



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: City Council

FROM: David J. Deutsch, City Manager

SUBJECT: Amendments to Prince George's County Ten-Year Water and Sewer Plan
April 2009 Cycle of Amendments

DATE: April 30, 2009

I. Background

The Prince George's County Water and Sewer Plan categories represent different planning levels for the provision of public water and sewer service. The County has been using water and sewer categories, also known as "service areas" and "system areas", since the adoption of the first Comprehensive Water and Sewer Plan in 1977. The process of changing categories allows public water and sewer service to be staged according to development proposals and supports high quality development by the landowner consistent with County policies.

The policy of linking water and sewer categories to stages of the development process assures that the water and sewer systems will expand appropriately to reach new development as it comes on line. Conversely, this system assures that when new developments are built, adequate water and sewer service will be available. The Water and Sewer Plan categories and their respective criteria are shown on Attachment #1.

Prince George's County has developed special policies to govern water and sewer planning in a manner consistent with the County's goals for development review. The policies governing changes to a designated category must take into account environmental factors, economic concerns, planning requirements, regulatory policies, engineering constraints, and public health concerns (see Attachment #2). An application may be rejected if these policies and criteria are not met, unless a hardship in meeting the policies and criteria is demonstrated by the applicant.

The County Council's public hearing for this amendment cycle is tentatively scheduled for July 21, 2009.

II. Proposal/Analysis

One (1) application of interest has been filed in the Bowie area (see Attachments #3 and #4).

Water and Sewer Plan Amendments

- A. **#09/W-01, Mountain of Fire and Miracles Ministries (5506 Church Road) – Request change from Category 5 to 4 on 12 acres. Proposal: New, 3-story church building serving between 1,000 - 2,000 members. The property is located across from Westview Forest Drive, on the west side of Church Road, approximately 1,700 feet south of Old Annapolis Road in the R-R (Rural-Residential) zone.**

The proposed development is consistent with the Residential Low Density classification in the approved 2006 Bowie and Vicinity Area Master Plan, although it is not designated as "Institutional, Public or Quasi-Public". There are two (2) such uses identified in the immediate vicinity of the subject property on the Master Plan Land Use Map. The proposal also conforms to the residential density established under R-R zoning and is part of the Developing Tier. A church is listed as a permitted use in the R-R zone. WSSC sewer and water lines abut the site in Church Road. The property is located within a developing portion of the County where many nearby properties have previously received category changes. The site meets the criteria for advancement to Category 4.

Recommendation (#09/W-01): Approval of Category 4

III. Recommendation

It is recommended that a letter containing the above recommendation be sent to the County Council regarding the April 2009 Water and Sewer Plan amendment cycle.

p:/waterandseweramendApril2009cycle

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the County Council shall specify that no additional evidence will be accepted by the Clerk of the Council for inclusion into the record. If any evidence is presented subsequent to the public hearing, it shall not be considered as a part of the record and shall not be used as a basis for denying or granting a category change request. The adopted Council Resolution serves as legal documentation of the approved amendments to the Water and Sewer Plan and Maps. A copy of the adopted County Council Resolution is available at the Office of the Clerk of the Council.

The Legislative Amendment process typically takes about four months. The exact duration and action dates are dependent on weekdays, holidays and other workload within County agencies, and may also be impacted by County elections. The introduction of a resolution for an Amendment, the public hearing and the County Council's final adoption must each occur at a full legislative session of the County Council. These are usually held on Tuesdays.

Table 6-1. Approximate Schedule for Legislative Amendments

Week 1	Initial review by DER
Weeks 2-5	Referral to agencies for comments
Weeks 6-8	DER prepares staff report and drafts resolution for transmittal of the County Executive's recommendations to the County Council
Week 9	County Council introduces Resolution
Weeks 10-15	Public hearing notice, public hearing and work session
Week 16	Final adoption by the County Council

6.3.2 Redesignation Criteria for Legislative Amendments

Legislative Amendments to the Plan include category changes. In order for the County to approve a particular category change, the project must meet the policies and criteria listed in Section 2.1.4 of this plan. Category specific criteria also includes the following:

- Category 4
 - The project complies with applicable zoning requirements.
 - Water and sewer service is adequate and available.
 - The development proposal includes an adequate description.

- Category 5
 - The proposed development complies with applicable zoning.
 - Water and sewer service is ultimately planned for the area.

- Category 6
 - The project complies with applicable zoning requirements.
 - Community service is not planned for the area.
 - Rural sanitation and rural water supply can support the development.
 - Property is located outside the sewer envelope.

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A. Environmental factors

Under this criterion, the proposal must:

- Protect the integrity of the water supply and the receiving waters;
- Protect and effectively utilize natural resources; and
- Preserve, protect, and enhance environmental quality.

B. Economics and general fiscal concerns

- New development shall be analyzed for its fiscal impact related to location, community needs, services and infrastructure, and for consistency with certain elements of the Livable Communities Initiative.
- New development shall not unduly burden the existing taxpayers or the WSSC ratepayers.
- Retail development and employment opportunities shall be increased throughout the County.
- Non-residential development may occur in concert with residential development in the Comprehensive Design Zones.

C. Planning, zoning, and subdivision requirements

- No Water and Sewer Category Change Request shall be processed or approved for land for which a change in zoning is proposed in:
 1. A Preliminary Area Master Plan adopted and transmitted by the Planning Board to the District Council;
 2. A Sectional Map Amendment adopted and transmitted by the Planning Board to the District Council; or
 3. A Zoning or Special Exception application pending before the Prince George's County Planning Board or the District Council.

Once the District Council has adopted a zoning change, the processing of a water and sewer category change can proceed.

- All preliminary plans of subdivision must show a conceptual alignment of all proposed onsite and offsite water and sewer facilities before DER may deem the public water and sewer facilities adequate for the proposed development.
- All final plats of subdivision must be approved by DER for public water and sewer service, or by the Health Department for individual systems.

D. Federal, State, Regional, County and Municipal land use plans and planning policies

- Water and sewer service shall be provided in concert with the availability of other public facilities, and in accordance with the 2002 General Plan and applicable Area and Functional Master Plans.
- Water and sewer lines traversing the Rural Tier are designated as controlled access facilities. Extensions of water and sewer lines in the Rural Tier of the County may be approved if the following applies:
 - An approved Area Master Plan or Sectional Map Amendment designates the area for public water and sewer service consistent with the policies in this Water

DRAFT 2008 WATER AND SEWER PLAN

and Sewer Plan; or

- The proposed development has been determined to be compatible with other County growth policies relating to location, community needs, services, infrastructure and other appropriate policies.
- Proposed development in the Developing Tier shall meet 2002 General Plan criteria:
 - Be contiguous to existing urban or suburban developments;
 - Be located within 1,500 feet of existing or funded public water and sewer systems;
 - Have roadways capable of supporting demands from the proposed development; and,
 - Require developers to bear the full responsibility of the costs of on- and off-site public facilities.
- Proposed development may not hinder the County's ability to provide adequate public services to the County and its residents.
- Proposed development shall be analyzed for compliance with Functional Master Plans for traffic impacts, road construction needs, sidewalks, pedestrian trails and road connectivity in the surrounding neighborhoods.

E. Water and sewer facility plans, engineering constraints, and the availability of transmission and treatment capacity

- Public water and sewer service extensions shall not be allowed in the area outside the limit of planned sewer services – also called the Sewer Envelope – unless the project is deemed to be compatible with other County growth policies after an analysis of the impact of the project related to its location, community needs, services, infrastructure and other appropriate policies.
- Any proposed use of grinder pumps shall be in accordance with WSSC policy and standards.
- A development proposal must meet any conditions of an allocation policy set for the specific sewershed or water pressure zone.
- Water and sewer systems must have adequate transmission and treatment capacities to serve the proposed development.

F. The need to alleviate public health problems

- The County's primary responsibility is to protect public health and safety.
- Water and sewer service is restricted by any moratorium orders issued by MDE and WSSC.
- No new developments will be approved that may impose a water and sewer moratorium on the County.
- The County Health Department may request a category change for a community based on findings of a sanitary survey.

ABOUT MOUNTAIN OF FIRE AND MIRACLE MINISTRIES

Mountain of Fire and Miracle Ministries (MFM) was founded in July 1989 at the home of Dr. D. K. Olukoya with 25 people at the first service. The Church later moved to No. 60, Old Yaba Road, Alagomeji, and finally to the present Headquarters site on 24th April 1994.

Mountain of Fire and Miracles Ministries is a full gospel ministry devoted to the Revival of Apostolic Signs, Holy Ghost fireworks and the unlimited demonstration of the power of God to deliver to the uttermost. Absolute holiness within and without as the greatest spiritual insecticide, and a pre-requisite for heaven is taught openly. MFM is a do-it-yourself Gospel ministry where your hands are trained to wage war and your fingers to do battle.

It is this kind of disposition that birthed the establishment of **25 ministry groups** under the umbrella of the MFM Ministries, namely:

1. Prayer Warriors
2. God's Violent Army
3. Territorial Intercessors
4. Watchmen Group
5. Prophetic Group
6. Evangelism Team
7. Ministry to Drug Addicts
8. Ministry to Glorious Children
9. Ministry to School
10. Mission Outreach
11. Drama Evangelical Group
12. Music Ministry
13. We Care Ministry
14. Visitation Team
15. Christian Tentmakers
16. Interpreters
17. Tracts and Publications
18. The Counseling Group
19. The Ushering Team
20. Ministry to French Speaking Countries
21. Ministry to other African Countries
22. Tapes and Testimonies
23. Praise and Worship Team
24. Technical Crew
25. Hospital /Healing Ministry

VISION AND MISSION STATEMENT

The following are the goals and aims of the Mountain of Fire and Miracles Ministries, as handed to the General Overseer.

- To propagate the gospel of our Lord Jesus Christ all over the world.
- To promote the revival of apostolic signs, wonders and miracles.
- To bring together children of God who are lost in dead churches.

- To train believers in the art and science of spiritual warfare; thus making them an aggressive and victorious army for the Lord.
- To train believers to receive Holy Ghost baptism and fire as well as a daily walk and relationship with the Holy Spirit.
- To turn the joy of our enemies to sorrow. That is why we would always have a deliverance ministry wherever we are. If you do not believe in deliverance, you are not supposed to be in MFM.
- To build an aggressive end-time army for the Lord. MFM is an end-time church where we build an aggressive end-time army for the Lord. WHAT IS AN END-TIME CHURCH?
- An end-time church: is a church where a sinner enters with two options. He either repents or does not come back, contrary to the present day Church where sinners are comfortable and find things so easy and convenient.
- To deliver those who have become slaves to Pastors, Prophets and Apostles.
- To build up heavenly-bound and aggressive Christians. The priority in MFM is for people to make heaven. It is not a worldly Church.
- To build up prayer eagles.
- To purify the Pentecostal dirtiness of this age.

Conceptual Description of Proposed Development

This request for water and sewer category change is for the MFM located at 5506 Church Road in Bowie Maryland which is a branch of the before mentioned MFM. The development proposes to build a new church building on the 12 acre tract of land that current houses the existing church building. It is anticipated that it will be a 3 story building with 1 to 1-1/2 stories below grade. The new church is project for 1,000 to 2,000 members. It is proposed that the development will include:

- New church building;
- Associated parking areas;
- Possible separate garages
- Trash dumpster enclosures;
- Stormwater management facilities;
- Landscaping;
- Public road improvements.

The existing church building is currently served with public water and sewer.

Answer to Question 8 of the Land Development Review

The property is located in the Developing Tier of the Prince George's County and as such the proposed development will adhere to the Tier Specific Policies established in the 2002 General Plan by:

1. Encourage low – to moderate – density transit – and pedestrian – oriented development:

The church is a low to moderate density development. It is surrounded by residential properties zoned R-R (minimum 20, sq. ft. lot size). It lends itself to the neighboring residence being able to walk to church if they choose to do so. The church also provides transportation to and from church, within the 20 mile radius. This reduces the amount of traffic in and out of the property.

2. Preserve and enhance environmental features and green infrastructure elements.

The proposed development will utilize low-impact development techniques for its stormwater management requirements. Examples of techniques are:

- Bio-gardens;
- Grass channels;
- Roof-top disconnect;
- Green roof.

The development will also preserve the approximate 1.9 acres of floodplain. Also there will be onsite tree conservation.

3. Provide as many multimodal options as possible for new development to reduce the need for new arterial or major collection roads.

Currently, there is no public transportation system within the area of the proposed development. However, the proposed development will improve the existing right-of-way, Church Road, and ultimately this makes better access for public transportation. The proposed church provides public transportation for its' members and visitor it needed.

4. Plan and provide public facility support the planned development pattern.

The property is bordered by Church Road which is identified in the county record as a scenic road. The existing R/W is 30' with an ultimate 60' R/W. The proposed development will dedicate the necessary land for road improvement. The proposed development will adhere to the Prince George's Department of Transportation and Department of Public Works in accordance with improvements necessary to maintain the overall look of the area.