



October 6, 2005

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief
Countywide Planning DivisionJorge A. Valladares, P.E., Chief
Environmental Planning/CWPFROM: Nazir Baig for the Department of Park and Planning
(301) 495-4549SUBJECT: Proposed Amendments: Montgomery County Comprehensive Water Supply and
Sewerage Systems Plan—July 2005

RECOMMENDATION

Approve as recommended for each case and transmittal to the Council and Executive for final action.

DISCUSSION

Staff finds the attached category change requests raise two major planning issues that the Board should discuss and bring to the attention of the County Council. These two issues are community water and sewer service for PIF properties and determination of master plan consistency.

This staff memorandum will follow the format set in the Executive's packet containing the water and sewer category change applications under consideration as amendments to the Comprehensive Water Supply and Sewerage Systems Plan-July 2005. Also, on September 29, 2005 the County Council T&E Committee held a public hearing on the cases. The memorandum for that hearing is included here as Attachment #1.

This staff memo is divided in five parts:

- General Comments
- Category Requests Where Executive and Planning Staff Agree
- Category Requests Where Executive and Planning Staff Disagree
- Cases Representing PIF policies
- Cases Withdrawn

I. General Comments

The Executive's transmittal memorandum states that the recommendations for each amendment are consistent with the adopted policies and guidelines included in the Water and Sewerage System Plan and appropriate Master Plans or Sector Plans. *Staff analysis indicates that many of the Executive's recommendations are not consistent with master plan recommendations.* The final determination of consistency in master plans is vested with the Planning Board.

- ***Section 9-506(a)(1)(ii) of the Maryland Annotated Code, Environment, requires county planning agencies to certify that the plan, revision or amendment is consistent with the county comprehensive plan. Section 9-506(a)(2) provides that the review and comments of the Park and Planning Commission in accordance with Section 9-516 constitute full compliance with the requirement for review of a 10-yr Water and Sewerage Plan.***

II. Category Requests Where Executive and Planning Staff Agree

- **WSCCR 04A-CL0-03**
Adissa Barry
See circle page 12 of the Executive Packet.

Zone: RC

Size: 1.16 acres

Proposed Use: Subdivide for 2 single-family houses.

In the Sandy Spring Master Plan, this property is zoned Rural Cluster and is not within the Sandy Spring/Ashton Rural Village Overlay Zone. However according to Figure 30 of the Master Plan, the property is within the proposed water service area, and according to note # 3, water service only to RE-2, RC and Rural zones on a case-by-case basis is allowed.

Provision of community water service should allow the property to develop on septic systems.

Water service without sewer is consistent with the water without sewer policy in the Ten-year Water and Sewerage System Plan. Based on master plan recommendations for this case, staff recommends W-3 and S-6. The Executive recommends W-3, S-6.

- **WSSCCR 04A-CLO-04**

Rolf and Carol Mae Nieman

See Executive Packet circle page 1.

Zone: RE-2C

Size: 2.0 acres

Proposed Use: Existing house.

Upon review, staff considers community service to be consistent with the recommendation of the Cloverly Master Plan. Recommend approval of W-3 and S-3.

- **WSSCCR 05A-GWC-01**

Kirk Canaday

See Executive Packet circle page 29.

Zone: RE-2

Size: 1.25 acres

Proposed Use: Existing house.

Staff recommends W-3, S-6 according to the policies of master plan. The Executive recommends W-3, S-6.

- **WSSCCR 04A-GWC-02**

Jeffrey Jackson

See Executive Packet circle page 28.

Zone: RE-2

Size: 2.71 acres

Proposed Use: Residential.

Over the years, DEP has received several category requests for this area, often citing the need for community sewer due to difficulties in locating septic areas. Soils are bad with severe percolation problems. This property is currently vacant, with no recent percolation testing and this area was not included in the community sewer service envelope in the master plan. In general, community water service to the smaller lot sizes in the Preservation of Agriculture and Rural Open Master Plan are consistent with it. Staff recommends W-3 and sewer service S-6. Executive recommends W-3, S-6.

- **WSSCCR 04A-GWC-03**

Edna Copeland

See Executive Packet circle page 28.

Zone: RE-2

Size: 1.65 acres

Proposed Use: Replace old house.

Over the years, DEP has received several category requests for this area, often citing the need for community sewer due to difficulties in locating septic areas. Soils are bad with severe percolation problems. This property is currently vacant, having burned down, with no recent percolation testing and this area was not included in the community sewer service envelope in the master plan. In general, community water service to the smaller lot sizes in the Preservation of Agriculture and Rural Open Master Plan are consistent with it. Staff recommends W-3, S-6 for the house that is being replaced. Executive recommends W-3, S-6.

- **WSSCR 05A-PAX-01**
BMC Property Group
See Executive Packet, circle page 36.

Zone: C-2 & RC

Size: 20.87 acres

Proposed Use: Expansion of existing shopping center.

Concur with the Executive's recommendation for W-1 And S-1 for area of site zoned C-2.

Recommendation is consistent with master plan. The property is part of a pending subdivision plan (1-04109) to redevelop and expand the existing shopping center on the C-2 zoned portion of the property. Service should not be extended to RC portion of the property including Parcel 645 at this time because these areas were not recommended for redevelopment with building or parking. The RC portion of the parcel (672) is intended to be used for stormwater management and forest.

- **WSSCR 05A-PAX- 02**
David Sites
See Executive Packet circle page 37.

Zone: RE-1

Size: 0.99 acres

Proposed Use: New house

This property failed prior septic tests. Consistent with Cloverly Master Plan. Recommend S-3. Executive recommends S-3.

- **WSSCR 04A-POT- 06**
Elias Manos
See Executive Packet circle page 47.

Zone: RE-2

Size: 2.02 acres

Proposed Use: Replace existing house.

This property is not within the Potomac Master Plan sewer envelope. A permit for septic replacement was issued but system never built. Agree with the Executive to maintain S-6.

- **WSSCR 03A- TRV-16**
Mike Tofigh
See Executive Packet circle page 53.

Zone: RE-1

Size: 0.8 acres

Proposed Use: New house.

This property is within the Piney Branch watershed and not within sewer service envelope defined in the Potomac Master Plan. It does not satisfy any of the service requirements allowed under the restricted community sewer service policy established by the Council. Staff concurs with the Executive in recommendation of S-6.

- **WSSCR 04A-TRV-03**

Lloyd Potter

See Executive Packet circle page 53.

Zone: RE-2

Size: 4.85 acres

Proposed Use: Subdivide into 2 lots.

Provision of community sewer service to this property would require a connection to the Piney Branch trunk line. The trunk line is located on the opposite side of the Piney Branch main stem. The Potomac Master Plan does not preclude sewer service here, but due to expected environmental impacts of a stream crossing, and the DPS approval for two septic areas, staff does not support provision of community sewer service to this property. Staff agrees with the Executive's recommendation of S-6.

- **WSSCR 04A-TRV-10**

Olympus Real Estate Group

See Executive Packet circle page 55.

Zone: RE-1

Size: 1.91 acres

Proposed Use: 2 lot resubdivision.

This property is within the Piney Branch watershed. Community sewer service is not consistent with restricted service policy for the area. Staff recommends denial of this application pending completion of a comprehensive sewer service study in this area by the county. The Executive recommends denial of sewer service.

III. Category Requests Where Executive and Planning Staff Disagree

- **WSSCR 04A-CLO-05**

Binh Tran

See Executive Packet circle page 1.

Zone: RE-2C

Size: 7.07 acres

Proposed Use: 3 lot subdivision

The Planning Board discussed these two properties at its session on May 5, 2005. It approved W-3 but requested more studies for sewer action. The Approved and Adopted Cloverly Master Plan (1997) states:

The provision of community sewer service to areas zoned RE-2C is usually required to implement the cluster development option. Many of the RE-2C zoned areas of Cloverly – particularly along Norwood and Briggs Chaney Roads – include a mix of large parcels suitable for cluster development and smaller properties with minimal potential for subdivision and /or cluster development. Sewer service extensions provided to serve cluster development, or to serve adjacent higher-density development, are often in close proximity to these smaller properties. Where the provision of community sewer service is found to be logical, economical, and environmentally acceptable, the County Council has concurred with the provision of sewer service to these properties. This Plan endorses this policy,

again confirming the recommended sewer service area proposed in the 1981 Plan.

Sewer service to this property is consistent with the Cloverly Master Plan if cluster is used or service is found to be logical, economical and environmentally acceptable. In both these parcels, connection to sewer service would likely require forest removal and a stream crossing. More study of the proposed development and potential pipe alignments is needed to make a recommendation for community sewer service for these properties. The Planning Board has no objection to providing community water service to these properties. Staff has not seen any new studies and would recommend W-3 and deferral for sewer. The Executive recommends W-3, S-3 for both these parcels.

- **WSSCR 05A-CL0-01**

Anita Greenstone

See circle page 13 of Executive Packet.

Zone: RC

Size: 11.71 acres

Proposed Use: Residential subdivision.

This property is zoned Rural Cluster and is within the Sandy Spring/Ashton Rural Village Overlay Zone and is therefore eligible for community water and sewer if the property uses the flexibility provisions of the overlay zone, which calls for site plan review. The property would be eligible for water service only on a case-by-case basis consistent with water without sewer policy of the Water and Sewerage Plan if developed under the RC zone using the cluster option. The application is not clear under which zoning option it plans to develop. The recommendation on water and sewerage usage would depend upon the zoning option the property intends to use to develop. Staff recommends deferral for more information. Executive has recommended W-1 and S-1 for one water and sewer hook up only. The approval of category W-1 without restrictions is conditioned on the Planning Board's approval of a preliminary plan using the RC Zone cluster option.

- **WSSCR 04A-GBG-01**

Robert and Carolyn Campbell

See Executive Packet circle page 25.

Zone: R-200

Size: 1.03 acres

Proposed Use: Existing house.

The Executive has recommended S-3 for this property. The Department of Permitting Services has noted that the existing septic system was permitted in 1962. Typically this kind of a system lasts for 20 to 30 years, so this system may be at the end of its useful life. However, Department of Permitting Services staff has not noted any problems or failures of the existing system. In its action on May 5, 2005, the Planning Board recommended more studies on WSSCR 04A-GBG-01, on the basis of the staff report, which questions how service to this property would be provided, "it is unclear from the information provided how community sewer service could be provided to 8200 Warfield Road. There is no sewer service along Warfield Road and the closest available link

would be through the adjacent private properties to the west in Montgomery Village. Two single-family homes on Studio Place and one single family home on Rainbowview Place are adjacent to this property on the west side. It seems we do not have enough information to determine whether this category change is appropriate or not. We would like to review this in the context of the adjacent "unsewered" properties to the east. We have also contemplated (but have not finished our analysis as part of the Gaithersburg Vicinity Master Plan update) whether all these R-200 parcels should remain as such or be rezoned."

Staff has not seen any new studies and requests deferral of any action on this request.

- **WSCCR 04A-POT-03**

Gladys Antezana

See Executive Packet circle page 46.

Zone: RE-2

Size: 4.01 acres

Proposed Use: Replace existing house.

Since this property has been approved by DPS for a septic system to support a new six bedroom house and the fact that community sewer is not consistent with the Potomac Master Plan, staff recommends S-6. Executive recommends S-6 with advancement to S-3 conditioned on the applicants notification to DEP that he/she has considered the results of WSSC feasibility review of this project, understands fully the costs involved with extending public sewer service for the property and commits to proceed with public sewer service to this project. Planning staff is not aware of any WSSC feasibility review of this project.

- **WSCCR 04A-TRV-07**

Garvin Hudgins

See Executive Packet circle 54.

Zone: RE-1

Size: 0.8 acres

Proposed Use: Existing house.

This property is within the Piney Branch watershed. Providing community sewer service will require substantial line extension, tree loss and a stream crossing. Septic failure is not confirmed by DPS. Staff recommends denial of this application pending completion of a comprehensive sewer service study in this area by the county. The County Executive recommends maintenance of S-6, with advancement to S-3 (restricted to single hookup only) on DPS confirmation of a septic failure at this site.

IV. PIF CASES

- **WSCCR 05A-OLN-01**

Derwood Bible Church

See Executive Packet circle page 70.

Zone: RDT

Size: 225.78 acres

Proposed Use: Religious complex.

This request is for multi-use water and sewerage systems. These are systems that would be totally contained on site. The Derwood Bible Church desires to relocate to a 226 acre site in the RDT zone at Route 108 and Griffith Road. Part of the site is in the Patuxent watershed and part in the Seneca watershed. The church wants to have a 117,00 square foot main worship building with 1500 seats plus gym, classrooms and clergy office, plus about 500 parking spaces. Imperviousness is expected to about 15-20 per cent (based on sketch items). There may be other impervious limitations based on the primary management area guidelines for the Patuxent watershed. In addition, the church wants to build a school, a house for missionaries on break, a house to accommodate at-risk teens, cabins for summer camps, horse stables, a cemetery, an outdoor amphitheatre, four athletic fields and a playground.

Most of the technical information such as geo-technical and soil analysis is not available at this time. State permits will be required to implement the proposal. The town of Laytonsville has requested a nine-month moratorium on PIF approvals to establish a regulation on the size of churches in the agricultural zone. The property is in two planning areas, Olney and Agricultural Preservation. While the uses proposed by the church are allowed in the RDT zone, staff bases its recommendation on the following: approval of this project will remove approximately 226 acres from the Agricultural Reserve and hence from any future agricultural usage; concern on the character of the resulting neighborhood; concern on the magnitude and type of sewage treatment system to be used; and effects of water withdrawals on local groundwater and any adjoining well systems. Staff recommends denial of this request. The Executive recommends deferral pending council action on PIF policies.

- **WSCCR 04A-CLO-6**

The People's Community Baptist Church
See the Executive Packet circle page 69.

Zone: RE-2

Size: 16.4 acres

Proposed Use: Religious complex.

Limiting availability of water and sewerage service has been used since the 1964 General Plan to protect environmental resources and to control density and timing of development in Cloverly. The 1997 Cloverly Master Plan contains recommendations that continue to support previous efforts to maintain a rural character and protect the environment and existing watersheds. This application by The People's Community Baptist Church (PCBC) is inconsistent with this master plan.

There was no community objection to the sewer category change for adjacent property, the Lutheran Church of St. Andrew, because the property had been owned since 1959 by the Archdiocese and the community long expected a church to go there. They are limiting imperviousness to 25%. The PCBC has requested a major expansion to the existing church. This expansion includes:

- A 125-unit Senior Independent Living
- A 250-300 student Private Elementary School
- A130-child Day Care

- A 76-adult Day Care
- A Inter-Generational Center
- A Parking Structure

This “vision” by the PCBC is NOT consistent with the vision and recommendations of the Cloverly Master Plan. The Master Plan states (on page 90):

“The RE-2 zoned area bordered by Norwood Road, Northwest Branch, Hampshire Greens, and New Hampshire Avenue is nor recommended for sewer service. This recommendation is designed to maintain the rural character that results from low density residential development...”

The Master Plan goes on to state (page 91):

“Provide community sewerage service with the following limitations: Provide sewerage service throughout Cloverly except in the RC and RE-2 zones to maintain a low-density, rural character. The extension of sewer service to residential, institutional, and special exception uses in the RC and RE-2 area (except to relieve public health problems or to address other specific Comprehensive Water Supply and Sewerage Systems Plan policies) is not consistent with this Plan because of potential impacts on the low -density character of both areas.” (emphasis added)

This issue was thoroughly discussed by both the Planning Board and the County Council during the work sessions that led to the adoption of the Cloverly Master Plan. In developing the master plan language, a deliberate decision was made to establish a guideline that would address the proliferation of higher density institutional development that was being built in low-density residential communities. Simply put, the Board and the Council did not want private institutional development to be used to introduce community sewer in the large-lot zones in the Cloverly Master Plan area *except to relieve public health problems.*

Staff recommends that this request for a sewer category change be denied.

The Executive has recommended deferring this case.

- **WSCCR 05A-URC-01**
Church of the Redeemer
See Executive Packet Circle 71.

Zone: RE-1

Size: 17.22 acres

Proposed Use: Church

Church of the Redeemer at MD124 / Woodfield Road. The Upper Rock Creek Master Plan does not recommend community sewer service to this RE-1 zoned area. Due to excessive imperviousness, major environmental impacts are expected. Staff recommends denial of the application. The Executive recommends deferral of action pending county council 's direction and action on findings of PIF Group.

V. CASES WITHDRAWN

- **WSCCR 04A-CLO-10**

Mike Watkins and Grace Lee

See circle page 2 of Executive Memo.

Zone: RE-2

Size: 29.12 acres

Proposed Use: Residential subdivision.

The Cloverly Master Plan on page 90 states: "The RE-2 zoned area bordered by Norwood Road, Northwest Branch, Hampshire Greens, and New Hampshire Avenue is not recommended for sewer service. This recommendation is designed to maintain the rural character that results from low density residential development."

On page 91 of the master plan it states: "Provide community sewerage service with the following limitations: Provide sewerage service throughout Cloverly except in the RC and RE-2 zones to maintain low density rural character. The extension of sewer service to residential, institutional, and special exceptional uses in the RC and RE-2 area (except to relieve public health problems or to address other specific Comprehensive Water Supply and Sewerage System Plan policies) is not consistent with this plan because of potential impacts on the low density character of both areas." In addition, WSSC has indicated that a significant sewer main extension is needed to serve this property. Staff recommends maintaining W-5 and S-6 for this request. The Executive has recommended W-3 and S-1 for one single sewer hookup only, which may not be used to support a PIF use.

- **WSCCR 05A-BEN-02**

Christian Life Center

See circle page 68 of the Executive package.

Zone: RE-2

Size: 59.49 acres

Proposed Use: Religious.

This case has been withdrawn from the current submittal. Sewer service is requested via connection to the Hyattstown Treatment Plant. This plant was originally constructed to provide very limited service to the historic area of Hyattstown. It is a small plant whose limited capacity is sought to serve the Little Bennett Park Master Plan for park usages. Secondly there is a major potential for severe environmental impact associated with providing sewer service for this mega church through stream valley. The church would produce a high degree of imperviousness and associated stream impact. Also, the Clarksburg Master Plan does not recommend community sewer in the RDT Zone. Staff recommends denial of sewer request. The Executive recommends deferred action on the request pending County Council action on the findings of PIF Working Group. Recent DEP comments state that the applicant has withdrawn the request because of technical difficulties involved with extending service from the Hyattstown WWTP.

CASES WHERE EXECUTIVE AND PLANNING STAFF AGREE

Category Case Number	Property Owner	Existing Water	Requested Water	Existing Sewer	Requested Sewer	Staff Recommendation	Staff Comments
WSCCR 04A-CL0-03	Adissa Barry	W-6	W-3	S-6	S-3	Recommend W-3, S-6.	In the Sandy Spring Master Plan this property is not within the Sandy Spring/Ashton Rural Village Overlay Zone. However according to figure 30 of the master plan, the property is within the proposed water and sewer area, and according to note # 3, water service only to RE-2, RC and rural zone on case by case-by basis.
WSCCR 04A-CL0-04	Carol Mae Nieman	W-5	W-3	S-6	S-3	W-3, S-3.	PB acted to give water category on 5/5/2005. Sewer service may require uprooting of trees.
WSCCR 05A-GWC-01	Kirk Canady	W-6	W-3	S-6	S-4 or 5	Staff recommends W-3, S-6.	Consistent with the policies of Agriculture master plan. Executive recommends W-3, S-6.
WSCCR 04A-GWC-02	Jeffrey Jackson	W-6	W-3	S-6	S-3	Recommend W-3, S-6.	Poor soil conditions.
WSCCR 04A-GWC-03	Edna Copeland	W-6	W-3	S-6	S-3	Recommend W-3, S-6	New house, poor soil conditions.
WSCCR 05A-PAX-01	BMC Property Group	W-6	W-3	S-6	S-3	W-1, S-1 for area of site zoned C-2. Remainder W-6, S-6.	Expansion of existing shopping center.
WSCCR 05A-PAX-02	David Sites	W-1	W-1	S-6	S-3	Recommend S-3.	Consistent with the master plan. Failed prior septic tests.
WSCCR 04A-POT-06	Elias Manos	W-3	W-3	S-6	S-3	Maintain S-6.	Project is too far outside the recommended sewer envelope in the Potomac Master Plan.
WSCCR 03A-TRV-16	Mike Tofigh	W-1	W-1	S-6	S-3	Maintain S-6.	Property is not within the sewer service envelope defined in the Potomac Master Plan.
WSCCR 04A-TRV-03	Lloyd Potter	W-1	W-1	S-6	S-3	Maintain S-6.	Provision of sewer service would require connection to trunk on the opposite side of Piney Branch Creek.

CASES WHERE EXECUTIVE AND PLANNING STAFF AGREE

Category Case Number	Property Owner	Existing Water	Requested Water	Existing Sewer	Requested Sewer	Staff Recommendation	Staff Comments
WSCCR 04A-TRV-10	Olympus Real Estate Group	W-1	No Change	S-6	S-3	Staff recommends S-6 for this application pending completion of a comprehensive sewer service study in this area.	The property is in Piney Branch. Executive recommends S-6.

CASES WHERE EXECUTIVE AND PLANNING STAFF DISAGREE

Category Requested Number	Property Owner	Existing Water	Requested Water	Existing Sewer	Requested Sewer	Staff Recommendation	Staff Comments
WSCCR 04A-CLO-05	Binh Tran	W-4	W-1	S-5	S-1	Recommend W-3, sewer deferral.	PB acted to give water category on 5/5/2005. Sewer service may require uprooting of trees. PB deferred action on sewer for further analysis. No new information from DEP. Application is not clear under which zoning option it intends to develop. Executive recommends W-1, S1 for one water and sewer hook up only. The approval of category W-1 without restrictions is conditioned on the Planning Board's approval of a preliminary plan, which uses RC Zone cluster option. Historic Preservation staff has stated it to be historic site and strongly opposed to any additional development above and beyond the retention of existing house and possible construction of a new house facing Bentley Road.
WSCCR 05A-CLO-01	Anita Greenstone	W-6	W-3	S-6	S-3	Staff recommends deferral for clarification.	The property is zoned R-200 and is adjacent to Montgomery Village (Town Sector zone) to the west. It is the westernmost parcel of a series of R-200 properties on the south side of Warfield Road (that total about 50 acres) that do not have community sewer service. It is unclear from the information provided how community sewer service could be provided. There is no sewer service along Warfield Road and the closest available link would be through the adjacent private properties to the west in Montgomery Village. Two single-family homes on Studio Place and one single family home on Rainbowview Place are adjacent to this property on the west side. We would like to review this in the context of the adjacent ("unsewered") properties to the east. We have also contemplated (but have not finished our analysis as part of the Gaithersburg Vicinity Master Plan update) whether all these R-200 parcels should remain as such or be rezoned.
WSCCR 04A-GBG-01	Robert & Carolyn Campbell	W-1	W-1	S-6	S-3	Staff recommends deferral of this request.	

CASES WHERE EXECUTIVE AND PLANNING STAFF DISAGREE

Category Requested Number	Property Owner	Existing Water	Requested Water	Existing Sewer	Requested Sewer	Staff Recommendation	Staff Comments
WSSCCR 04A-POT-03	Gladys Antezana	W-1	No change	S-6	S-3	Staff recommends S-6.	The plan is not consistent with master plan recommendations. The Executive has recommended S-6 with advancement to S-3 conditioned on applicants notification to DEP that he/she has considered the results of a WSSC feasibility review for this project, understands fully the costs involved with the costs of extending public sewer service for the property. This property is located on the southeast side of Norton Road, which currently does not have sewer service. A 400-ft main extension along Norton Road would require crossing in front of two un-sewered properties. Since one of the properties has not dedicated right-of-way to Norwood Road, this extension would probably require the acquisition of right-of-way from that property. Contrary to DEP's comments, this property is not located on the periphery of the approved sewer envelope and is not eligible for sewer service. In addition, DPS has commented that this property is approved for a septic system for a six-bedroom home.
WSSCCR 04A-TRV-07	Garvin Hudgins	W-1	No Change	S-6	S-3	Staff recommends S-6 pending completion of a comprehensive sewer service study in this area.	This property is in Piney Branch watershed. The Potomac Master Plan recommends a comprehensive sewer service study for the area in question. The Executive recommends S-6 with advancement to S-3 (restricted to single sewer hookup only) conditioned on DPS confirmation of septic failure at this site.

PIF CASES

Category Requested Number	Property Owner	Existing Water	Requested Water	Existing Sewer	Requested Sewer	Staff Recommendation	Staff Comments
WSSCR 05A-OLN-01	Derwood Bible Church	W-6	W-6 Multi-use	S-6	S-6 Multi-Use	Staff recommends denial of the application.	Most of the technical information such as geo-technical and soil analysis is not available at this time. State permits will be required to implement the proposal. The town of Laytonville has requested a nine-month moratorium on PIF approvals to establish a regulation on the size of churches in the agricultural zone. An approval of this project will remove 226 acres from the Agricultural Reserve. The Executive recommends deferral of action pending council action on PIF policies.
WSSCR 04A-CLO-06	The Peoples Community Baptist Church	W-5	W-1	S-6	S-1	Staff recommends denial of the application.	This church expansion includes: <ul style="list-style-type: none"> • A 125-unit Senior Independent Living • A 250-300 student Private Elementary School • A130-child Day Care • A 76-adult Day Care • A Inter-Generational Center • A Parking Structure Inconsistent with Cloverly Master Plan.
WSSCR 05A-URC-01	Church of the Redeemer	W-6	W-1	S-6	S-1	Staff recommends denial of the application.	Church of the Redeemer at MD124 / Woodfield Road. The Upper Rock Creek Master Plan does not recommend community sewer service to this RE-1 zoned area. Due to excessive imperviousness, major environmental impacts are expected. The Executive recommends deferral of action pending county council 's direction and action on findings of PIF Group.

CASES WITHDRAWN

Category/Requested Number	Property Owner	Existing Water	Requested Water	Existing Sewer	Requested Sewer	Staff Recommendation	Staff Comments
WSCCR 04A-G10-10	Mike Watkins & Grace Lee	W-5	W-3	S-6	S-3	Maintain W-5, S-6	Not consistent with Master Plan. Master Plan does not recommend service in the RE-2 & RC zone. Executive recommends W-3 & S-1 for one single hook up only, which may not be used to support PIF use.
WSCCR 05A-BEN-02	Christian Life Center	W-6	W-3	S-6	S-3	Staff recommends denial of the application.	The Executive recommends deferred action on the request pending County Council action on the findings of PIF Working Group. Recent DEP comments state that the applicant has withdrawn the request because of technical difficulties involved with extending service from the Hyattstown Wastewater Treatment Plant.

NB:kcw

Attachments:

- Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan--July 2005
(Bound Packet for Planning Board Only)
- # 1 - T&E Public Hearing Packet--September 27, 2005
- # 2 - Correspondence Received