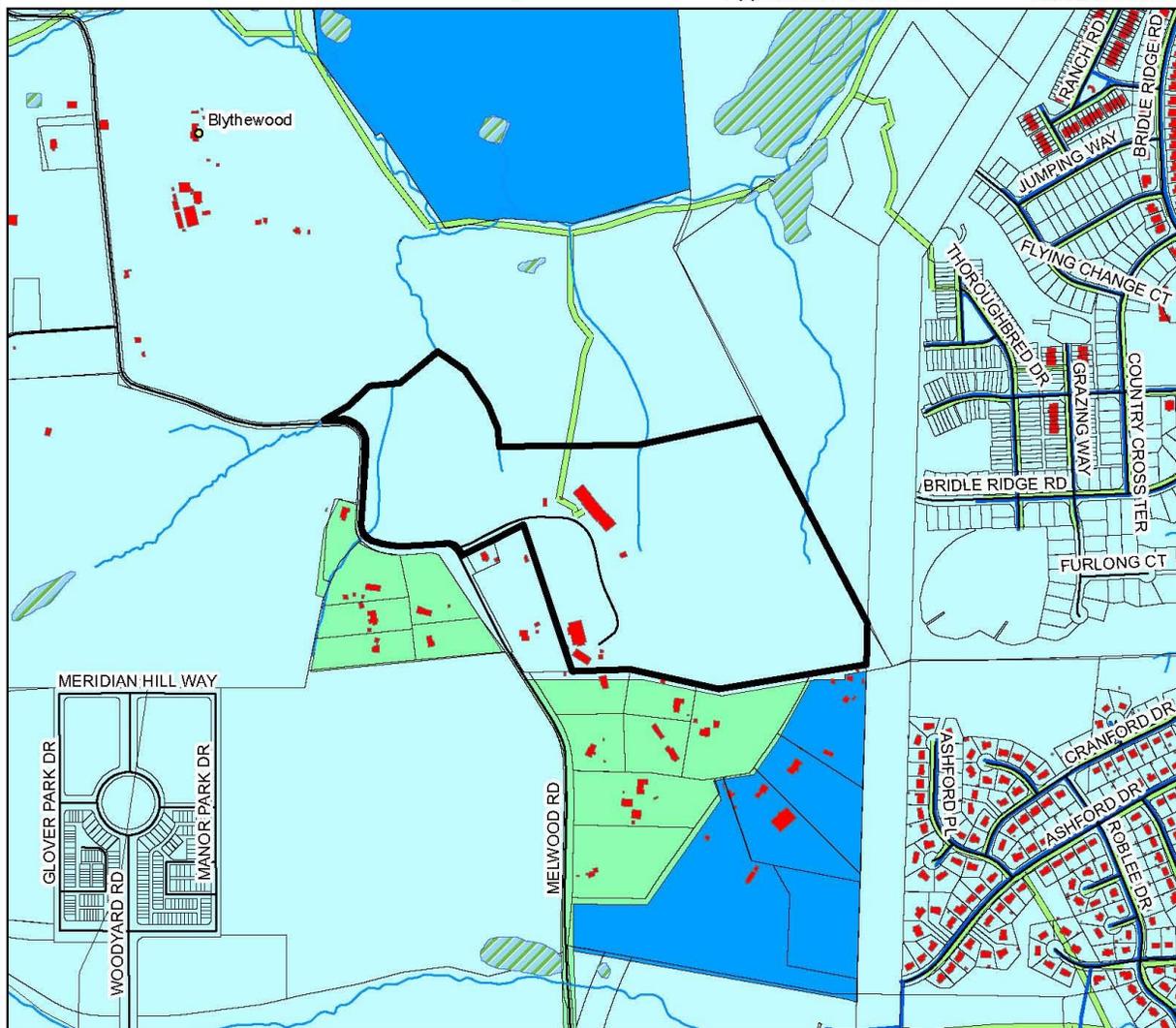
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|--|------------------|
| Envelope Boundary | Property |
| Streams | Wetlands |
| Ponds | Historical sites |
| Buildings | |
| Streets | |
| Railroad | |
| Bridges | |
| Water lines | |
| Sewer lines | |
| Pressure Sewer | |
| Sewer Categories | |
| 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 | |



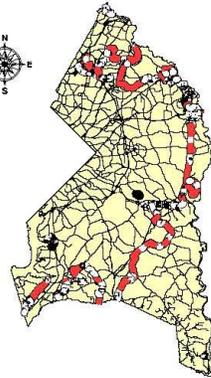


Recovery Centers of America
Melwood Road Facility

December 2016 Cycle
Application: 16/W-05



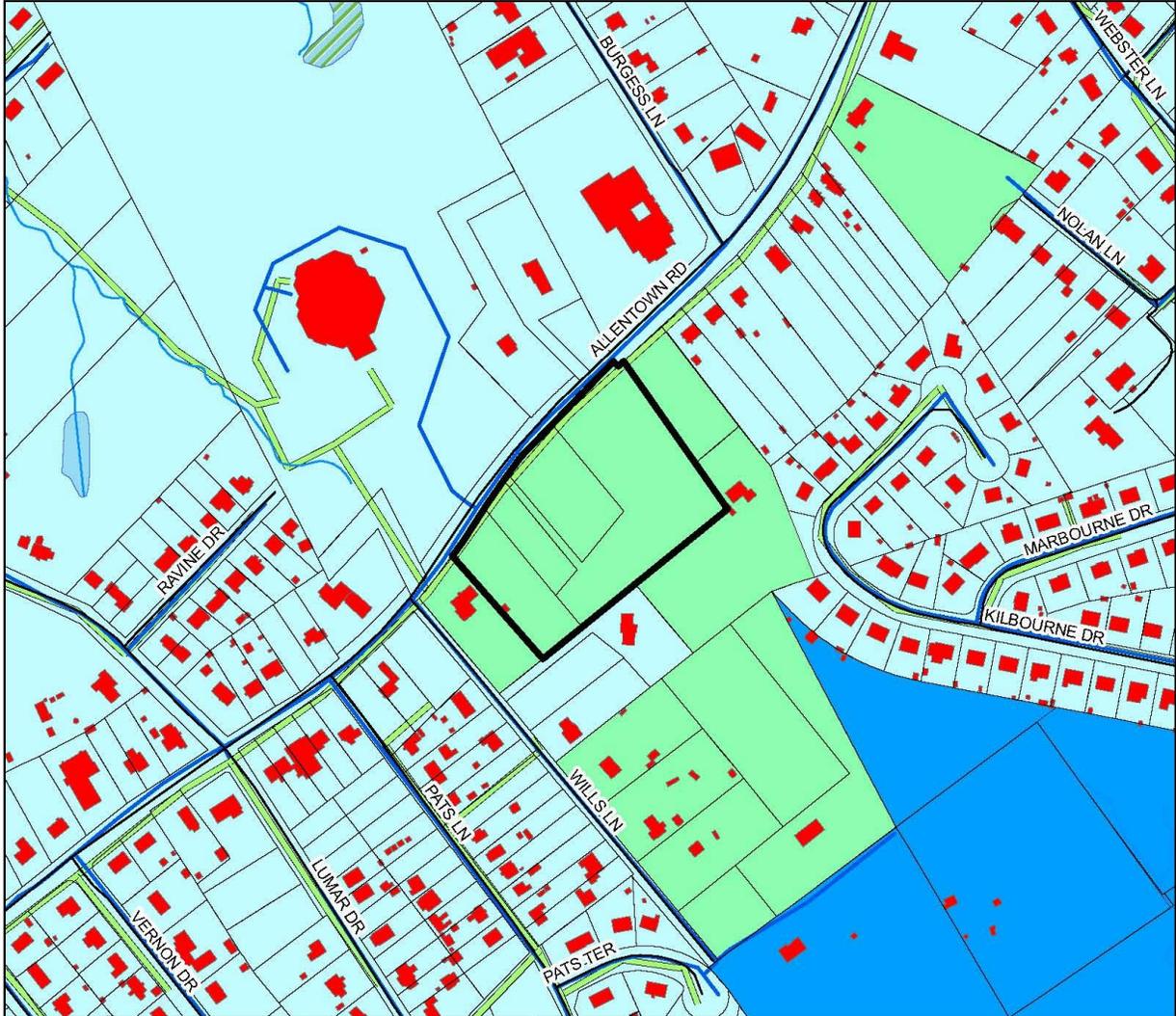
Department of the Environment
Sustainable Initiatives Division
Program Support Section
WSP/SH/16-4_Cycle4/Maps2016





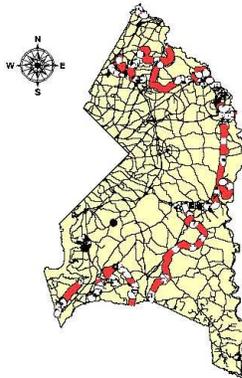
Ebenezer AME Multipurpose Recreation Facility

December 2016 Cycle
Application: 16/P-02



Department of the Environment
Sustainable Infrastructure Division
Program Support Section
WIS/HEGIS/LA_Cycle16/Sp2016

| | | | |
|--|--|--------------------|------------------|
| Envelope Boundary | Streams | Ponds | Property |
| Buildings | Streets | Wetlands | Historical sites |
| Railroad | Bridges | Council District 8 | |
| Water lines | Sewer lines | | |
| Pressure Sewer | Sewer Categories | | |
| 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 | | | |



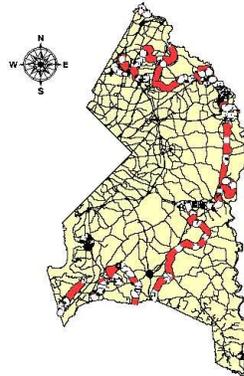


Old Brandywine Road Property

December 2016 Cycle
Application: 16/P-03



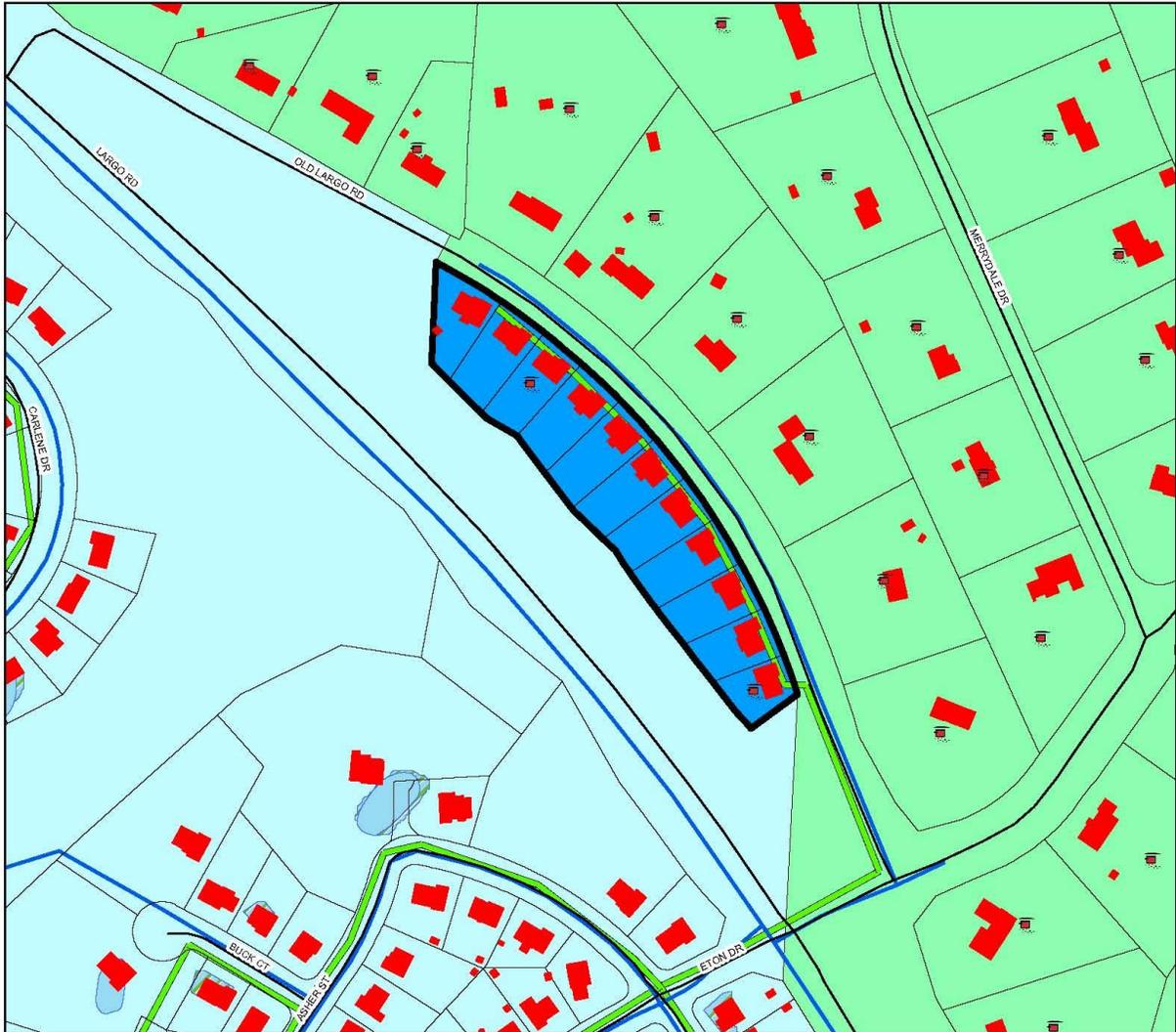
Department of the Environment
Sustainable Infrastructure Division
Program Support Section
W/S/InfRA_LA_CycleMaps2016





**Brock Hills Subdivision
WSSC Grid 205SE12**

December 2016 Cycle



Department of the Environment
Sustainable Initiatives Division
Program Support Section
WSSC/ENR/MLA/Cycle/Mapas2016





Poplar/Oak Road Area
WSSC Grid 205SE08

December 2016 Cycle



Department of the Environment
Sustainable Utilities Division
Program Support Section
WSSC\GIS\Map_A_CycleMaps\2016

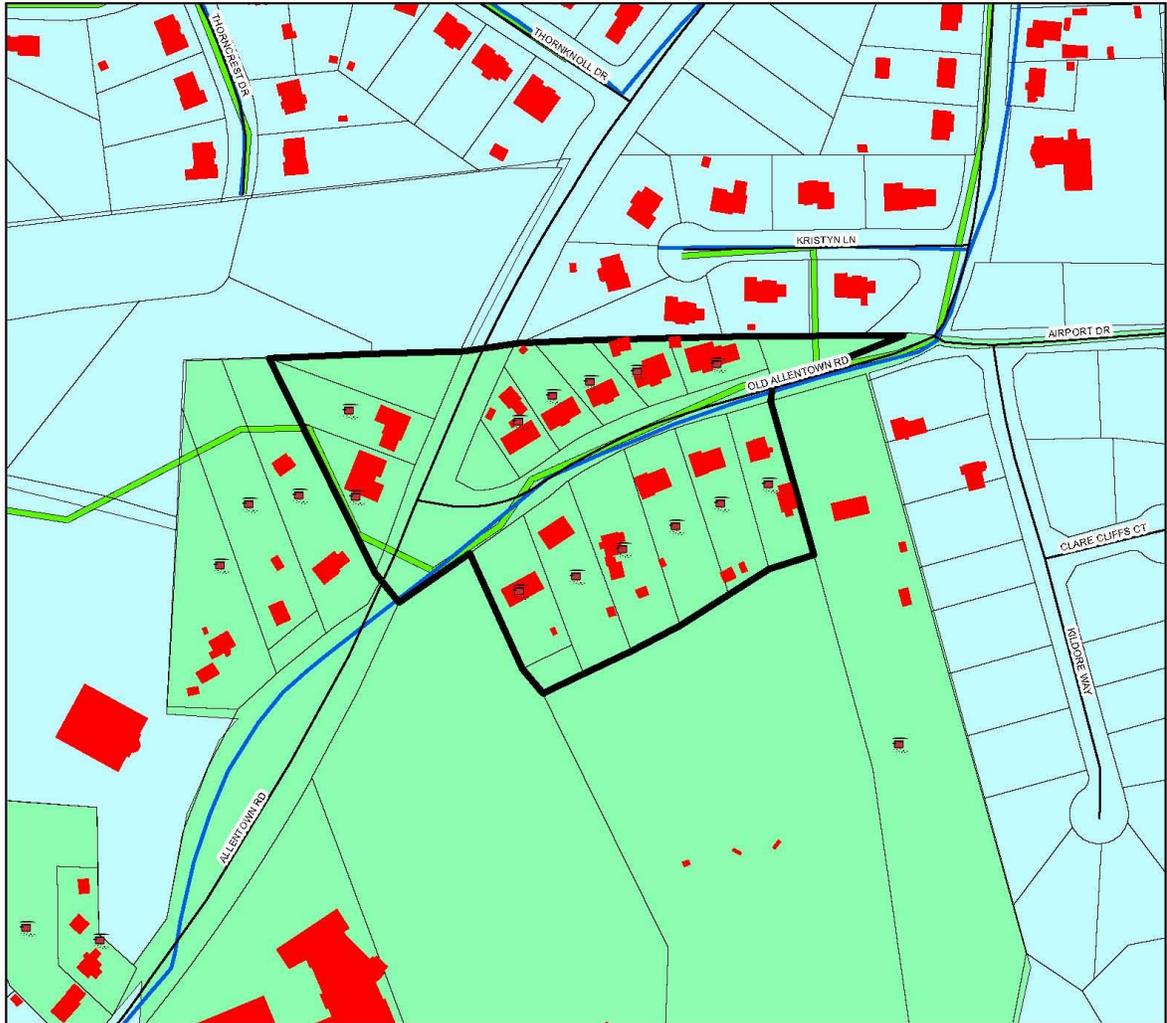
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|--|--|----------|------------------|
| Envelope Boundary | Streams | Ponds | Property |
| Buildings | Streets | Wetlands | Historical sites |
| Streets | Railroad | Septic 1 | |
| Bridges | Water lines | | |
| Sewer lines | Pressure Sewer | | |
| Sewer Categories | | | |
| 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 | | | |





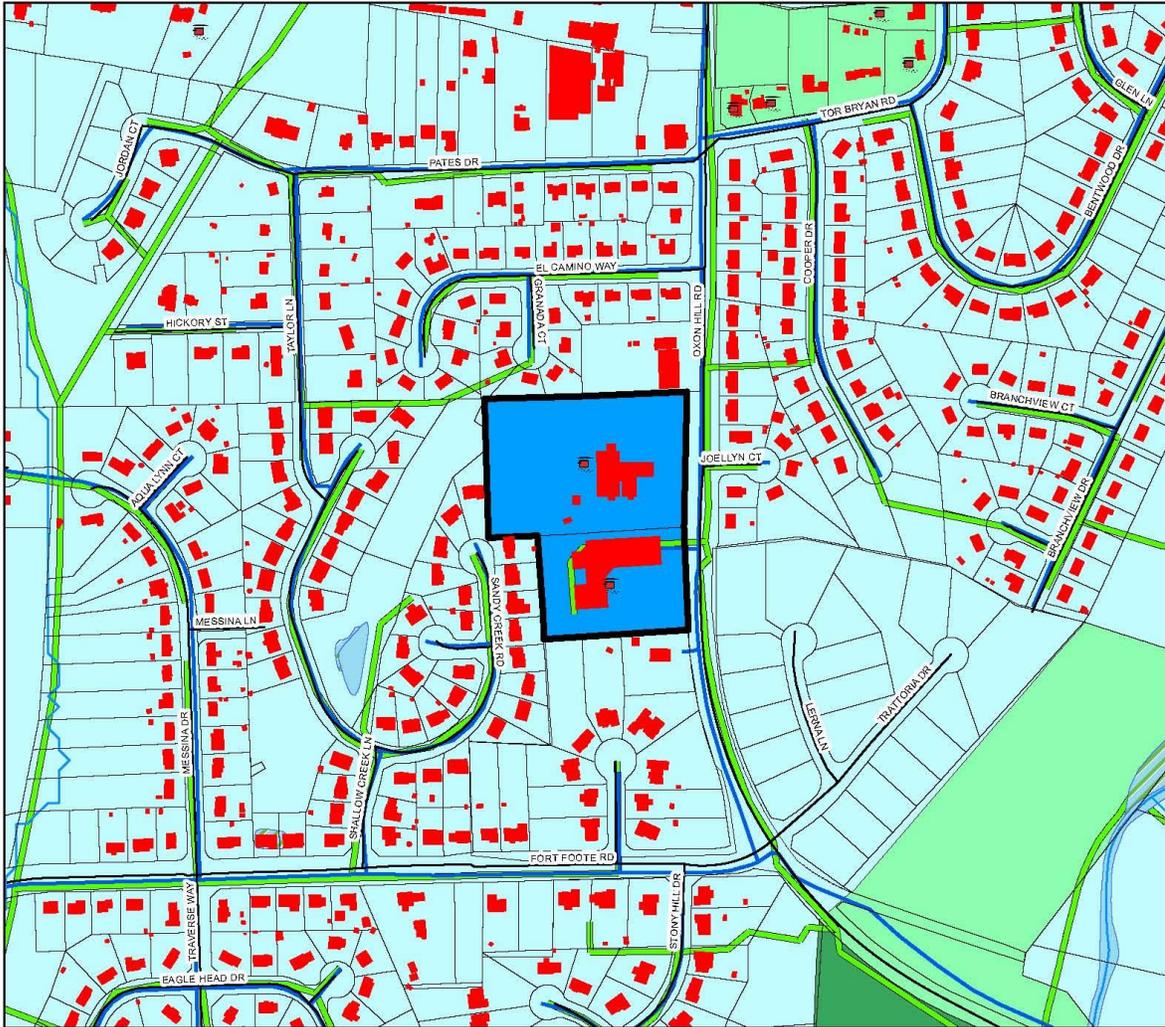
Old Allentown Road Area
WSSC Grid 213SE02

December 2016 Cycle



Department of the Environment
Sustainable Infrastructure Division
Program Support Section
WSSC/PA/EA CycleMap/2016





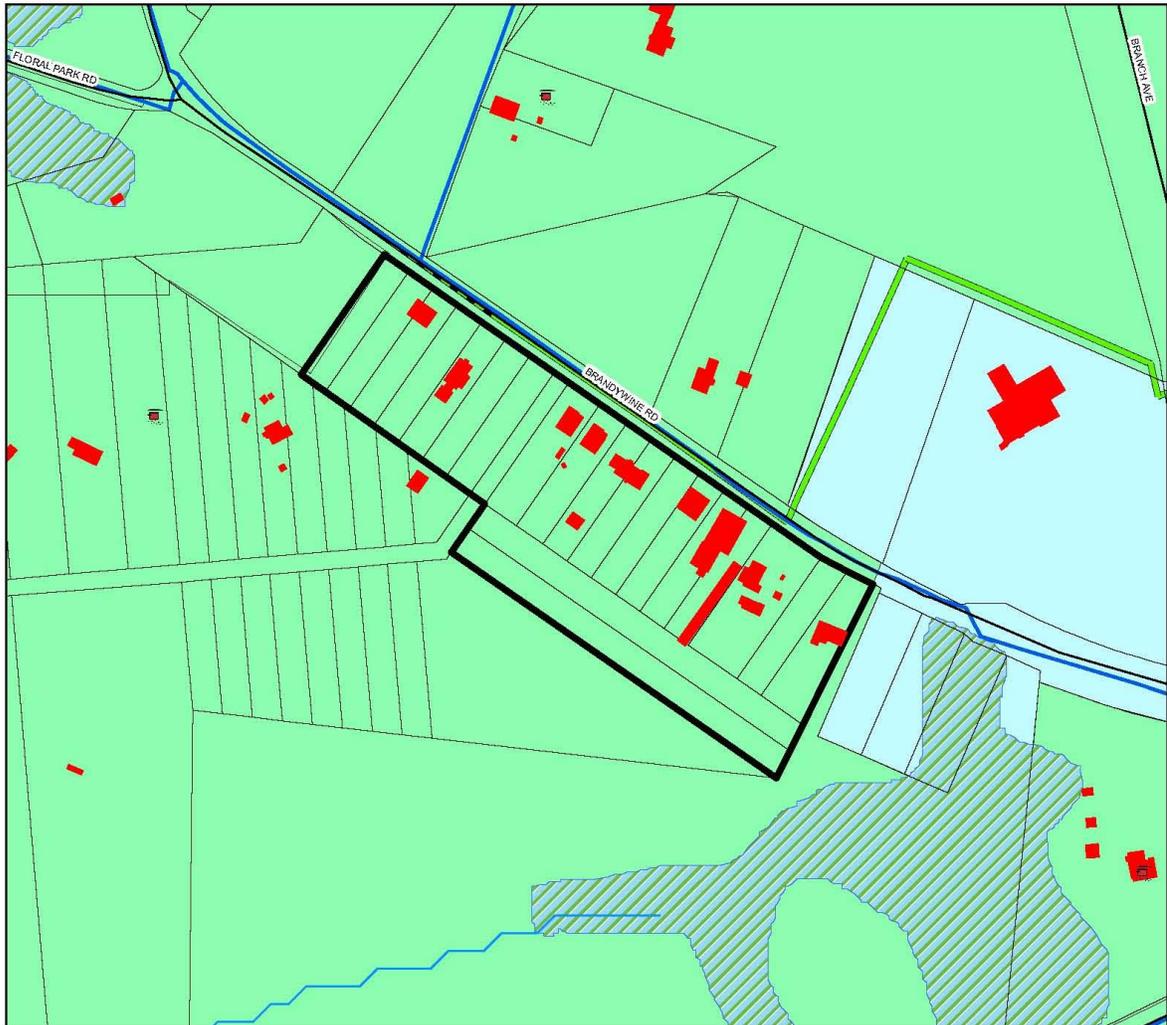
Department of the Environment
Sustainable Initiatives Division
Program Support Section
WSSC\eebol\LA_CycleMaps2016





**Littleworth Subdivision
WSSC Grid 217/218 SE07**

December 2016 Cycle



Department of the Environment
Sustainable Initiatives Division
Program Support Section
W/Charter/EA, Cycle/Aggs/2016

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------|--|---------|--|-------|--|-----------|--|---------|--|----------|--|---------|--|-------------|--|-------------|--|----------------|--|----------|--|----------|--|------------------|--|----------|--------------------|--|
| | Envelope Boundary | | Streams | | Ponds | | Buildings | | Streets | | Railroad | | Bridges | | Water lines | | Sewer lines | | Pressure Sewer | | Property | | Wetlands | | Historical sites | | Septic 1 | Council District 9 | |
| <p>Sewer Categories</p> <ul style="list-style-type: none"> S-3 Community System S-4 Community System Adequate for Development Planning S-6 Future Community system S-6 Individual System S-6P Private, Shared or Community System | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

