



DEP NOTICE OF COUNTY COUNCIL PUBLIC HEARING: WATER & SEWER PLAN AMENDMENTS

February 5, 2024

DATE & TIME: **TUESDAY, MARCH 5, 2024, STARTING AT 1:30 P.M.**

LOCATION: Third Floor Hearing Room, Council Office Building, 100 Maryland Ave., Rockville

Speakers must sign up in advance to testify. This will be an in person hearing but the Council will also accept written and pre-recorded testimony. See the Council’s webpage for testimony and viewing procedures (<https://www.montgomerycountymd.gov/COUNCIL/PHSignUp.html>).

The Montgomery County Council has scheduled a public hearing on eleven (11) requested changes to the water and/or sewer service category for properties in the county. If approved, this change would allow the Washington Suburban Sanitary Commission (WSSC-Water) to provide public service for these properties, where onsite wells and/or septic systems are currently intended for use.

DEP’s “Category Change Requests” webpage, at www.montgomerycountymd.gov/waterworks, includes links to the complete Executive category change packet and on the public hearing and subsequent committee and Council meetings. (Select the “Application Hearing Schedule” tab.) The Council’s website, www.montgomerycountymd.gov/council, will also include information on the upcoming hearing. Refer to the agenda for the hearing date shown above.

You may want to provide the Council with testimony this request. Participation in the public hearing process is invited but is not required. The Council will hold the public hearing at the date and time noted above. Information on providing testimony to the Council is available at <http://www.montgomerycountymd.gov/COUNCIL/PHSignUp.html>.

DEP will post to its category change requests webpage (see above) information about the Planning Board’s consideration of Park and Planning staff recommendations for the request. The Planning Board will consider its staff recommendations for this request and accept public testimony in an upcoming work session to be scheduled. [Use this link to access the Planning Board’s agendas.](#)

Following the public hearing, the Council’s Transportation & Environment (T&E) Committee will hold a work session to consider Council staff, County Executive, and Planning Board recommendations and public testimony for the requested category change. During this work session, the committee will draft a resolution for the full Council’s consideration. The date of this work session will be announced at the public hearing and posted to DEP’s category change requests webpage. Subsequently, the full Council will consider the recommendations of the T&E Committee. The Council will forward the resulting resolution to the Maryland Department of the Environment for review and concurrence.

December 2023 Packet Summary

Please refer to the DEP Service Area Category Changes webpage (see the link above) for the complete Executive’s report.

Executive Summary: Proposed Service Area Category Amendments and Recommendations

Category Change No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Category Change	Summary of Executive Recommendations & Policy Discussions	Packet Page No.
Travilah Planning Area - Potomac Peripheral Sewer Service Policy Cases: Potomac Highlands Neighborhood			
[1] WSCCR 22-TRV-14A: Dmitry Krylov and Irina Mikhailenko			
<ul style="list-style-type: none"> 9504 Watts Branch Dr., Rockville RE-1 Zone; 1.87 ac. Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) Proposed use: Sewer service for the Existing Single-Family Home (built: 1965) 	<ul style="list-style-type: none"> W-3 (no change) S-6 to S-3 	<ul style="list-style-type: none"> Deny the request for category S-3; maintain S-6. Proposed public sewer service is not consistent with the application of the Potomac peripheral sewer service policy. 	<ul style="list-style-type: none"> Report: Pgs. 7-8 Map: Pg. 9

Executive Summary: Proposed Service Area Category Amendments and Recommendations

Category Change No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Category Change	Summary of Executive Recommendations & Policy Discussions	Packet Page No.
[2] WSCCR 22-TRV-15A: Josh Cook			
<ul style="list-style-type: none"> • 2 Foxden Ct., Rockville • RE-1 Zone; 1.53 ac. • Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home (built 2012) • <u>Proposed use</u>: Sewer service for the Existing Single-Family Home (built: 2012) 	<p>W-3 (no change) S-6 to S-3</p>	<p>Deny the request for category S-3; maintain S-6.</p> <p>Proposed public sewer service is not consistent with the application of the Potomac peripheral sewer service policy.</p>	<p>Report: Pgs. 10-12</p> <p>Map: Pg. 13</p>
[3] WSCCR 22-TRV-17A: Honrato and Rosvida Nicodemus			
<ul style="list-style-type: none"> • 13110 Foxden Dr., Rockville • RE-1 Zone; 2.38 ac. • Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Proposed use</u>: Sewer service for the Existing Single-Family Home (built 1966) 	<p>W-3 (no change) S-6 to S-3</p>	<p>Approve S-3. Potomac peripheral sewer service policy.</p> <p>Proposed public sewer service is consistent with the application of the Potomac peripheral sewer service policy. (Adjacent lot needs to be added to the public sewer envelope.)</p>	<p>Report: Pgs. 14-15</p> <p>Map: Pg. 16</p>
Travilah Planning Area – Other Potomac Peripheral Sewer Service Policy Cases			
[4] WSCCR 22-TRV-20A: John and Andrea Gerold			
<ul style="list-style-type: none"> • 13413 and 13409 Ridge Dr., Rockville • RE-1 Zone; 27,037 sq. ft. (0.62 ac.) and 33,826 sq. ft. (0.78 ac.); 1.40 ac. total • Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Proposed use</u>: Single Family Home, one on each vacant lot 	<p>W-3 (no change) S-6 to S-3</p>	<p>Deny the request for category S-3; maintain S-6.</p> <p>Proposed public sewer service is not consistent with the application of the Potomac peripheral sewer service policy.</p>	<p>Report: Pgs. 17-18</p> <p>Maps: Pgs. 19-20</p>
[5] WSCCR 23-TRV-04A: Adebowale Ajomale			
<ul style="list-style-type: none"> • 13409 Glen Mill Rd., Rockville • RE-1 Zone; 1.01 ac. • Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Proposed use</u>: Single Family Home on unimproved lot 	<p>W-1 (no change) S-6 to S-3</p>	<p>Deny the request for category S-3; maintain S-6.</p> <p>Proposed public sewer service is not consistent with the application of the Potomac peripheral sewer service policy and the Piney Branch restricted sewer access policy.</p>	<p>Report: Pgs. 21-22</p> <p>Maps: Pg. 23</p>

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Travilah Planning Area – Commercial Uses Public Service Policy: Senior Housing in the RE-2 Zone

[6] WSCCR 23-TRV-05A: Hurst, Ennis, Johnson and Blackman

<ul style="list-style-type: none"> • 13741 and 13751 Travilah Rd., Rockville • RE-2 Zone; 11.09 total ac. • Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Proposed use</u>: Independent Senior Living Townhomes (will require a conditional use approval) 	<p><u>Parcel P709</u> W-6 to W-1</p> <p>S-1 (no change)</p> <p><u>Parcels P804 & N765</u> W-1 (no change)</p> <p>S-1* to S-1 unrestricted</p> <p><i>*Restricted to a single sewer service connection only (abutting mains)</i></p>	<p>Approve W-1 for Parcel P709. Deny the request to change the existing, restricted S-1 categories to remove the single sewer connection restrictions.</p> <p>Parcel P709, zoned RE-2, is within the planned public water service envelope. Unrestricted public sewer service is not consistent with Water and Sewer Plan service policies or with Potomac Subregion Master Plan service recommendations.</p>	<p>Report: Pgs. 24-28</p> <p>Conditional Use Plan: Pg. 25</p> <p>Maps: Pgs. 29-31</p>
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Upper Rock Creek Planning Area - Commercial Uses Public Service Policy: Senior Housing in the RE-2 Zone

[7] WSCCR 22-URC-01A: Paul Sarkides

<ul style="list-style-type: none"> • 5904 Muncaster Mill Rd., Rockville • RE-2 Zone; 4.37 ac. • Upper Rock Creek Master Plan (2004) • Upper Rock Creek Watershed (MDE Use IV) • <u>Proposed use</u>: 100-unit Senior Living Facility, replacing an existing structure 	<p>W-1 (no change)</p> <p>S-6 to S-3</p>	<p>Deny the request for sewer category S-3; maintain S-6.</p> <p>Proposed public sewer service is not consistent with Water and Sewer Plan service policies or with Upper Rick Creek Master Plan service recommendations.</p>	<p>Report: Pgs. 32-33</p> <p>Conceptual Plan: Pgs. 34-35</p> <p>Maps: Pgs. 36-37</p>
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PREVIOUSLY DEFERRED REQUESTS

Olney Planning Area: Deferred Request for a Private Institutional Facility (PIF) Use

[8] WSCCR 17-OLN-02A: Iglesia De Cristo Mi-EI Maryland, Inc.

<ul style="list-style-type: none"> • 17521 Old Baltimore Rd., Olney • RNC Zone; 7.21 acres • Olney Planning Area Olney Master Plan (2006) • <u>Proposed use</u>: Place of worship of up to 700 seats; retain existing house as a parsonage. 	<p>W-6 to W-1</p> <p>S-6 to S-1</p>	<p>Maintain W-6 and S-6; advance to W-3 and S-3 upon the Planning Board’s approval of a preliminary plan that maintains under 10 percent impervious area in the Hawlings River watershed and reduces impervious area in the Northwest Branch watershed to 25 percent.</p> <p>Based on the applicant’s submitted preliminary plan, the proposed project satisfies the requirements of the PIF policy.</p>	<p>Report: Pgs. 38-41</p> <p>Preliminary (Utility) Plan: Pg. 42</p> <p>Maps: Pgs. 43-44</p>
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Travilah Planning Area: Deferred Requests Under the Potomac Peripheral Sewer Service Policy

[9] WSCCR 22-TRV-05A: Michael and Denise Sinay

<ul style="list-style-type: none"> • 13205 Carriage Ct., Rockville • RE-1 Zone; 2.02 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Proposed use</u>: Sewer service for the Existing Single-Family Home (built 1956) 	<p>W-3 (no change)</p> <p>S-6 to S-3</p>	<p>Deny the request for category S-3, maintain S-6.</p> <p>The applicants want to apply the Potomac peripheral sewer service policy based on this property being adjacent to the City of Rockville service area. The recent update of this policy in the 2022 Water and Sewer Plan restricts the use of properties in the Rockville service area from serving as a basis for the use of this policy.</p>	<p>Report: Pgs. 45-46</p> <p>Maps: Pgs. 47-48</p>
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Executive Summary: Proposed Service Area Category Amendments and Recommendations

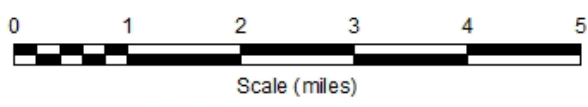
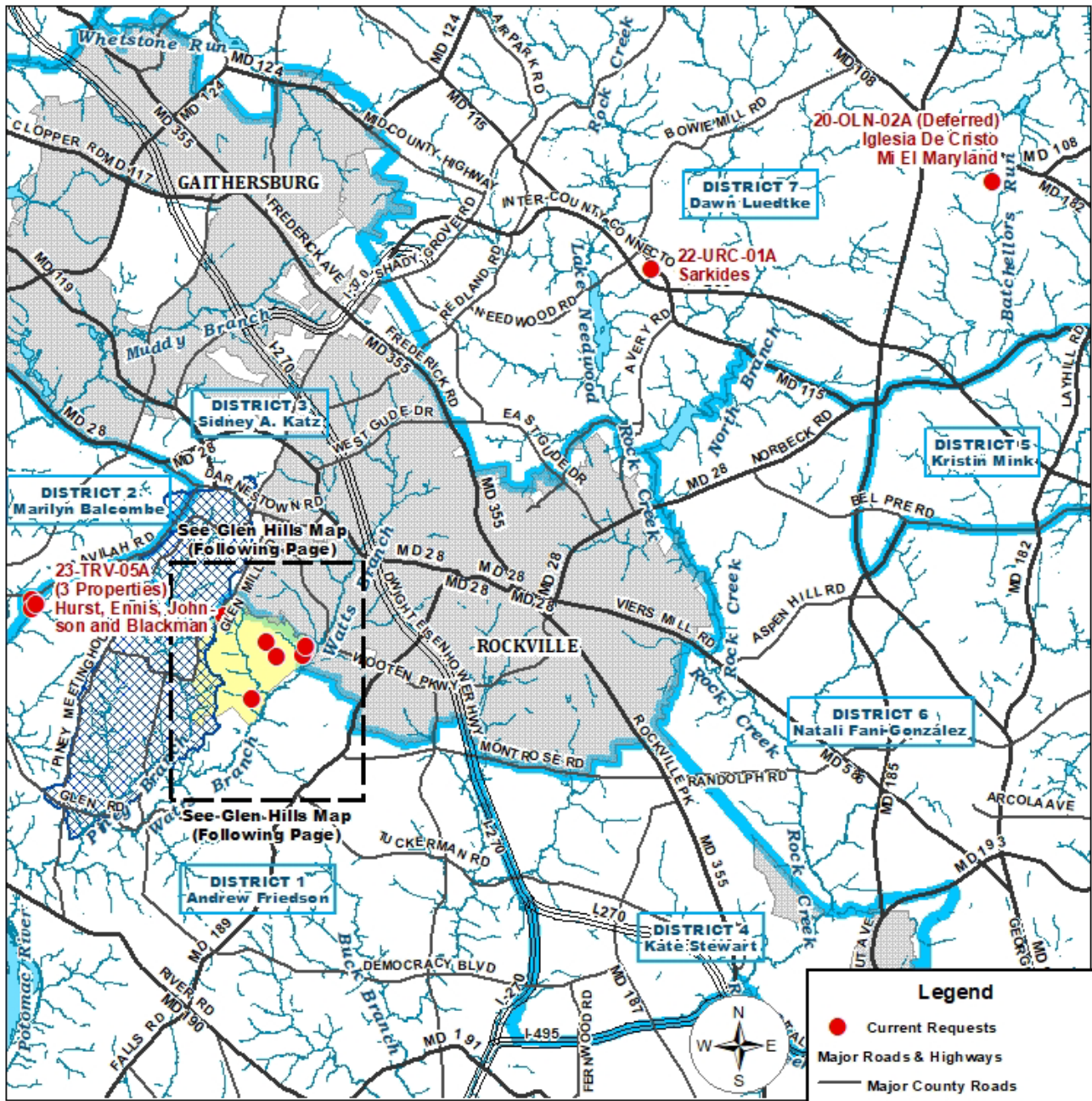
Category Change No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Category Change	Summary of Executive Recommendations & Policy Discussions	Packet Page No.
[10] WSCCR 22-TRV-06A: Nirmala Rao			
<ul style="list-style-type: none"> 13201 Carriage Ct., Rockville RE-1 Zone; 2.46 ac. Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) Proposed use: Sewer service for the Existing Single-Family Home (built 1965) 	<p>W-3 (no change) S-6 to S-3</p>	<p>Deny the request for category S-3, maintain S-6.</p> <p>The applicants want to apply the Potomac peripheral sewer service policy based on this property being adjacent to the City of Rockville service area. The recent update of this policy in the 2022 Water and Sewer Plan restricts the use of properties in the Rockville service area from serving as a basis for the use of this policy.</p>	<p>Report: Pgs. 45-46 & 49-50</p> <p>Maps: Pgs. 47-48</p>
[11] WSCCR 22-TRV-09A: William Reinhold			
<ul style="list-style-type: none"> 13209 Carriage Ct., Rockville RE-1 Zone; 2.29 ac. Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) Proposed use: Sewer service for the Existing Single-Family Home (built 1960) 	<p>W-3 (no change) S-6 to S-3</p>	<p>Deny the request for category S-3, maintain S-6.</p> <p>The applicants want to apply the Potomac peripheral sewer service policy based on this property being adjacent to the City of Rockville service area. The recent update of this policy in the 2022 Water and Sewer Plan restricts the use of properties in the Rockville service area from serving as a basis for the use of this policy.</p>	<p>Report: Pgs. 45-46 & 51-52</p> <p>Maps: Pgs. 47-48</p>

Water & Sewer Service Area Categories Summary

Category Definition and General Description	Category Definition and General Description
<p>W-1 and S-1</p> <p>Properties approved for and generally with existing access to community (public) service. This may include properties which have not yet connected to existing community service.</p>	<p>W-5 and S-5</p> <p>Properties planned for future public service, but which may use private, on-site systems (wells and septic systems) on a permanent basis. - Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period.</p>
<p>W-3 and S-3</p> <p>Properties planned and approved for community (public) service, but <u>without</u> existing access to public service. - Public service will generally be provided within two years as development and requests for community service are planned and scheduled.</p>	<p>W-6 and S-6</p> <p>Properties that will use private, on-site systems (wells and septic systems), where community (public) service is not planned. - Category 6 includes areas that are planned or staged for community service beyond the scope of the plan’s ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.</p>
<p>W-4 and S-4</p> <p>Properties planned for future public service, but which need to use private, on-site systems (wells and septic systems) in the interim. - Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. ■</p>	<p>Note: Although the majority of properties in the county have the same water category as sewer category (i.e. W-3 and S-3, or W-5 and S-5), this is not always the case. The County does not always assign water and sewer categories in tandem, due to differences in service policies or to actual service availability. For example, a particular property could have service area categories W-1 and S-6. Therefore, it is important to know both the water <i>and</i> sewer service area categories for a property. Montgomery County does not use categories W-2 and S-2 in its Plan.</p>

If you have questions concerning this notice, please contact Alan Soukup in DEP at either 240-777-7716 or alan.soukup@montgomerycountymd.gov.

**Category Change Request Amendment Locator
 Comprehensive Water and Sewer Plan Map**



Montgomery County, Maryland
 Draft 2022 Comprehensive Water Supply
 and Sewerage Systems Plan

Legend

- Current Requests
- Major Roads & Highways
- Major County Roads
- State Roads & Highways
- US Highways & Interstates
- Parks
- Municipalities
- Piney Branch Watershed (SPA)
- Glen Hills Sewer Policy Area
- County Council Districts

