

AGENDA
REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 4, 2019
COUNCIL CHAMBERS - 8 p.m.

AMENDED - FEBRUARY 1, 2019 - 10:40 a.m.

- I. **CALL MEETING TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **QUORUM**
- IV. **AGENDA ADDITIONS/DELETIONS/AMENDMENTS**
- V. **CITIZEN PARTICIPATION**
- VI. **PRESENTATIONS**
- VII. **CITY BOARDS AND COMMITTEES**
- VIII. **COUNCIL ANNOUNCEMENTS**
- IX. **CITY MANAGER'S REPORT**
- X. **CONSENT AGENDA**

- A. Approval of January 22 Meeting Minutes

Documents:

[20190204 - JANUARY 22 MEETING MINUTES.PDF](#)

- B. Approval of Resolution R-9-19
Authorizing the Issuance of a Purchase Order to Frederick Ward Associates Inc. for Task Order #26 – Indoor Court Facility Feasibility Study and Concept Plan Project in Accordance With the Master Contract Approved on January 23, 2015

Documents:

[20190204 - RESOLUTION R-9-19.PDF](#)

- C. Approval of City Position Letter
Prince George's County Planning, Housing and Economic Development Committee re: County Legislation CB-1-2019 (Municipal Legislative Authority – Fences)

Documents:

[20190204 - CITY POSITION LTR CB-1-2019.PDF](#)

- D. Approval of Resolution R-10-19
By Two-Thirds Vote Waiving the Bidding Requirements of Section 61 of the City Charter to Authorize the Purchase of a Portable ADA Restroom Trailer Based Upon a Quotation

Documents:

XI. **OLD BUSINESS**

XII. **NEW BUSINESS**

A. AECOM

Presentation to Council of an overview of their company benefits for the City. AECOM is a large corporation that provides energy engineering, water system management, project management and more

B. Amendment to Prince George's County Water and Sewer Plan

#18/W-07, The Redeemed Christian Church of God/Victory Temple - Request change to the Prince George's County Ten-Year Water and Sewer Plan 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 25,000 square foot church building. 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 – **Public Hearing/Eligible for Action**

Documents:

20190204 - CITY STAFF REPORT 18 W07.PDF

XIII. **ADJOURNMENT**

Note: The Ethics Commission has advised that under certain circumstances, members of the public may qualify as lobbyists when they testify before the City Council. If so, the Bowie Ethics Ordinance requires that certain information be filed with the Ethics Commission. Please review the information about lobbying that is provided with the City Clerk. If you have any questions about lobbying, please contact the Ethics Commission or the Assistant City Manager.

This meeting will be televised live on Verizon Channel 10 and Comcast Channel 71 and 996, repeated on 2/6/19 and 2/9/19 at 7 p.m., and [web-streamed live](#)

For a closed-captioned version of the meeting video, please go to <https://www.youtube.com/user/cityofbowiemd/playlists> and select the 2019 Council Meetings list. Once the meeting video opens, be sure to click on "CC" button to turn on closed captioning.

NEXT REGULAR MEETING OF THE BOWIE CITY COUNCIL - TUESDAY, FEBRUARY 19 -
COUNCIL CHAMBERS - 8 p.m.

REGULAR CITY COUNCIL MEETING MINUTES

TUESDAY, JANUARY 22, 2019

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Tuesday, January 22, 2019 in the Council Chambers at City Hall. Mayor Robinson called the meeting to order at 8:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Robinson led the Pledge of Allegiance to the Flag.

QUORUM:

In attendance were Mayor Robinson, Councilmembers Esteve, Gardner, Marcos, Truth and Woolfley, City Manager Lott, Assistant City Manager Mears, City Clerk Hernandez, City Attorney Levan, Staff and the Public.

CITIZEN PARTICIPATION:

1. Dustin Kuzan, Silver Maple Ct – Spoke in regards to forming an Arts and Entertainment District in Old Bowie.
2. Temika Moore – Is hosting an Arts & Entertainment roundtable discussion on February 5 to meet with local artist that are willing to support the effort.

CITY BOARDS AND COMMITTEES:

1. Mayor Pro Tem Gardner moved to appoint Elmer Dengler to the Environmental Advisory Committee for a two-year term. Councilmember Woolfley seconded motion. Motion passed 6-0.

COUNCIL ANNOUNCEMENTS:

Mayor Robinson announced that there are 27 applicants vying for the vacant District 3 Councilmember seat. Interviews will be held through a course of several days and the dates will be published as soon as they have been established.

CITY MANAGER'S REPORT:

City Manager Lott reported that there were no major incidents during the snowstorm.

CONSENT AGENDA:

Councilmember Marcos moved the approval of Consent Agenda Items: A) Approval of January 7 Meeting Minutes; B) Approval of Resolution R-8-19 Canceling the Issuance of a Purchase Order to A.

Morton Thomas & Associates, Inc. and Authorizing the Issuance of a Purchase Order to Rummel, Klepper & Kahl, LLP for Task Order/RFP#2-02 in Accordance With the Master Contract Approved on October 31, 2018. Mayor Pro Tem Gardner seconded the motion and it passed 6-0.

OLD BUSINESS:

A. South Lake (Karington) Resolution R-90-18 – This resolution approves the establishment by Prince George’s County of the Karington Development District as required by The Maryland Tax Increment Financing Act. The property included in the Karington Development District is a portion of the property annexed into the City pursuant to Resolution R-71-18.

Public Hearing:

1. Albert Baumann, Brunswick Lane – Spoke against the Tax Increment Financing, there was no due diligence report done on this project.

Since there were no more speakers signed to speak, Mayor Robinson declared the Public Hearing to have been held.

City Manager Lott reiterated that if for some reason the property fails to generate the revenue that is projected, it would not be the responsibility of the City to pay it; it would be the responsibility of the developer.

Councilmember Truth asked what is the percentage of commercial and residential that is being built on the site.

Jennifer Derickson, Financial Advisor for the City, responded that based on the most recent projections it is about 35% commercial with the remaining balance being residential.

Councilmember Woolfley stated that he is not in favor of the establishment of the taxing districts or the TIF. He has heard several concerns from residents in regards to traffic as well as school overcrowding that will be brought into the City, and does not believe the developer needs the money to develop the property.

Councilmember Marcos made a motion to approve Resolution R-90-18 Approving the establishment by Prince George’s County of the Karington Development District. Councilmember Truth seconded the motion. Motion Passed 4-2 (Esteve, Woolfley).

B. South Lake (Karington) Resolution R-91-18 – This resolution ratifies, confirms and consents to the establishment by Prince George’s County of the Karington Special Taxing District as required by The Maryland Tax Increment Financing Act. The property included in the Karington Development District is a portion of the property annexed into the City pursuant to Resolution R-71-18.

Public Hearing:

Since there were no speakers signed to speak, Mayor Robinson declared the Public Hearing to have been held.

Councilmember Marcos made a motion to approve Resolution R-91-18 Ratifying, confirming and consenting to the establishment by Prince George’s County of the Karington Special Taxing District. Councilmember Truth seconded the motion. Motion passed 4-2 (Esteve, Woolfley).

C. South Lake (Karington) Ordinance O-8-18 – City Bond Counsel, Lindsey Rader with the Law Firm Funk & Bolton stated that the enactment of this ordinance does not commit the City to participate in the transaction; it is merely authorizing the pledge of the City’s incremental tax revenues to support TIF/STD bonds issued by the County. The maximum allowed amount by the County for the bond is \$33mil.

Public Hearing:

1. Dustin Kuzan, Silver Maple Ct. – Spoke in regards to a development fee that Baltimore City has in place that covers the improvements for infrastructure, and would Council consider looking into establishing such a fee in City.

Since there were no more speakers signed to speak, Mayor Robinson declared the Public Hearing to have been held.

Councilmember Marcos made a motion to approve Ordinance O-8-18 Authorizing the pledge by the City of the Incremental Tax Revenues attributable to the development of property in the Karington Development District. Councilmember Trough seconded the motion. Motion passed 4-2 (Esteve, Woolfley).

NEW BUSINESS:

A. Category 2 Sewer Designation – Bowie Veterinary Properties – Resolution R-7-19 – George Stephanos, Public Works Director summarized the report. Bowie Veterinary Properties located at 6700 Laurel Bowie Road applied for a sewer extension and connection to existing City sanitary system on September 11, 2015. The building currently has an on-site sewage disposal system. Public Works has reviewed the application and recommends approval of the sewer category designation.

Mr. Tobe Byrd representing the owners of the Bowie Veterinary Properties was present to answer any questions Council might have.

Councilmember Woolfley asked if the property is on City water. Mr. Stephanos responded that they are on WSSC water.

Public Hearing:

Since there were no speakers signed to speak, Mayor Robinson declared the Public Hearing to have been held.

Councilmember Esteve made a motion to approve Resolution R-7-19. Councilmember Woolfley seconded the motion. Motion passed 6-0.

ADJOURNMENT:

Mayor Pro Tem Gardner moved to adjourn the Regular City Council meeting. Councilmember Trough seconded the motion and it carried 6-0. The meeting adjourned at 8:39 p.m.

Respectfully submitted,

January 22, 2019

Awilda Hernandez, MMC
City Clerk

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, City Manager

SUBJECT: Indoor Court Facility Feasibility Study and Concept Plan
R-9-19

DATE: January 25, 2019

On January 23, 2015, the City entered into an Agreement with Frederick Ward Associates, Inc. (FWA) for On-Call Professional Services for Development Plan Review, Engineering and Design Services on an individual Task Order basis.

On January 10, 2019, the Community Services Department advertised a Notice of Intent to Negotiate with FWA for Task Order #26 – Indoor Court Facility Feasibility Study and Concept Plan Project under the On-Call Professional Services Agreement.

In accordance with City Charter Section 61(b)(4), a fee of \$31,550.00 for the required services was negotiated. This project will be funded through the Capital Improvement Program, Future Indoor Sport Facility (Basketball/Volleyball) Feasibility Study Budget. This is within the amount budgeted in FY19.

The Public Works Department recommends that Council authorize the issuance of a Purchase order to FWA for Task Order #26 pursuant to the Master Contract approved on January 23, 2015.

I concur with the recommendation of the Public Works Department and request your approval of R-9-19.

ADL:GS:cs

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO
FREDERICK WARD ASSOCIATES, INC. FOR TASK ORDER #26 – INDOOR
COURT FACILITY FEASIBILITY STUDY AND CONCEPT PLAN PROJECT IN
ACCORDANCE WITH THE MASTER CONTRACT APPROVED ON
JANUARY 23, 2015

WHEREAS, on January 23, 2015, the City entered into an Agreement with Frederick Ward Associates, Inc. (FWA) for On-Call Professional Services for Development Plan Review, Engineering and Design Services on an individual Task Order basis; and

WHEREAS, on January 10, 2019, the Community Services Department advertised a Notice of Intent to Negotiate with FWA for Task Order #26 – Indoor Court Facility Feasibility Study and Concept Plan Project under the On-Call Professional Services Agreement; and

WHEREAS, in accordance with City Charter 61(b)(4), a fee of \$31,550.00 for required services was negotiated with FWA.

WHEREAS, the project will be funded through the Capital Improvement Program, Future Indoor Sport Facility (Basketball/Volleyball) Feasibility Study Budget.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Bowie, Maryland that the Council authorizes the issuance of a Purchase Order to FWA for Task Order #26 pursuant to the Master Contract approved on January 23, 2015.

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on February 4, 2019.

ATTEST:

Awilda Hernandez, City Clerk

G. Frederick Robinson, Mayor

DRAFT

February 5, 2019

The Honorable Dannielle M. Glaros, Chair
Planning, Housing and Economic Development Committee
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: CB-1-2019 (Municipal Legislative Authority - Fences)

Dear Chair Glaros:

The Bowie City Council has reviewed CB-1-2019, a legislative bill sponsored by County Council Chair Todd Turner to allow a municipal legislative body to enact local ordinances authorizing the erection of fences that exceed the height limitations otherwise prescribed by law. This bill will implement the provisions of Chapter 129, 2018 Laws of Maryland, as enacted during the 2018 Regular Session of the Maryland General Assembly. Effective from October 1, 2018, Chapter 129 (HB 410; PG/MC 108-18) authorizes a municipal legislative body in Prince George's County to enact certain local ordinances regulating fence heights in the municipality that are less strict than otherwise prescribed by State, Regional, or County law.

During the 2018 Session, the Bowie City Council and the County's elected officials worked successfully to gain, for Prince George's County, the ability to allow municipalities to have fence height regulations that are less restrictive than otherwise required. The City is anxious to submit its own ordinance to the District Council for approval in early 2019. Therefore, the City Council urges your FAVORABLE vote on CB-1-2019, with one technical correction deleting from Line 11 the words "in a revitalization overlay zone", which we believe is misplaced language in the original text.

Thank you for your serious consideration of the City's recommendation.

Sincerely,

Bowie City Council
G. Frederick Robinson
Mayor

cc: The Honorable Todd M. Turner

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2019 Legislative Session**

Bill No. CB-1-2019

Chapter No. _____

Proposed and Presented by Council Member Turner

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Municipal Corporations--Municipal Legislative Authority--Zoning--Fences

3 For the purpose of amending the Zoning Ordinance, in accordance with current provisions of the
4 Land Use Article applicable to Prince George's County, allowing a municipal legislative body to
5 enact local ordinances authorizing the erection of fences that exceed height limitations otherwise
6 prescribed by law, provided that such municipal ordinances are approved by the District Council
7 in accordance with State and County law.

8 BY repealing and reenacting with amendments:

9 Section 27-924,

10 The Zoning Ordinance of Prince George's County, Maryland,

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2015 Edition, 2018 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
17 District in Prince George's County, Maryland, that Section 27-924 of the Zoning Ordinance of
18 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
19 be and the same is hereby repealed and reenacted with the following amendments:

20 **SUBTITLE 27. ZONING.**

PART 17. DELEGATION OF AUTHORITY.
DIVISION 2. MUNICIPAL CORPORATIONS.

Sec. 27-924. Powers of Municipalities.

(a) General.

(1) An incorporated municipality may enact an ordinance which sets forth procedural regulations governing any or all of the following: departures from design and landscaping standards, parking and loading standards, sign design standards, and variances for lot size, setback, and similar requirements for land within the corporate boundaries of the municipality, alternative compliance from landscaping requirements, certification, revocation, and revision of nonconforming uses, and minor changes to approved special exceptions.

(2) In exercising authority in a revitalization overlay zone with respect to departures from design and landscaping standards, parking and loading standards, sign design standards, and variances for lot size, setback, and similar requirements, the municipality may not impose any standard or requirement stricter than those standards or requirements set forth in this Subtitle. Notwithstanding any other law, the legislative body of a municipal corporation, by local law, may authorize the erection of a fence that exceeds the height restrictions or limitations otherwise required by State, Regional, or County zoning laws or agencies exercising zoning and planning jurisdiction over the municipal corporation. In all other cases, the municipality may not impose any standard or requirement different from those standards or requirements set forth in this Subtitle.

(3) The procedural regulations adopted by the municipality shall be set forth in a municipal ordinance.

* * * * *

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this ____ day of _____, 2019.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Todd M. Turner
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, City Manager

SUBJECT: Waive Bidding for Purchase of Accessible Portable Restroom Trailer R-10-19

DATE: February 1, 2019

The City had identified the need to close the men's and women's restrooms within the Bowie Golf Course Clubhouse. Staff has identified that the most cost effective way to provide similar restroom facilities would be to purchase an accessible portable restroom trailer.

Staff has investigated various trailer options and determined that there are only two restroom trailer vendors licensed to do business in Maryland. Quotations for comparable units were received from both vendors. Portable Restroom Trailers, LLC, provided the lowest quote in the amount of \$55,570. The FY19 Bowie Golf Course CIP budget has sufficient funds remaining for this acquisition.

The Department of Community Services recommends waiving bidding requirements for the good cause shown, as allowed by Section 61(c) of the City Charter, for the purchase of an accessible restroom trailer in the amount of \$55,570.00.

I concur with the recommendation of the Department of Community Services and request your approval of R-10-19.

ADL:SH:mr

RESOLUTION
OF THE COUNCIL OF THE CITY OF BOWIE, MARYLAND
BY TWO-THIRDS VOTE WAIVING THE BIDDING REQUIREMENTS OF
SECTION 61 OF THE CITY CHARTER TO AUTHORIZE THE PURCHASE OF
A PORTABLE ADA RESTROOM TRAILER BASED UPON A QUOTATION

WHEREAS, the City of Bowie owns the Bowie Golf & Country Club Clubhouse; and

WHEREAS, the City had identified the need to close the men's and women's restrooms within the Clubhouse; and

WHEREAS, staff has identified the most cost effective way to provide similar restroom facilities for an indefinite time is to purchase an accessible portable restroom trailer; and

WHEREAS, it has been determined that there are only two restroom trailer vendors licensed to do business in the State of Maryland; and

WHEREAS the Department of Community Services has received a quotations from both vendors; and

WHEREAS, Portable Restroom Trailers, LLC provided the lowest quote in the amount of \$55,570.00; and

WHEREAS, there are sufficient funds in the FY19 Bowie Golf Course CIP budget to purchase a restroom trailer.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Bowie, Maryland, upon a two thirds vote, that the bidding requirements of Section 61 of the City Charter are hereby waived; and

BE IT FURTHER RESOLVED, that the Council authorizes the City Manager to issue a purchase order to Portable Restroom Trailers, LLC in the amount of \$55,570.00

INTRODUCED AND PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on February 4, 2019.

ATTEST:

Awilda Hernandez, City Clerk

G. Frederick Robinson, Mayor



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: Amendments to Prince George's County Ten-Year Water and Sewer Plan
December 2018 Cycle of Amendments
#18/W-07, The Redeemed Christian Church of God/Victory Temple

DATE: January 31, 2019

I. Background

The Prince George's County Water and Sewer Plan categories represent different planning levels for the provision of public water and sewer service. The County has been using water and sewer categories, also known as "service areas" and "system areas", since the adoption of the first Comprehensive Water and Sewer Plan in 1977. The process of changing categories allows public water and sewer service to be staged according to development proposals and supports high quality development by the landowner consistent with County policies.

The policy of linking water and sewer categories to stages of the development process assures that the water and sewer systems will expand appropriately to reach new development as it comes on line. Conversely, this system assures that when new developments are built, adequate water and sewer service will be available. The Water and Sewer Plan categories and their respective criteria are shown on Attachment #1.

Prince George's County has developed special policies to govern water and sewer planning in a manner consistent with the County's goals for development review. The policies governing changes to a designated category must take into account environmental factors, economic concerns, planning requirements, regulatory policies, engineering constraints, and public health concerns (see Attachment #2). An application may be rejected if these policies and criteria are not met, unless a hardship in meeting the policies and criteria is demonstrated by the applicant.

The County Council's public hearing and final action for this amendment cycle are tentatively scheduled in March.

II. Proposal/Analysis

One (1) application of interest has been filed in the City. The subject property is located adjacent to the City limits (see Attachment #3).

MAYOR G. Frederick Robinson **MAYOR PRO TEM** Henri Gardner

COUNCIL Michael P. Estève ♦ Courtney D. Glass ♦ James L. Marcos ♦ Isaac C. Trough ♦ Dufour Woolfley **CITY MANAGER** Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

Water and Sewer Plan Amendments

- A. #18/W-07, The Redeemed Christian Church of God/Victory Temple – Request change to the Prince George’s County Ten-Year Water and Sewer Plan 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 60,000 square foot church building. 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.**

The subject proposal involves providing public water and sewer service to proposed, two-story, 60,000 square foot church, with a proposed seating capacity to accommodate 1,200 – 2,000 people (see Attachment #4). The subject property, located at 14403 Mount Oak Road, is undeveloped and was formerly used for agricultural purposes. A cellular transmission tower exists on the site. The subject property is zoned R-E (Residential Estate). The area is within the Developing Tier identified in the Bowie and Vicinity Master Plan and Established Communities identified in the 2014 General Plan. The overall character associated with this portion of the planning area is Residential Low Density. A church is a permitted use in the R-E zone.

The Washington Suburban Sanitary Commission (WSSC) currently serves the area with both public water and sewer. Water service is available through an existing 8” water main in Margary Timbers Court on the north side of Mount Oak Road and an existing 8” water main in Dew Drive within the existing subdivision of Woodmore Estates. Also, a 24” water main exists in Church Road is 400’ north of the property line. The development proposal is expected to generate an average wastewater flow of 11,520 gallons per day. Approximately one-half of the subject property drains towards the southeast and can be served by an approximate 150’ 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 approximately 1,050 linear feet of sewer in Church Road.

The site meets the criteria for advancement to Category W-4/S-4. The abutting subdivision to the east (Woodmore Estates), the subdivision and church across Mount Oak Road, as well as many other parcels along the east side of Church Road, are already in Category W-3/S-3.

Recommendation (#18/W-07): Approval of Category W-4/S-4

III. Recommendation

It is recommended that a letter containing the above recommendation be sent to the County Council regarding the December 2018 Water and Sewer Plan amendment cycle.

DRAFT 2008 WATER AND SEWER PLAN

the County Council shall specify that no additional evidence will be accepted by the Clerk of the Council for inclusion into the record. If any evidence is presented subsequent to the public hearing, it shall not be considered as a part of the record and shall not be used as a basis for denying or granting a category change request. The adopted Council Resolution serves as legal documentation of the approved amendments to the Water and Sewer Plan and Maps. A copy of the adopted County Council Resolution is available at the Office of the Clerk of the Council.

The Legislative Amendment process typically takes about four months. The exact duration and action dates are dependent on weekdays, holidays and other workload within County agencies, and may also be impacted by County elections. The introduction of a resolution for an Amendment, the public hearing and the County Council's final adoption must each occur at a full legislative session of the County Council. These are usually held on Tuesdays.

Table 6-1. **Approximate Schedule for Legislative Amendments**

Week 1	Initial review by DER
Weeks 2-5	Referral to agencies for comments
Weeks 6-8	DER prepares staff report and drafts resolution for transmittal of the County Executive's recommendations to the County Council
Week 9	County Council introduces Resolution
Weeks 10-15	Public hearing notice, public hearing and work session
Week 16	Final adoption by the County Council

6.3.2 Redesignation Criteria for Legislative Amendments

Legislative Amendments to the Plan include category changes. In order for the County to approve a particular category change, the project must meet the policies and criteria listed in Section 2.1.4 of this plan. Category specific criteria also includes the following:

- Category 4
 - The project complies with applicable zoning requirements.
 - Water and sewer service is adequate and available.
 - The development proposal includes an adequate description.
- Category 5
 - The proposed development complies with applicable zoning.
 - Water and sewer service is ultimately planned for the area.
- Category 6
 - The project complies with applicable zoning requirements.
 - Community service is not planned for the area.
 - Rural sanitation and rural water supply can support the development.
 - Property is located outside the sewer envelope.

DRAFT 2008 WATER AND SEWER PLAN**A. Environmental factors**

Under this criterion, the proposal must:

- Protect the integrity of the water supply and the receiving waters;
- Protect and effectively utilize natural resources; and
- Preserve, protect, and enhance environmental quality.

B. Economics and general fiscal concerns

- New development shall be analyzed for its fiscal impact related to location, community needs, services and infrastructure, and for consistency with certain elements of the Livable Communities Initiative.
- New development shall not unduly burden the existing taxpayers or the WSSC ratepayers.
- Retail development and employment opportunities shall be increased throughout the County.
- Non-residential development may occur in concert with residential development in the Comprehensive Design Zones.

C. Planning, zoning, and subdivision requirements

- No Water and Sewer Category Change Request shall be processed or approved for land for which a change in zoning is proposed in:
 1. A Preliminary Area Master Plan adopted and transmitted by the Planning Board to the District Council;
 2. A Sectional Map Amendment adopted and transmitted by the Planning Board to the District Council; or
 3. A Zoning or Special Exception application pending before the Prince George's County Planning Board or the District Council.Once the District Council has adopted a zoning change, the processing of a water and sewer category change can proceed.
- All preliminary plans of subdivision must show a conceptual alignment of all proposed onsite and offsite water and sewer facilities before DER may deem the public water and sewer facilities adequate for the proposed development.
- All final plats of subdivision must be approved by DER for public water and sewer service, or by the Health Department for individual systems.

D. Federal, State, Regional, County and Municipal land use plans and planning policies

- Water and sewer service shall be provided in concert with the availability of other public facilities, and in accordance with the 2002 General Plan and applicable Area and Functional Master Plans.
- Water and sewer lines traversing the Rural Tier are designated as controlled access facilities. Extensions of water and sewer lines in the Rural Tier of the County may be approved if the following applies:
 - An approved Area Master Plan or Sectional Map Amendment designates the area for public water and sewer service consistent with the policies in this Water

DRAFT 2008 WATER AND SEWER PLAN

and Sewer Plan; or

- The proposed development has been determined to be compatible with other County growth policies relating to location, community needs, services, infrastructure and other appropriate policies.
- Proposed development in the Developing Tier shall meet 2002 General Plan criteria:
 - Be contiguous to existing urban or suburban developments;
 - Be located within 1,500 feet of existing or funded public water and sewer systems;
 - Have roadways capable of supporting demands from the proposed development; and,
 - Require developers to bear the full responsibility of the costs of on- and off-site public facilities.
- Proposed development may not hinder the County's ability to provide adequate public services to the County and its residents.
- Proposed development shall be analyzed for compliance with Functional Master Plans for traffic impacts, road construction needs, sidewalks, pedestrian trails and road connectivity in the surrounding neighborhoods.

E. Water and sewer facility plans, engineering constraints, and the availability of transmission and treatment capacity

- Public water and sewer service extensions shall not be allowed in the area outside the limit of planned sewer services - also called the Sewer Envelope - unless the project is deemed to be compatible with other County growth policies after an analysis of the impact of the project related to its location, community needs, services, infrastructure and other appropriate policies.
- Any proposed use of grinder pumps shall be in accordance with WSSC policy and standards.
- A development proposal must meet any conditions of an allocation policy set for the specific watershed or water pressure zone.
- Water and sewer systems must have adequate transmission and treatment capacities to serve the proposed development.

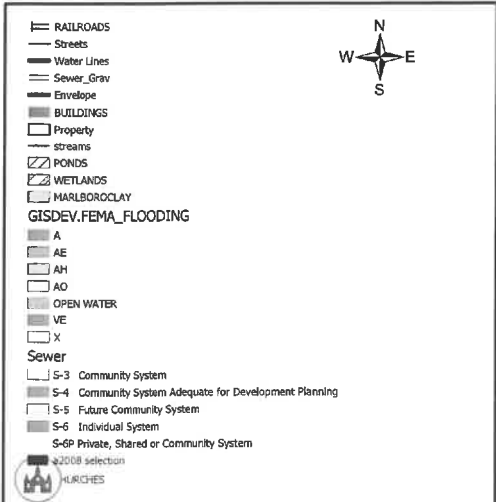
F. The need to alleviate public health problems

- The County's primary responsibility is to protect public health and safety.
- Water and sewer service is restricted by any moratorium orders issued by MOE and WSSC.
- No new developments will be approved that may impose a water and sewer moratorium on the County.
- The County Health Department may request a category change for a community based on findings of a sanitary survey.



The Redeemed Christian Church of God

December 2018 LA
Application: 18/W-07



W:Water and Sewer Program/Tony/Administrative Amendments

