



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

October 17, 2024

DATE & TIME: TUESDAY, NOVEMBER 12, 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 three (3) requested changes to the water and/or sewer service category for properties in the county. If approved, these changes 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 "Hearing Schedule" link.) 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.

September 2024 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

Table with 4 columns: Category Change No. & Applicant, Requested Category Change, Summary of Executive Recommendations & Policy Discussions, Packet Page No. Row 1: Request [1] WSSCR 24-CLO-01A: Logos Homes. Row 2: 17805 Norwood Rd., Sandy Spring, RE-2 Zone; 2.31 ac., Sandy Spring Ashton Master Plan (1998), Northwest Branch Watershed (MDE Use IV), Proposed use: Single Family Home.

**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.
<b>Request [2] WSCCR 24-TRV-01A: David Mohebbi</b>			
<ul style="list-style-type: none"> <li>11905 Centurion Way, Potomac</li> <li>RE-2 Zone; 5.17 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li>Watts Branch Watershed (MDE Use I)</li> <li><u>Proposed use</u>: Sewer service for the Existing Single-Family Home (built 2019)</li> </ul>	<p>W-1 (no change) S-6 to <b>S-3</b></p>	<p><b>Deny the request for category S-3; maintain S-6.</b></p> <p>Proposed public sewer service is not consistent with the application of the Potomac peripheral sewer service policy. DPS has not documented a septic system failure.</p>	<p>Report: <b>Pgs. 11-12</b></p> <p>Map: <b>Pg. 13</b></p> <p>CR 19-1426 (Excerpt) <b>Pg. 14</b></p> <p>MDE 3/9/223 Letter <b>Pgs. 15-16</b></p>
<b>Request [3] WSCCR 24-TRV-03A: Mohamed Alesh</b>			
<ul style="list-style-type: none"> <li>12720 Piney Meetinghouse Rd., Potomac</li> <li>RE-2 Zone; 7.58 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li>Watts Branch Watershed (MDE Use I)</li> <li><u>Proposed use</u>: Public Sewer for the existing Single-Family House (built 1958)</li> </ul>	<p>W-1 (no change) S-6 to <b>S-3</b></p>	<p><b>Defer the request for category S-3; maintain S-6 pending an agreement with WSSC Water to study sewer system capacity issue in Palatine.</b></p> <p>Proposed public sewer service is not consistent with the application of the Potomac peripheral sewer service policy. DPS has reported a septic system failure. WSSC has advised that sewer service will require a study of capacity availability in the Palatine LPS system.</p>	<p>Report: <b>Pgs. 17-18</b></p> <p>Maps: <b>Pgs. 19-20</b></p>

**Water & Sewer Service Area Categories Summary**

Category Definition and General Description	Category Definition and General Description
<p><b>W-1 and S-1</b></p> <p><b>Properties approved for and generally with existing access to community (public) service.</b> This may include properties which have not yet connected to existing community service.</p>	<p><b>W-5 and S-5</b></p> <p><b>Properties planned for future public service, but which may use private, on-site systems (wells and septic systems) on a permanent basis.</b> - Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period.</p>
<p><b>W-3 and S-3</b></p> <p><b>Properties planned and approved for community (public) service, but <u>without</u> existing access to public service.</b> - Public service will generally be provided within two years as development and requests for community service are planned and scheduled.</p>	<p><b>W-6 and S-6</b></p> <p><b>Properties that will use private, on-site systems (wells and septic systems), where community (public) service is not planned.</b> - 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><b>W-4 and S-4</b></p> <p><b>Properties planned for future public service, but which need to use private, on-site systems (wells and septic systems) in the interim.</b> - Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. B</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>
<p><i>Service area categories W-2 and S-2 are not used in Montgomery County's Water and Sewer Plan.</i></p>	

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



