



Proposed Category Map Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Four Water/Sewer Service Category Change Requests – 2020-4 Administrative Cases

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Completed: 9/24/2020

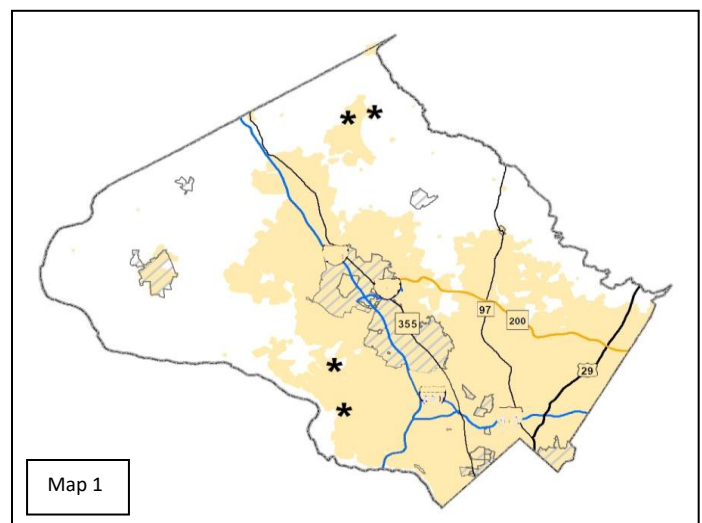
Description

Proposed Amendments:

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Four Water/Sewer Category Change Requests.

Referred to the Planning Board for a determination of consistency with relevant master and sector plans, with recommendations to the County Executive for final action.

Staff Recommendation: *Transmit Recommendations to County Executive*



Summary

The Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSCCR). Map 1 shows the location of properties requesting water and sewer service with an asterisk.

The Planning Board’s recommendations will be transmitted to the County Executive for final action. Information and maps of zoning, existing and proposed uses and recommendations from other agencies are shown in the attached packet from the County Executive (Attachment A). The recommendations made by Staff on all applications agree with the County Executive’s recommendations.

STAFF RECOMMENDATION

Transmit the Planning Board’s recommendations to the County Executive.

Water and Sewer Category Change Requests—2020-4 Administrative Amendments

WSSCR 20-DAM-03A: Shannon Chaney and Sheila Hutchison

This 0.32-acre parcel is zoned RE-1 and is in the sewer envelope defined in the 2006 Damascus Master Plan. The property is eligible for service.

Staff Recommendation: Approve S-1

County Executive Recommendation: Approve S-1

WSSCR 20-DAM-04A: King-Souder LLC

These two parcels equal approximately 9.64 acres and are zoned CRT-1.0 and R-90. The CRT-1 properties are also located within the Town Center boundary making them eligible for water and sewer service.

The R-90 zoned property is not in, but adjacent to the Town Center and not within the approved sewer envelope. It and four other small house lots were described in the 2006 Damascus Master Plan:

“If all or a portion of this property is jointly subdivided and site planned comprehensively with the adjacent King/Souder property, every effort should be made to facilitate joint development. This small property group (approximately 3.7 acres) is located just west of the Damascus Elementary School along Bethesda Church Road. It consists of four developed lots and one vacant property. Because of the location at the edge of the Town Center, this plan recommends some additional density, but assembly would be required. Although this assembly is not likely to happen soon, during the life of the master plan this level of additional density and clustering would be appropriate at this location.”

With this application a partial assemblage is taking place between the R-90-zoned vacant parcel mentioned above (Parcel 885) and the King/Souder property. However, the existing four homes on the shelf along Bethesda Church Road are not included in the application. This shelf is where density was to be clustered according to the Master Plan, not in the low sensitive areas of Parcel 885 as shown in the application. Given the Parcel 885’s lack of frontage along Bethesda Church Road and the sensitive areas which take up most of this property, the additional density recommended for this property should be clustered within the King/Souder property development. Sewer service for the King Souder property should be extended from Ridge Road.

Staff Recommendation: Approve W-3 and S-3 in conformance with existing plans

County Executive Recommendation: Approve W-3 and S-3 in conformance to existing plans

WSSCR 20-POT-03A: Spiro Gioldasis

This 0.95-acre property is in the RE-2 zone and is in the Potomac Subregion Master Plan area. The lot is outside, but adjacent to the approved Potomac sewer envelope. There is also a sewer main across golden Road from the property.

Staff Recommendation: Approve S-1

County Executive Recommendation: Approve S-1

WSSCR 20-POT-13A: Mary B. Frye Trust

This 2.27-acre lot is in the RE-1 Zone and is in the Travilah Planning Area of the 2002 Potomac Subregion Master Plan. This property is eligible for a single sewer service hookup under the abutting mains policy.

Staff Recommendation: Approve S-1 (single hook-up)

County Executive Recommendation: Approve S-1 (single hook-up)

NEXT STEPS

The Planning Board's recommendations will be transmitted to the County Executive. Final action by the Executive will follow.

Attachment:

A. County Executive Notice of Public Hearing and Attached Package.