

Clerk's Note: Request [3] WSCCR 26-PAT-01A; Spencerville Seventh Day Adventist Church, Applicant's Requested Category Change has been revised to reflect Water Category: W-1, No change requested; and Sewer Category: Change S-6 to S-1 (service abuts the property).

Additionally, all Transportation and Environment Committee recommendations have been revised as "Council action" in the attachment.

Resolution No.:	<u>20-1202</u>
Introduced:	<u>May 21, 2026</u>
Adopted:	<u>July 28, 2026</u>

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

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 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 May 6, 2026, the County Council received recommendations from the County Executive on four 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 June 30, 2026. The County Council notified affected State and local agencies of the public hearing on May 28, 2026. The County Council published a public notice for the hearing in The Daily Record.
8. The County Council's Transportation and Environment Committee held a worksession on July 13, 2026.

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.



Sara R. Tenenbaum
Clerk of the Council

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
County Executive's Spring 2026 Transmittal Packet
FY 2025 (Second Half) and FY 2026 (First Half) 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.)

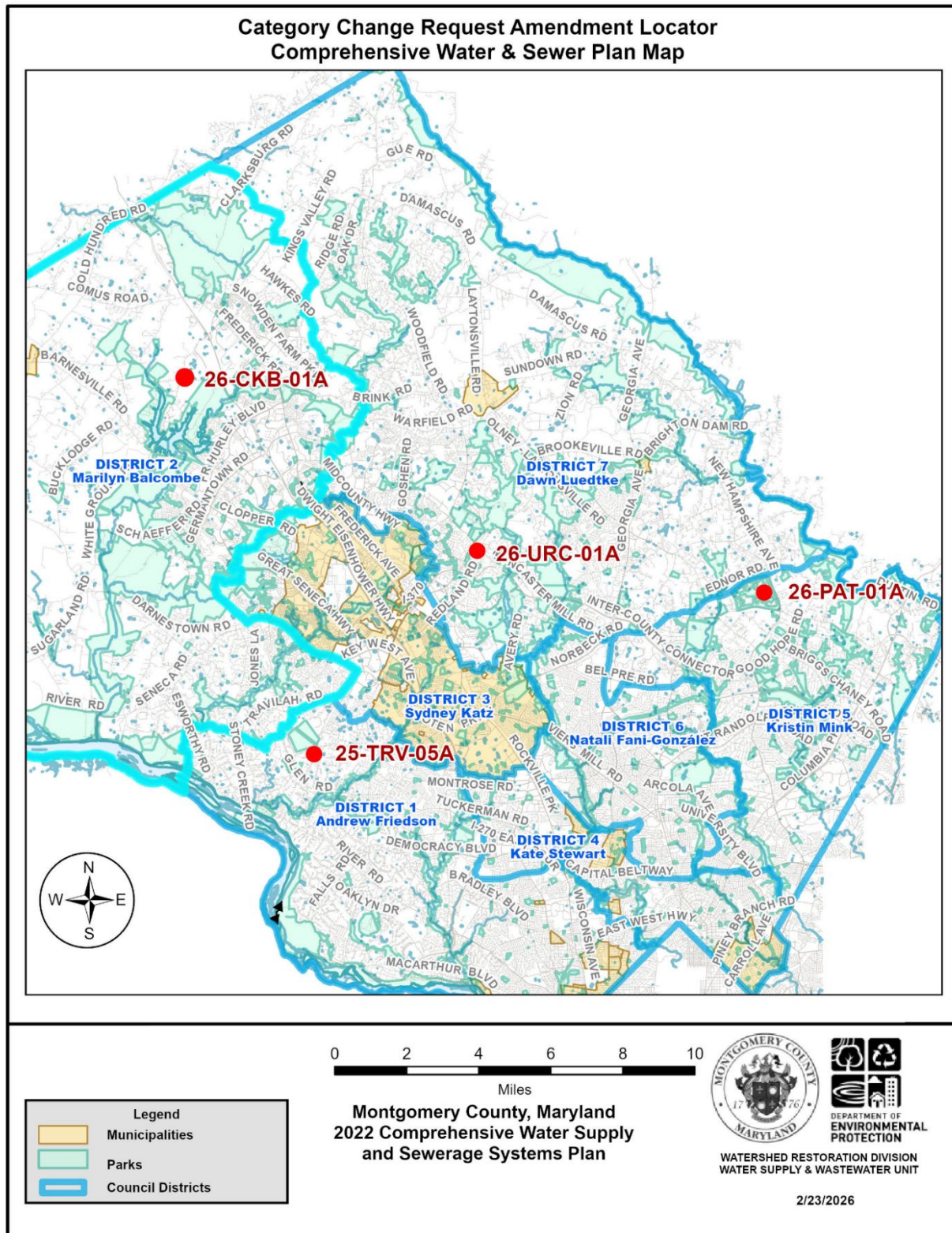
Property owners file category change map amendment requests seeking to change the service areas for their property from one category to another, often based on anticipated development plans. The following charts present the County Council's actions on a water/sewer category map amendment request filed with DEP and transmitted by the County Executive to the Council for consideration on May 6, 2026.

Water & Sewer Service Area Categories Summary

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

• 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 Spring 2026 Transmittal Packet
FY 2025 (Second Half) and FY 2026 (First Half) 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.

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
County Executive's Spring 2026 Transmittal Packet
FY 2025 (Second Half) and FY 2026 (First Half) Category Change Requests**

Request [1] WSCCR 25-TRV-05A

Property Information, Location, and Development

- Address: Parcel P049, 12521 Piney Meetinghouse Rd., Potomac.
- Property Information: Parcel P049; Piney Grove, Probate #W44430, tax acct. 00850930
- Map tile: WSSC 216NW11; MD –FQ23
- Location: Property on the East side of Piney Meetinghouse Rd, approximately 1400 feet north from the intersection at Piney Glen Lane.
- Zoning – Acreage: RE2 Zone; 1.5 acres
- Watershed: Watts Branch Watershed (MDE Use IP), Piney Branch subwatershed (SPA).
- Planning Area: Travilah Planning Area, Potomac Subregion Master Plan (2002)
- Existing use: Unimproved parcel with WSSC and Pepco utility easements across the property.
- Proposed use: One Single Family Home.

Applicant's Requested Category Change

- Water Category: W-1, no change requested
- Sewer Category: Change S-6 to **S-3** (*main extensions needed*).

Council Action

Defer action pending resolution of WSCCR 24-TRV-03A and Council discussion of the Potomac peripheral sewer service policy as part of the next comprehensive update of the 10-Year Water Supply and Sewerage Systems Plan.

Request [2] WSCCR 26-CKB-01A

Property Information and Location

- Address: 21820 Clarksburg Rd., Boyds.
- Property Information: Parcel P307, Grandmothers Good Will, tax acct. 00022930
- Map tile: WSSC: 230NW14; MD tax map: EV12
- Location: On the West side of Clarksburg Rd, approximately 600 feet north of the intersection at W Old Baltimore Rd.
- Zoning – Acreage: RE-1 Zone; 5.7 acre.
- Watershed: Little Seneca Creek Watershed (MDE Use I/I-P) Ten Mile Creek subwatershed (SPA).
- Planning Area: Clarksburg Planning Area, 10-Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area (2014).
- Existing use: One Single Family Home.
- Proposed use: Commercial 16- to 40-bedroom assisted living facility

Applicant's Requested Category Change

- Water Category: W-1, no change requested
- Sewer Category: Change S-6 to **S-3** (*sewer main extension needed*)

Council Action

Defer action pending Council discussion of potential policy revisions as part of the next comprehensive update of the 10-Year Water Supply and Sewerage Systems Plan that could impact this request.

Request [3] WSCCR 26-PAT-01A; Spencerville Seventh Day Adventist Church.

Property Information, Location, and Development

- Address: 16325 New Hampshire Ave, Silver Spring.
- Property Information: Parcel A -Plat 11917 (Parcel 593), Parcel P677, Parcel P566; Tax acct. 01681064, 00264201, 00261550
- Map tile: WSSC: 222NE02; MD tax map: KS13
- Location: Property 550 feet South of Milgrove Place on the eastern side of New Hampshire Avenue.
- Zoning – Acreage: RE-1 Zone & RC Zone; 8.98 acres

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
County Executive's Spring 2026 Transmittal Packet
FY 2025 (Second Half) and FY 2026 (First Half) Category Change Requests**

- Watershed: Lower Patuxent River Watershed & Northwest Branch Watershed; MDE Use I/I-P; IV/IV-P.
- Planning Area: Patuxent Planning Area, Cloverly Master Plan (1997)
- Existing use: Place of Worship. (recently damaged by a fire, will be demolished)
Proposed use: Renovated, expanded place of worship (from 900 to 1,200 seats).

Applicant's Requested Category Change

- Water Category: W-1, no change requested
- Sewer Category: Change S-6 to **S-1** (*service abuts the property*)

Council Action

Approve S-1 for the parts of the site zoned RE-1 and the area of the site zoned RC generally within the building footprint. Remaining areas zoned RC will maintain the existing S-6.

Request [4]. WSCCR: 26-URC-01A

Property Information, Location, and Development

- Address: 6112 Muncaster Mill Rd, Derwood.
- Property Information: Parcel P809, Subdivision 0502, Tax acct. 00056125
- Map tile: WSSC: 223NW06; MD tax map: GT61
- Location: Property on the Western side of Muncaster Mill Rd. approximately 150 feet north of Bowie Mill Rd.
- Zoning – Acreage: RE-2 Zone; 2 acres.
- Watershed: Upper Rock Creek Watershed; MDE Use IV/IV-P.
- Planning Area: Upper Rock Creek Planning Area, Upper Rock Creek Master Plan (2004)
- Existing use: One Single Family Home and an additional structure with domestic units (currently unpermitted).
Proposed use: No change in use. Sewer service will allow DPS to commence the permitting process for the additional structure.

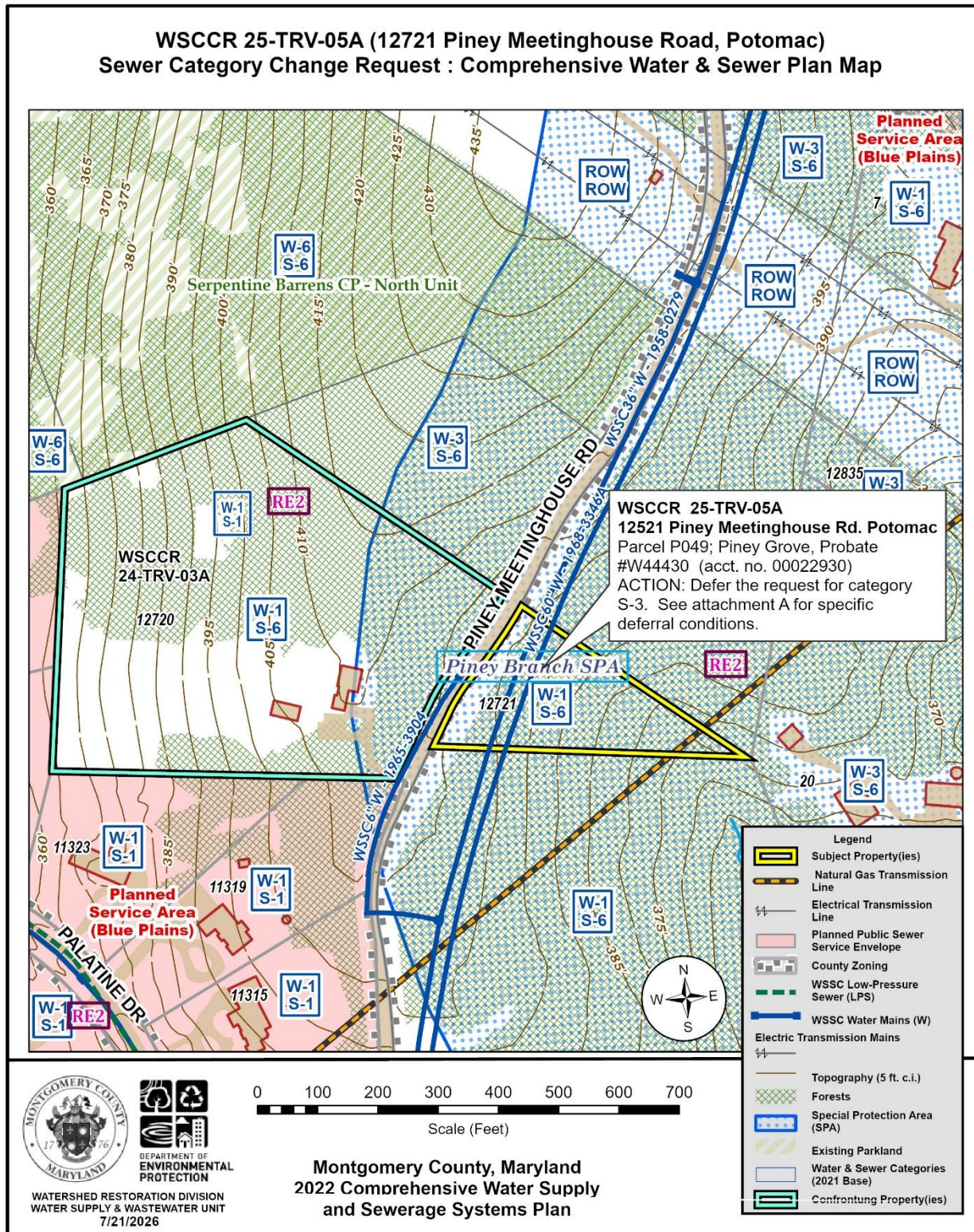
Applicant's Requested Category Change

- Water Category: W-3, no change requested. (*eligible for public water service but needs a main extension or non-abutting connection*).
- Sewer Category: Change S-6 to **S-3** (*non-abutting sewer connection and an easement would be required to provide service*).

Council Action

Deny the request for category S-3, maintain S.-6

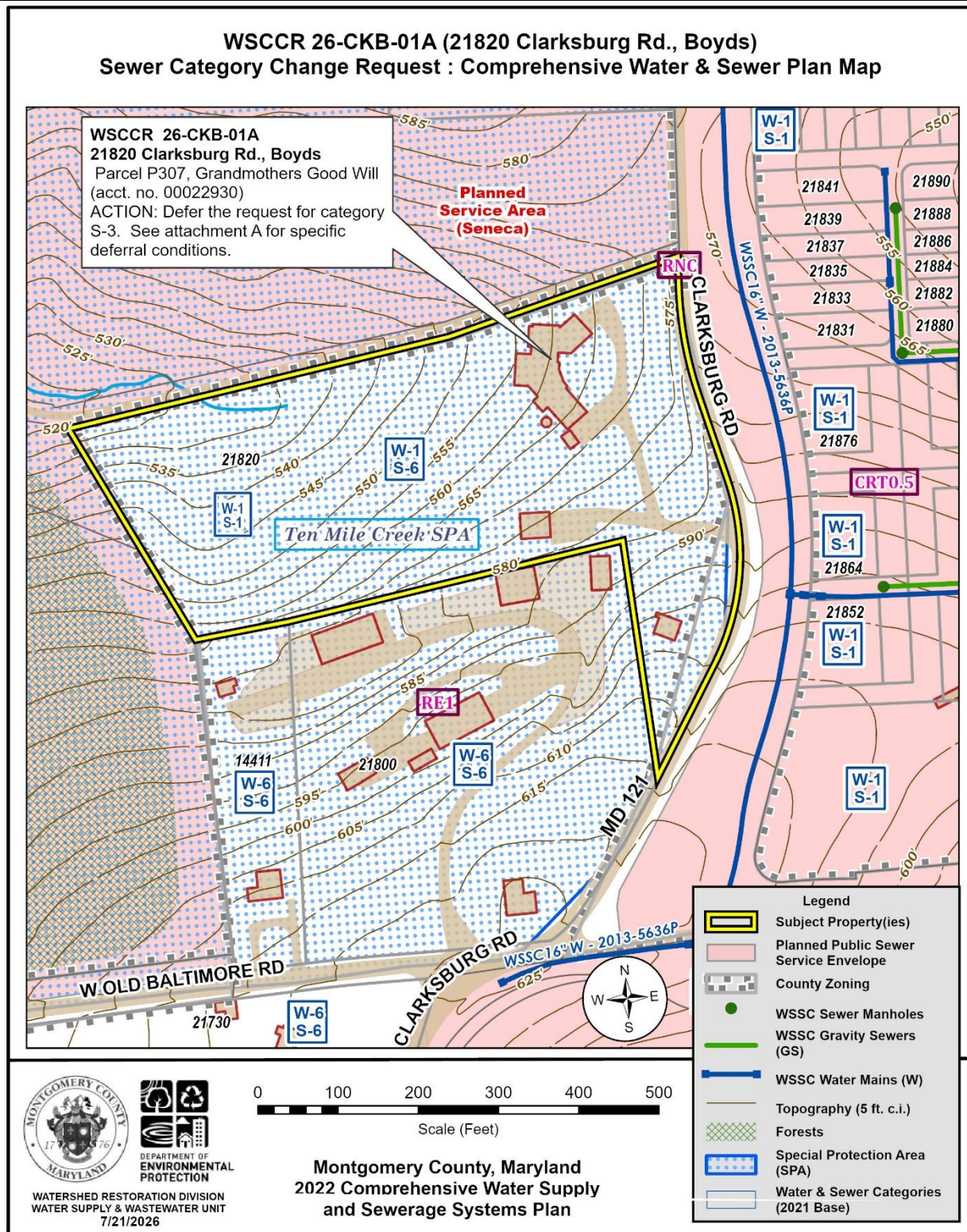
Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
County Executive's Spring 2026 Amendment Transmittal: Water/Sewer Category Map Amendments
FY 2025 (Quarters 3 & 4); FY 2026 (Quarters 1 & 2) Category Change Requests



Description: Water and sewer category map showing the location of WSSCRs 25-TRV-05A. with respect to surrounding properties and existing water and sewer service mains..

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.

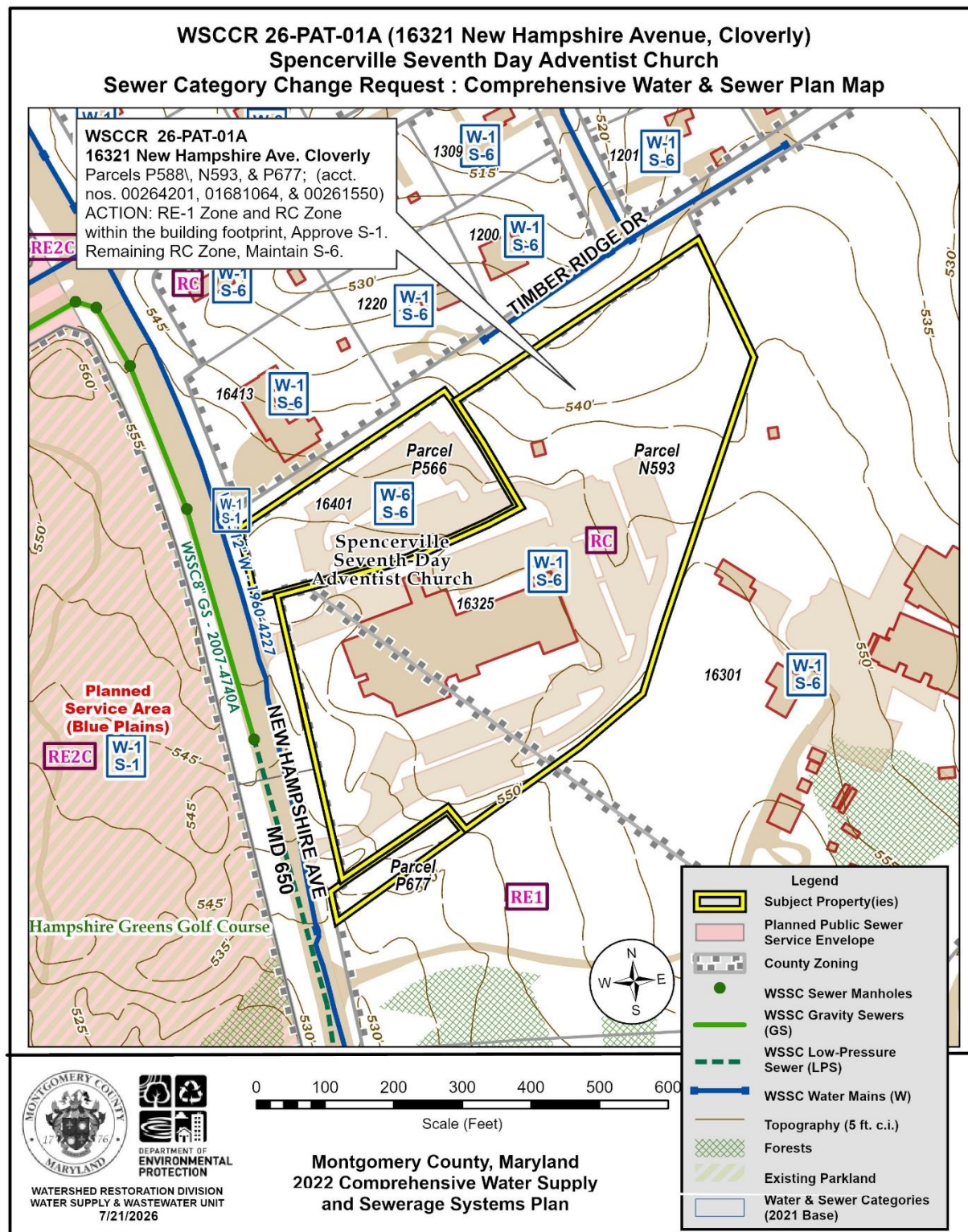
Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
County Executive's Spring 2026 Amendment Transmittal: Water/Sewer Category Map Amendments
FY 2025 (Quarters 3 & 4); FY 2026 (Quarters 1 & 2) Category Change Requests



Description: Water and sewer Category Map showing the location of WSSC R 26-CKB-01 with respect to nearby service mains, buildings, roads, zoning and public service envelopes.

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.

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
County Executive's Spring 2026 Amendment Transmittal: Water/Sewer Category Map Amendments
FY 2025 (Quarters 3 & 4); FY 2026 (Quarters 1 & 2) Category Change Requests



Description: Water and sewer Category Map showing the location of WSSC R 26-PAT-01A with respect to nearby service mains, buildings, roads, zoning and public service envelopes.

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.