



St. Mary's County Planning Commission
June 9, 2014 Public Hearing Documents

Comprehensive Water and Sewerage Plan Amendment
Case 14-200-001

Woodmore Subdivision

From legal notice published in the Enterprise on May 23, 2014 and May 30, 2014:

NOTICE IS HEREBY GIVEN that the St. Mary's County Planning Commission will conduct a public hearing in the Public Meeting Room of the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, Maryland, on Monday June 9, 2014 beginning at 6:30 p.m., for the purpose of receiving public testimony concerning proposed amendments to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP).

The proposed amendments would change the water service category for 27.2 acres on the northeasterly side of Sandy Bottom Road approximately one-half mile from its intersection with Three Notch Road (MD Route 235) described as parcel 127 on tax map 34 from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3 to 5 years, developer financed), and change the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) in anticipation of providing public water and sewerage service for a proposed residential subdivision. The applicant will bear all installation costs involved in connecting the subject development to existing water and sewer service. A water main and sewer force main are proposed to be installed for a distance of approximately one-half mile along Sandy Bottom Road to connect to existing lines abutting Three Notch Road (MD 235). Properties abutting a right of way or easement through which service lines are installed will be subject to certain charges levied by the St. Mary's County Metropolitan Commission and may be required to connect existing and new dwellings and structures with plumbing to the new service lines, even though said properties are not the subject of this amendment.

A copy of the proposed amendment is available for viewing at each public library within the County, at the Public Information Office located in the Chesapeake Building at 41770 Baldrige Street, Leonardtown, Maryland, and through links on the St. Mary's County Government web page: www.co.saint-marys.md.us. Note that as a result of the evidence and comments made at the public hearing, changes may be made to the proposed amendments.



PUBLIC HEARING STAFF REPORT

To: Planning Commission
From: Jeffrey Jackman, Senior Planner
Date: May 21, 2014
Hearing Date: June 9, 2014
Re: **Woodmore Subdivision CWSP Amendment, Case No. 14-200-001**

Pursuant to provisions of the St. Mary's County Comprehensive Water and Sewerage Plan (the "CWSP"), the Planning Commission will hold a public hearing on June 9, 2014 to consider a request to amend the CWSP as follows:

Proposed: amend service area maps III-34 and IV-34 to change the water and sewer service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for 27.2 acres described as Tax Map 34, Grid 1, Parcel 127. The property is located on the northeasterly side of Sandy Bottom Road approximately one-half mile from its intersection with Three Notch Road (MD Route 235) in the Hollywood Town Center of the 6th Election District. The service category changes are requested in anticipation of providing public water and sewerage service for a proposed residential subdivision.

I. DEVELOPMENT DATA:

Owner: Quality Built Homes, Inc.

Location: Tax Map 34, Grid 1, Parcel 127 at 43946 Sandy Bottom Road (northeastly side of Sandy Bottom Road approximately one-half mile from its intersection with Three Notch Road MD 235) in the 6th Election District.

Zoning: Residential Low Density (RL), Airport Environs (AE) overlay, Hollywood Town Center

II. BACKGROUND INFORMATION:

This proposed residential subdivision (14-120-003) was reviewed by all Technical Evaluation Committee (TEC) agencies in April, 2014. Principal TEC comments from the Health Department and MetCom support the proposed connections to public water and sewer service.

III. ANALYSIS REQUIRED PURSUANT TO SECTION 1.5.3(D) OF THE ST. MARY'S COUNTY COMPREHESIVE WATER AND SEWERAGE PLAN

1.5.3(D)(1) A public hearing is scheduled for June 9, 2014; notice is to be advertised in *The Enterprise*, a newspaper of general circulation in St. Mary's County, on May 23, 2014 and May 30, 2014. The property will be posted and adjoining property owners notified by certified mail as required.

1.5.3(D)(2) The Department of Land Use and Growth Management has:

- 1) Consulted every official planning agency having any immediate jurisdiction in the county, including those with multi-county or regional jurisdiction;

- 2) Provided to the Maryland Department of the Environment (“MDE”) a statement that the above agencies have been consulted; and
- 3) Provided MDE with prior written notice of the hearing.

1.5.3(D)(3) Staff report, including the analysis required pursuant to §9-506(a)(3) of the Environment Article of the Annotated Code of Maryland:

- 1) Compatibility with the St. Mary’s County Comprehensive Plan. The proposed development lies within the Hollywood Town Center which is a planned growth area. §7.4.2.A.i.a calls for the provision of central water supply systems in the development districts and town centers. §7.6.1.B.iii.a directs that planned sewerage service be provided to growth areas. Therefore, this proposal is consistent with the Comprehensive Plan.
- 2) Planning and zoning issues. The proposed connections would serve a residential subdivision which is approvable in the Residential Low Density zoning district. Sections 70.8.1 and 70.9.1.a of the Comprehensive Zoning Ordinance require the connection of new development to public sewer and water systems. The density at buildout will be 3.72 units per acre after accounting for the required open space. This will be consistent with the character of a PFA.
- 3) Population estimates. The allocation of 50 EDUs of water and sewerage capacity will be required. The Lexington Park water supply system and the Marlay-Taylor Water Reclamation Facility and collection system are currently adequate to serve the proposed development.
- 4) Engineering. All construction will be in accordance with the St. Mary’s County Metropolitan Commission’s *Standard Specifications for Water and Sewerage Construction*.
- 5) Economics. The applicant will bear all installation costs involved in connecting the subject development to existing water and sewer service. A water main and sewer force main are proposed to be installed for a distance of approximately one-half mile along Sandy Bottom Road to connect to existing lines abutting MD 235 (Three Notch Road). Properties abutting a right of way or easement through which service lines are installed will be subject to certain charges levied by the St. Mary’s County Metropolitan Commission and may be required to connect existing and new dwellings and structures with plumbing to the new service lines, even though said properties are not the subject of this amendment.
- 6) State, regional and municipal plans. Before an amendment to the CWSP is finalized, it must be reviewed by the state for compatibility with state laws and programs. A copy of the proposed amendment has been submitted to MDE for distribution to appropriate state agencies. Staff anticipates that the proposed amendment will be found to be compatible with applicable state laws and programs.
- 7) Comments received from other agencies in the County. Per section 1.5.3(C)(2) of the CWSP, principal Technical Evaluation Committee comments from the Health Department and the Metropolitan Commission must become part of the record to complete the application. In summary, these agencies support the provision of public water and sewerage service to the subject property.

IV. ACTION REQUESTED OF THE PLANNING COMMISSION

- 1) Conduct a public hearing
- 2) Close the record
- 3) Forward a recommendation to the Board of County Commissioners

SAMPLE MOTION: In the matter of requested amendments to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the proposed Woodmore Subdivision Case No. 14-200-001: having accepted the staff report dated May 21, 2014, and having held a public hearing on the request to amend the CWSP, and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission recommend to the Commissioners of St. Mary's County that service area maps III-34 and IV-34 be amended to change the service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for property described as Tax Map 34, Grid 1, Parcel 127, at 43946 Sandy Bottom Road in the 6th Election District; I further move that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Commissioners of St. Mary's County.

Illustration of Proposed Revision of Map III-34

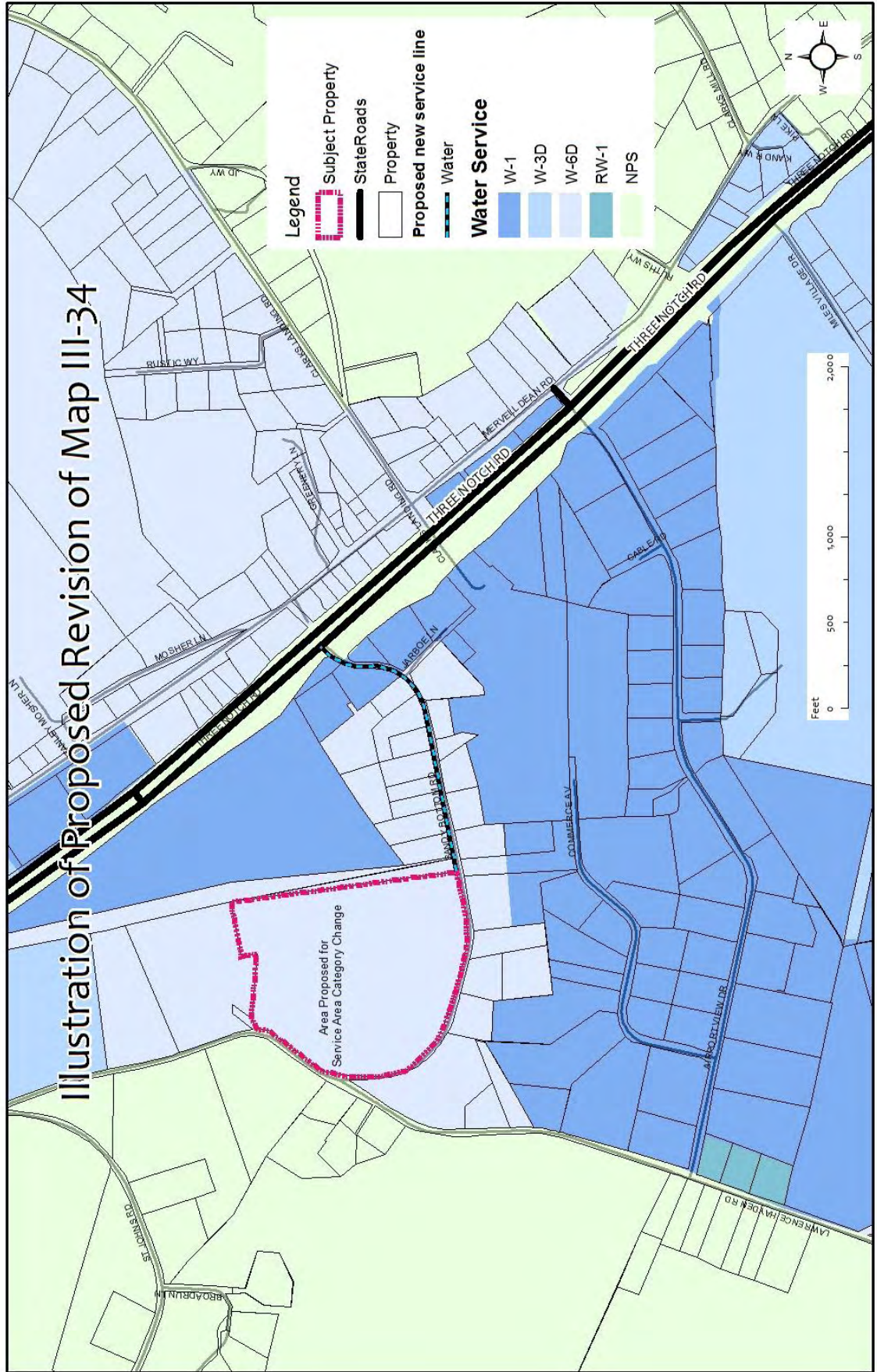


Illustration of Proposed Revision of Map IV-34

