



Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Correction Action: 14-PAX-01C

May 27, 2014

I. AUTHORITY: Chapter 1, Section V.F.3.a. " Water and Sewer Map Corrections, Revisions, and Informational Updates ", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Department of Environmental Protection (DEP), or his designee, to amend the Plan's service area category maps in order to address documented service and mapping errors.

II. BACKGROUND & JUSTIFICATION: This correction action addresses the sewer service area category for a property previously approved for category S-3 under the County's private institutional facilities (PIF) policy. The property is zoned Rural Cluster (RC) and therefore is not intended to use public sewer service under both local area master plan recommendations and Water and Sewer Plan general service policies. The PIF policy allows for County Council-approved exceptions for public service to the County's general service policies, but requires use by a non-profit (or PIF) organization for a property so approved. The use of the property has changed from an intended non-profit use to a commercial use, which no longer satisfies the PIF policy requirements. The prior approval for S-3 is voided and the property restored to category S-6.

On November 2, 1999, the County Council acted under Resolution no. 14-334 to grant the approval of categories W-1 and S-3 for WSCCR 99A-PAX-01 for Parcel P704, New Birmingham Manor (owners: Calvin and Aida Brincefield). The intended user for the property was the Trinity International Church of God, and as such, the S-3 approval was restricted to a non-profit use under the County's private institutional facilities (PIF) policy, as follows:

"Approve W-1 and S-3. Sewer service is restricted to a private institutional facility. In conformance with the private institutional facilities policy, sewer service may be extended from the sewer main (#692585-B) located south of the site, but not from the main (#773239-A) located east of the site along Route 198. The facility using the site will be required to pay all extension costs.

"Notes:

"With regard to these two applicants, Ms. Markey's request (98A-PAX-02) for the commercial day-care center will not satisfy the preceding restricted approval, where the Trinity International Church of God's request (99A-PAX-01) will.

"This approval will allow an institutional use to locate within an area recommended for lower-density development. The applicant is advised that M-NCPPC staff will pay special attention to water quality and imperviousness issues during the plan review for this project."

The Korean Antioch Church at Washington subsequently acquired the property from the Brincefields in December 1999. In April 2009, the church deeded a 2.89-acre portion of the original Parcel P704 to Patricia Dunn, creating Parcel P728, New Birmingham Manor; the church retained 8.85 acres of the original Parcel P704 for its own use for a place of worship. Ms. Dunn proceeded to develop Parcel P728 with a commercial use, not a PIF use as required for the category S-3 approval as specified by CR 14-334. These actions make Parcel P728 ineligible for the prior S-3 approval which would have allowed for public sewer service. This correction action is therefore needed to restore category S-6 for Parcel P728.

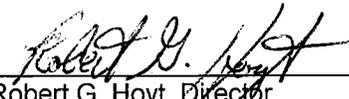
III. DEP CORRECTION ACTION: The water and sewer categories included in the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

WSSCR 14-PAX-01C (DEP Patricia Dunn)

Property Information and Location	Existing - & Corrected - Service Area Categories
<ul style="list-style-type: none"> • 4150 Sandy Spring Road, Burtonsville • North side of Sandy Spring Road, west of and opposite Dino Drive • Parcel P728, New Birmingham Manor (acct. no. 03646756) • SDAT map KS62, WSSC tile 221NE04 • RC Zone; 2.89 acres • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) 	<p>W-1 W-1 (No Change) S-3* Correct existing S-3* to S-6.</p> <p><i>*For a PIF use only.</i></p> <p><i>Note: This correction action does not affect either the PIF-restricted S-3 approval or the associated service conditions adopted under CR 14-334 for the existing Parcel P704 owned by the Korean Antioch Church.</i></p> <p>Policy justification: Chapter 1, Section V.F.3.a. "Water and Sewer Map Corrections, Revisions, and Informational Updates."</p>

Now therefore be it resolved by the Montgomery County Department of Environmental Protection, that the amendment described above for inclusion in the County's Comprehensive Water Supply and Sewerage Systems Plan is approved. DEP will revise the water and sewer category maps database in the County's geographic information system (GIS), MC:MAPS, to include this amendment, and it will be shown as part of the next interim or triennial general map update.

Approved



 Robert G. Hoyt, Director
 Montgomery County Department of Environmental Protection

VI. DISTRIBUTION - Interagency Distribution:

- Jay G. Sakai, Director, Water Management Administration, Maryland Department of the Environment
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- Pearl Walker, Assessments Section, WSSC

Applicant, Owner & Others Distribution:

- Patricia Dunn
- Pastor Young Yoon, Korean Antioch Church

Sewer Service Area Category Change Map (see page 3)

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