

Resolution No.:	<u>20-683</u>
Introduced:	<u>October 15, 2024</u>
Adopted:	<u>December 3, 2024</u>

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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**SUBJECT:** Amendments to the Comprehensive Water Supply and Sewerage Systems Plan

**Background**

1. Section 9-501 et seq. of the Environmental Article of the Maryland Code requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 60 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 45 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On October 3, 2024, the County Council received recommendations from the County Executive on three Water and Sewer Plan amendments.
6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.

7. A public hearing was held on November 12, 2024. The County Council notified affected State and local agencies of the public hearing on October 10, 2024. The County Council published a public notice for the hearing in The Daily Record on October 18, 2024.
8. The County Council's Transportation and Environment Committee held a worksession on November 18.

**Action**

The County Council for Montgomery County, Maryland approves the following actions on amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan as shown in the attachments to this resolution.

This is a correct copy of Council action.



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Sara R. Tenenbaum  
Clerk of the Council

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan**  
**County Executive's Summer 2024 Amendment Transmittal: Water/Sewer Category Map Amendments**  
**FY 2024 (Quarters 1 & 2) Category Change Requests**

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use onsite systems, usually wells and/or septic systems. Categories W-1 and S-1 identify properties approved for public service and that have access to public system mains. Categories W-3 and S-3 identify properties approved for public service but need new main extensions in order to receive public service. Categories W-4 and S-4, and W-4 and S-5 identify properties that currently should use onsite systems but are proposed for public service in the future. Categories W-6 and S-6 identify properties that should use on-site systems, where public service is not planned for at least the next ten years. (See page 5 for additional information.)

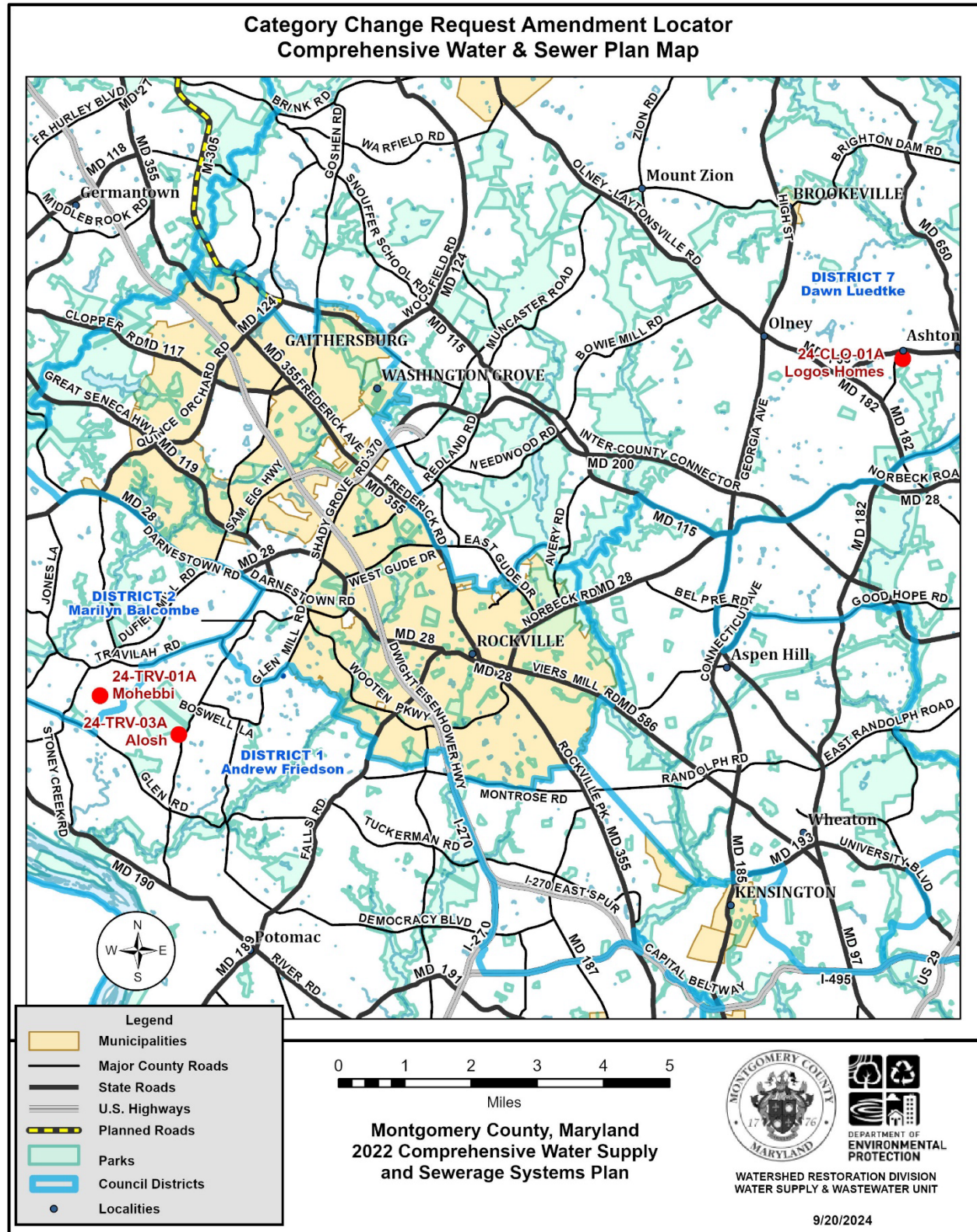
Property owners file category change map amendment requests seeking to change the service areas for their property from one category to another, often based on anticipated development plans. The following charts present the County Council's actions on a water/sewer category map amendment request filed with DEP and transmitted by the County Executive to the Council for consideration on December 29, 2022.

**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.</p> <p>Montgomery County does not use categories W-2 and S-2 in its Plan.</p>

• See Attachment B for mapping of approved, conditionally approved, and deferred category change amendments.

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan**  
**County Executive's Summer 2024 Amendment Transmittal: Water/Sewer Category Map Amendments**  
**FY 2024 (Quarters 1 & 2) Category Change Requests**



Description: A map showing the locations of three water and/or sewer category change requests within the county, The map also shows related County Council districts.

- See Attachment B for mapping of approved, conditionally approved, and deferred category change amendments.

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**Request [1] WSCCR 24-CLO-01A: Logos Homes**

Property Information and Location Property Development	Applicant's Request: County Council Action
<ul style="list-style-type: none"> <li>17805 Norwood Rd., Sandy Spring</li> <li>Parcel P534, Auburn (acct. no. 00701657)</li> <li>Map tile: WSSC – 224NW01; MD –JT32; Council District 7 • Approx. 370 feet east of Norwood Rd., south of Windrush Ln. (landlocked)</li> <li>RE-2 Zone; 2.31 ac.</li> <li>Cloverly Planning Area Sandy Spring Ashton Master Plan (1998)</li> <li>Northwest Branch Watershed (MDE Use IV)</li> <li><u>Existing use</u>: Unimproved <u>Proposed use</u>: One Single Family Home</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6            <b>W-1</b> S-6            <b>S-1</b></p> <p>Within the planned public water service envelope. Outside the planned public sewer service envelope</p> <p><b>T&amp;E Committee Recommendation</b></p> <p><b>Approve W-1 and S-1; S-1 is limited to a single sewer connection only. Public water and sewer service will be provided via an easement crossing 17725 Norwood Rd. to the south, which will also pursue public water and sewer service. The Council approves S-1 for this property due to the following unique circumstances:</b></p> <ol style="list-style-type: none"> <li>1) A single landlocked property.</li> <li>2) Has no possible subdivision into more than one lot (2.3 acres in the RE-2 Zone).</li> <li>3) Development of one single-family house on more than two acres is consistent with the low-density nature of the area.</li> <li>4) Abuts only properties approved for public sewer service (category S-1).</li> </ol> <p><i>For mapping, See Attachment B, pages 1-2.</i></p>

**Request [6] WSCCR 24-TRV-01A: David Mohebbi**

Property Information and Location Property Development	Applicant's Request: County Council Action
<ul style="list-style-type: none"> <li>11905 Centurion Way, Potomac</li> <li>Lot 3, Parcel N188, Sutton's Addition to Palatine (acct. no. 03639933)</li> <li>Map tile: WSSC – 217NW12; MD –ER51; Council District 2</li> <li>East side of Centurion Way, 2,050 feet from the intersection with Greenbriar Rd.</li> <li>RE-2 Zone; 5.17 ac.</li> <li>Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>Watts Branch Watershed (MDE Use I)</li> <li><u>Existing use</u>: Single-Family Home <u>Proposed use</u>: Public Sewer for the existing Single-Family Home</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1            W-1 (no change) S-6            <b>S-3</b></p> <p>Outside the planned community sewer service envelope.</p> <p><b>T&amp;E Committee Recommendation</b></p> <p><b>Defer action pending the property owner making changes to the existing septic system, as recommended by DPS in their visit to the site in July 2023 *.</b></p> <p><i>* DPS recommended disconnecting the existing best available technology (BAT) treatment tank from the system and using a standard two-stage septic tank instead. If this resolves the repeated problems with the septic system, the owner can withdraw the sewer category change request. If the problems continue, the request can be returned to the Council for further consideration.</i></p> <p><i>For mapping, See Attachment B, page 3.</i></p>

• See Attachment B for mapping of approved, conditionally approved, and deferred category change amendments.

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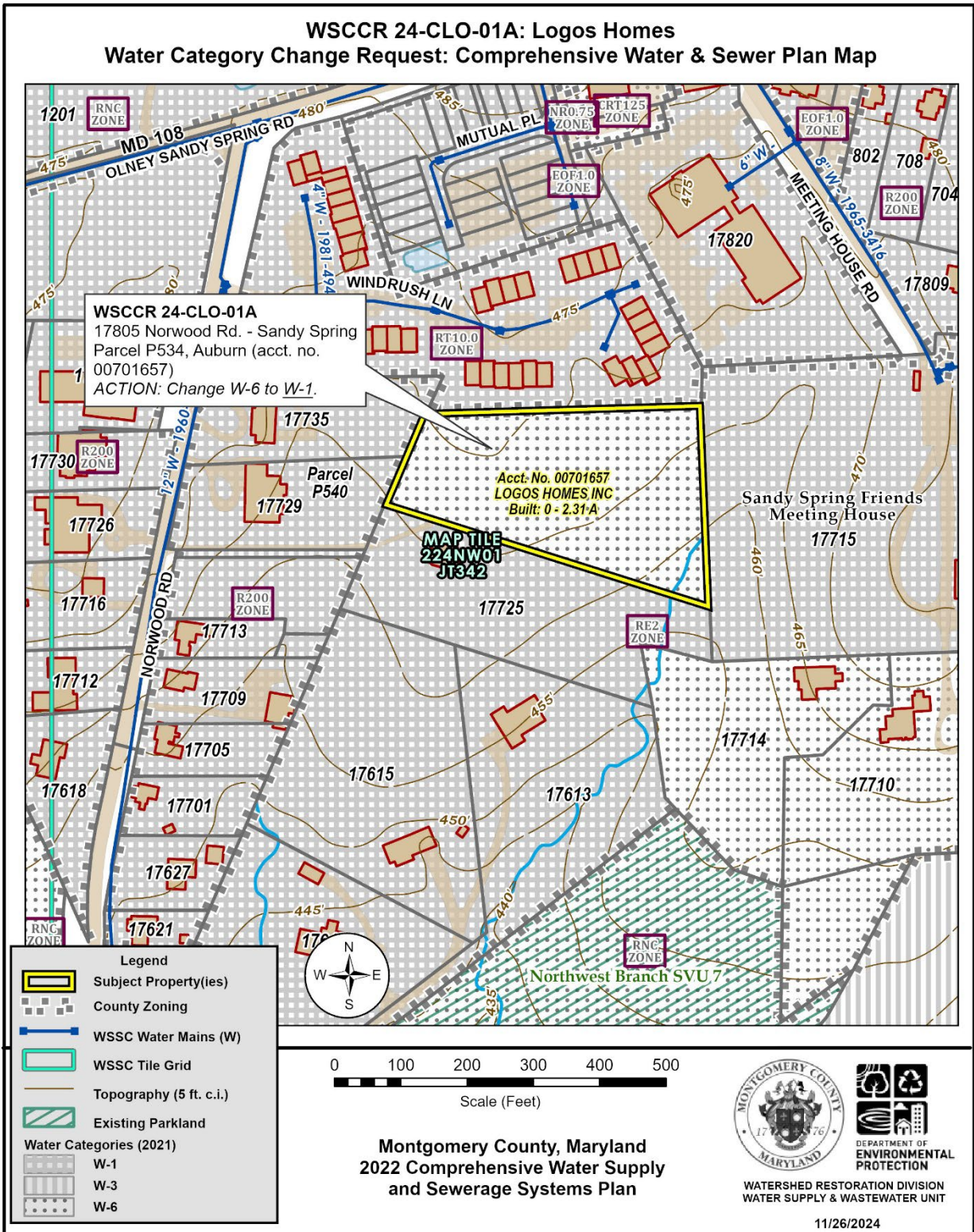
**Request WSCCR 24-TRV-03A: Mohamed Alosch**

Property Information and Location Property Development	Applicant's Request: County Council Action
<ul style="list-style-type: none"> <li>12720 Piney Meetinghouse Rd., Potomac</li> <li>Parcel P954, Piney Grove Etc (acct. no. 00403744)</li> <li>Map tile: WSSC – 216NW11; MD –FQ23; Council District 1</li> <li>West side of Piney Meetinghouse Rd., north of Palatine Dr.</li> <li>RE-2 Zone; 7.58 ac.</li> <li>Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>Watts Branch Watershed (MDE Use I)</li> <li><u>Existing use</u>: Single-Family House (built 1958)</li> <li><u>Proposed use</u>: Public Sewer for the existing Single-Family House (future subdivision considered by the applicant)</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1            W-1 (no change)</p> <p>S-6            <b>S-3</b></p> <p>Outside the planned community sewer service envelope.</p> <p><b>T&amp;E Committee Recommendation</b></p> <p><b>Defer action pending the results of a WSSC Water study of the entire Palatine low pressure sewer system that will determine the extent of sewer system improvements and extensions required to serve this property and others within the immediate vicinity, as designated by the County, including other health concern cases.</b></p> <p><i>For mapping, See Attachment B, page 4.</i></p>

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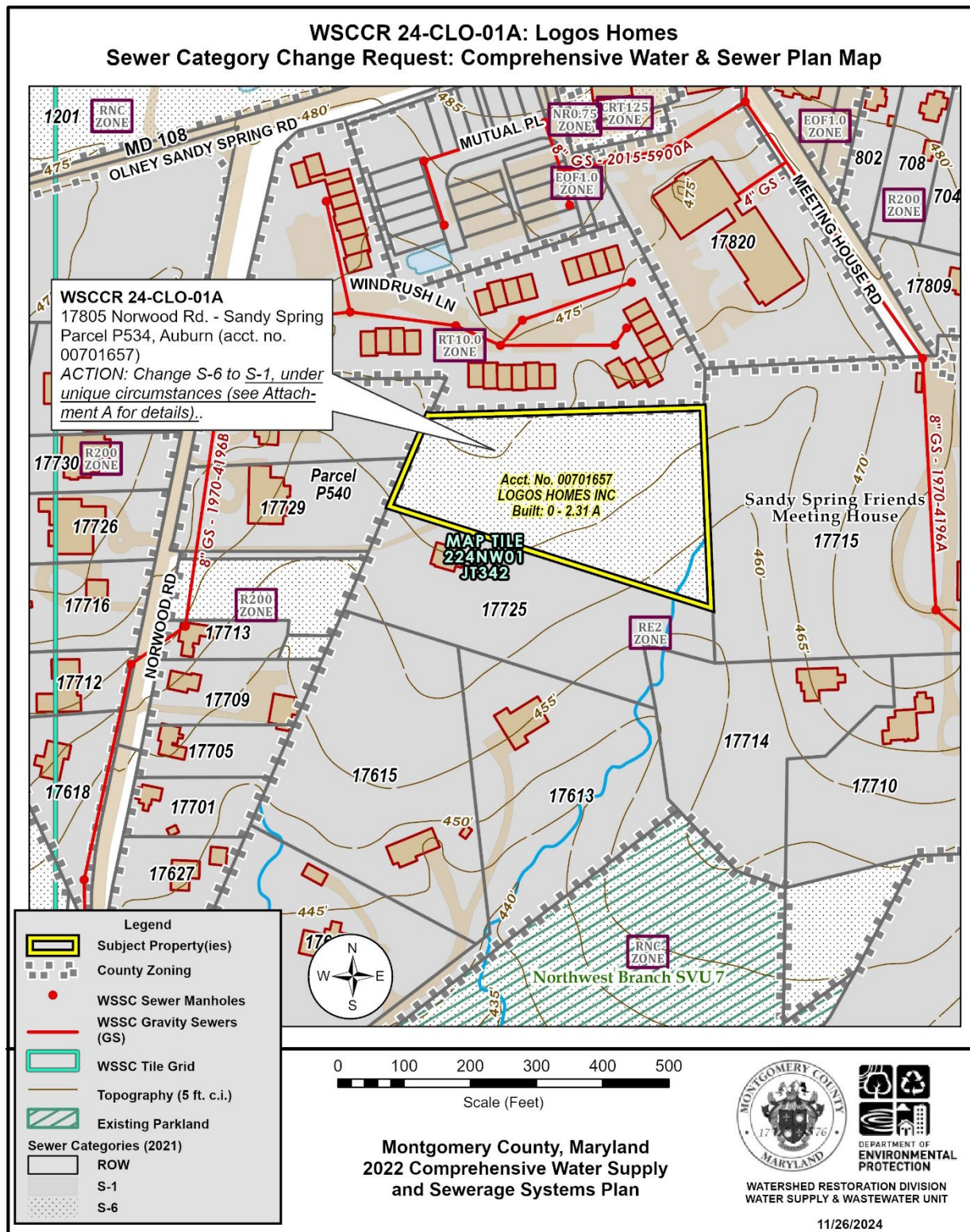


Description: Water Category Map showing the location of WSSCR 24-CLO-01A with respect to surrounding properties and existing water service mains.. Council approved category W-1.

Attachment B presents mapping only for approved, conditionally approved, and deferred category change amendments. See Attachment A for the specific language of the Council's actions and information on water and sewer service area categories.



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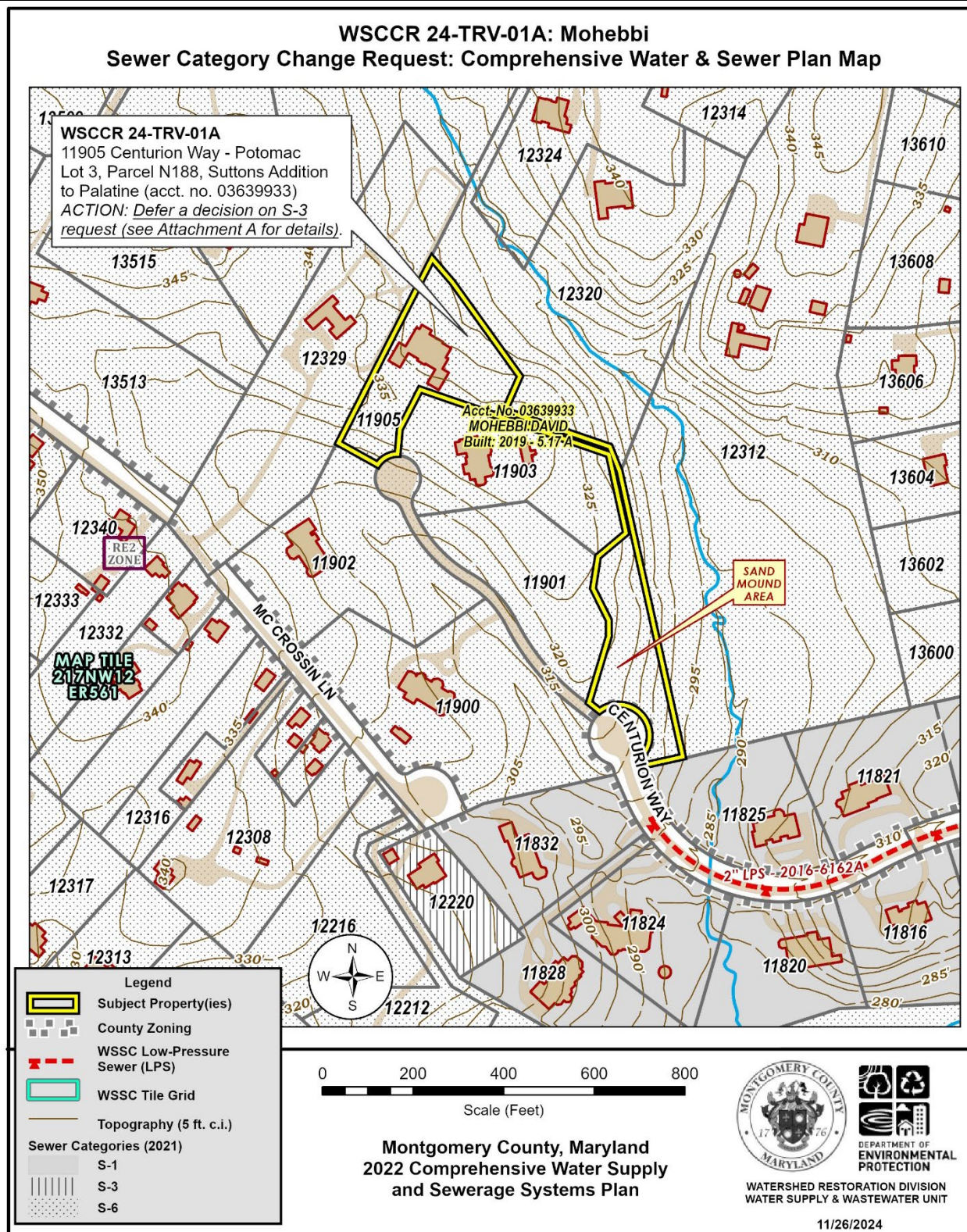


Description: Sewer Category Map showing the location of WSSCR 24-CLO-01A with respect to surrounding properties and existing sewer service mains.. Council approved category S-1 under unique circumstances.

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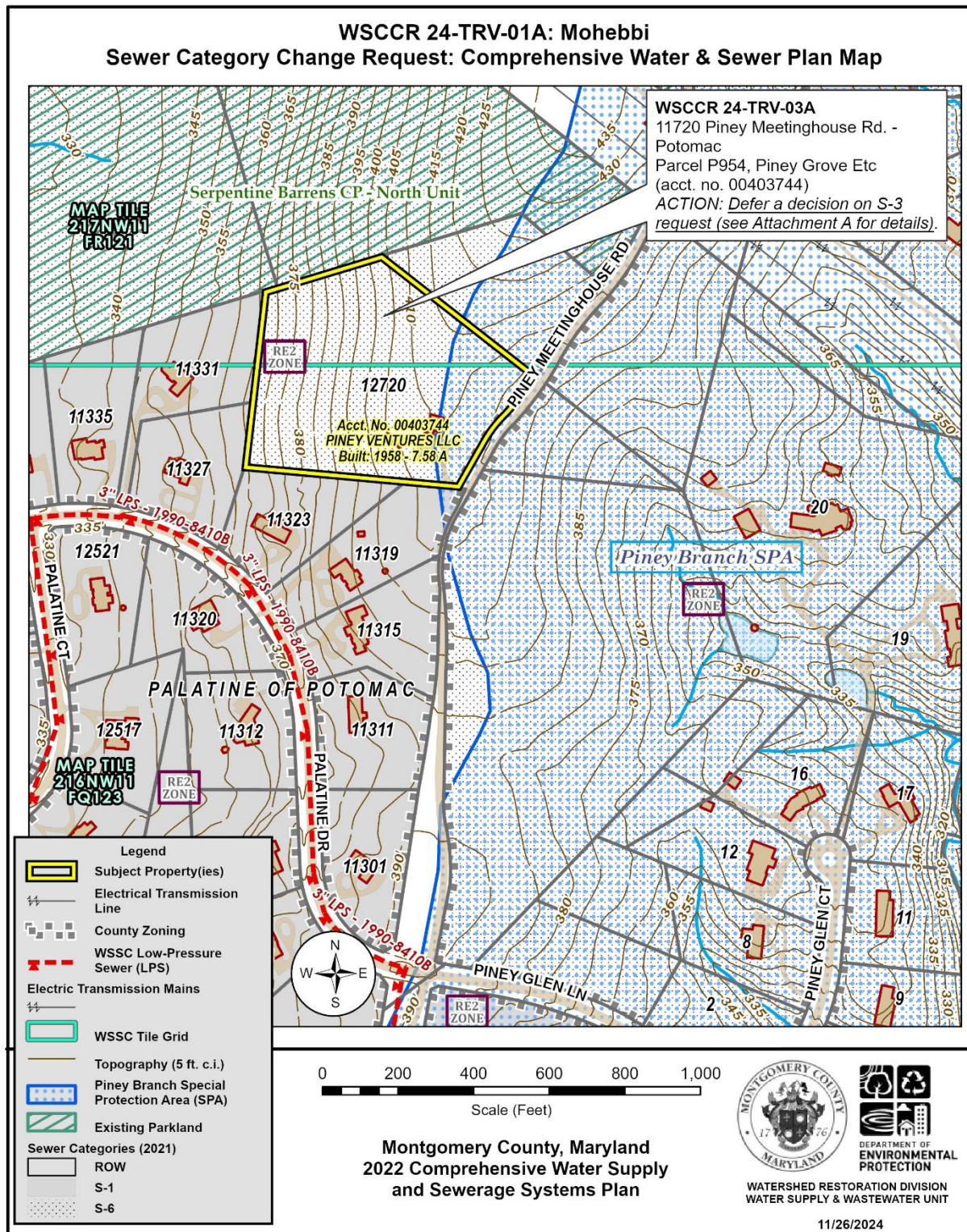


Description: Sewer service area category map for WSSCR 24-TRV-01A, showing sewer categories and existing sewer main infrastructure. Council action is to defer the request for category S-3 (see Attachment A for details).

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Description: Description: Sewer service area category map for WSSCR 24-TRV-03A, showing sewer categories and existing sewer main infrastructure. Council action is to defer the request for category S-3 (see Attachment A for details).

Attachment B presents mapping only for approved, conditionally approved, and deferred category change amendments. See Attachment A for the specific language of the Council's actions and information on water and sewer service area categories.