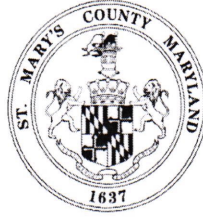


**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**

*William Hunt, AICP, Director*



**COMMISSIONERS OF ST. MARY'S COUNTY:**

James R. Guy, President  
Eric Colvin, Commissioner  
Michael L. Hewitt, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner

---

---

**PUBLIC HEARING MINUTES OF THE ST. MARY'S COUNTY  
DEPARTMENT OF LAND USE & GROWTH MANAGEMENT (LUGM)  
Director As Designee for the Commissioners of St. Mary's County  
In Considering a Comprehensive Water and Sewerage Plan (CWSP) Amendment:  
The Woods at Myrtle Point Sewer Pump Station #4  
Case#: CWSP21-0127 for Property Designated as Tax Map 51, Parcel 286 in the 8<sup>th</sup> Election District**

**Commissioners' Hearing Room  
Chesapeake Building, 41770 Baldrige Street, Leonardtown, Maryland  
Wednesday, March 16, 2022, Beginning at 12:00 Noon**

LUGM Staff present: William Hunt, Director; Amanda Yowell, Office Manager acting as recorder; and Sandie Greene, Senior Administrative Coordinator operating the phones.

Other attendees were: Neil Murphy, Deputy County Attorney, Christopher Longmore, Counsel for the Applicant, Pat Mudd, Mudd Engineering, LLC via Zoom representing the applicant.

The Director of the St. Mary's County Department of Land Use and Growth Management conducted the public hearing for and on behalf of the Commissioners of St. Mary's County as authorized in Resolution No. 2015-14. The hearing was opened at 12:00 noon by Director Hunt.

The proposed amendment would amend service area map IV-34 to show the location of proposed Pump Station #4 along with existing pump stations and existing/proposed sewer lines/force mains. Amend Table 4-2C to include proposed Pump Station #4. The proposed pump station would be constructed on a future 0.45 acre MetCom parcel to be subdivided from 22.65 acres described as Tax Map 34, Grid 6, Parcel 752, Outparcel A in the 8th Election District. The property is located on the southeast side of Patuxent Boulevard approximately 1300' north of Patuxent Beach Road (MD4) in California, Maryland. These amendments are requested to facilitate MDE permit approval for the pump station which will serve future residential development.

Notice of this public hearing was published in the Southern Maryland News/Enterprise, February 25, 2022, and March 4, 2022. Certifications of publication, property posting, and mailings are in the case file as *Certification of Mailing and Posting*.

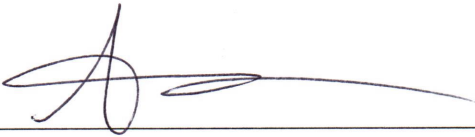
Advance notice of the public hearing process was also provided to MDE, MDP and other neighboring jurisdictions.

As a prerequisite to this public hearing, the Planning Commission conducted a public hearing on December 13, 2021, and recommended adoption of the amendment.

The proposed amendment is described in the March 16, 2022, Public Hearing Staff Report which is in the case file as *Staff Report*.

Upon opening the public hearing, Director Hunt introduced and reviewed the case. Christopher Longmore, Attorney for the applicant, referred to the staff report and introduced Pat Mudd of Mudd Engineering, LLC who presented the overall project and plans. No members of the public submitted comment or appeared to testify on the amendment.

Director Hunt closed the public hearing at 12:20 p.m., leaving the record open for 10 days (to close on March 28, 2022).




---

*Amanda Yowell, Recorder*

*On March 31, 2022, having found the proposed amendment to be consistent with the goals and policies of the CWSP and the St. Mary's County Comprehensive (Land Use) Plan, the amendment was approved by Director Hunt.*

*Said amendment shall be effective and incorporated into the CWSP upon approval by the Maryland Department of the Environment.*



---

William Hunt, Director  
March 31, 2022



**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**

*William Hunt, AICP, Director*



**COMMISSIONERS OF ST. MARY'S COUNTY:**

James R. Guy, President  
Eric Colvin, Commissioner  
Michael L. Hewitt, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner

---

---

**PUBLIC HEARING MINUTES OF THE ST. MARY'S COUNTY  
DEPARTMENT OF LAND USE & GROWTH MANAGEMENT (LUGM)  
Director As Designee for the Commissioners of St. Mary's County  
In Considering a Comprehensive Water and Sewerage Plan (CWSP) Amendment:  
Town of Leonardtown  
Case#: CWSP21-0146**

**Commissioners' Hearing Room  
Chesapeake Building, 41770 Baldrige Street, Leonardtown, Maryland  
Wednesday, March 16, 2022, Beginning at 12:00 Noon**

LUGM Staff present: William Hunt, Director; Amanda Yowell, Office Manager acting as recorder; and Sandie Greene, Senior Administrative Coordinator operating the phones.

Other attendees were: Neil Murphy, Deputy County Attorney; and Harry Sturdevant, Design Engineer of GHD, Inc. representing the Applicant.

The Director of the St. Mary's County Department of Land Use and Growth Management conducted the public hearing for and on behalf of the Commissioners of St. Mary's County as authorized in Resolution No. 2015-14. The hearing was opened at 12:20 pm by Director Hunt.

The proposed amendment would revise text in Sections 3.8.3 & 4.5.3 and Tables 3-1, 4-1 & 4-2A to reflect current water/sewer usage and planned increases in capacity.

Notice of this public hearing was published in the Southern Maryland News/Enterprise, February 25, 2022, and March 4, 2022. The legal ad is in the case file as *Legal Ad*.

Advance notice of the public hearing process was also provided to MDE, MDP and other neighboring jurisdictions.

As a prerequisite to this public hearing, the Planning Commission conducted a public hearing on December 13, 2021, and recommended adoption of the amendment.

The proposed amendment is described in the March 16, 2022, Public Hearing Staff Report which is in the case file as *Staff Report*.

Upon opening the public hearing, Director Hunt introduced and reviewed the case. Harry Sturdevant, Designer Engineer of GHD, Inc., presented the proposed plans for the Applicant, Town of Leonardtown. No members of the public submitted comment or appeared to testify on the amendment.

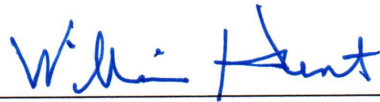
Director Hunt closed the public hearing at 12:20 p.m., leaving the record open for 10 days (to close on March 28, 2022).

A handwritten signature in black ink, appearing to read 'Amanda Yowell', written over a horizontal line.

*Amanda Yowell, Recorder*

*On March 31, 2022, having found the proposed amendment to be consistent with the goals and policies of the CWSP and the St. Mary's County Comprehensive (Land Use) Plan, the amendment was approved by Director Hunt.*

*Said amendment shall be effective and incorporated into the CWSP upon approval by the Maryland Department of the Environment.*

A handwritten signature in blue ink, appearing to read 'William Hunt', written over a horizontal line.

William Hunt, Director  
March 31, 2022