

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, June 9, 2014**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Martin Siebert, and Hal Willard. Merl Evans was excused. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bill Hunt, Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Dave Chapman, Capital Facilities Planner; Hannah Pinkerton, Planner II; and Jada Stuckert, Recording Secretary. Metcom staff present were Jacki Meiser, Dave Elberti, and Debbie Settle. County Attorney George Sparling was also present.

The Chair called the meeting to order at 6:30 p.m.

**APPROVAL OF THE MINUTES** – The minutes of May 12, 2014 were approved as presented.

**PUBLIC HEARING**

**CWSP #14-200-001 – Woodmore (Thompson Property)**

Mr. Phil Shire indicated the recommendation for proposed water and sewer service and the notice that went to the abutting property owners is a bit conflicting. Mr. Shire indicated the only property that will be required to hook up to public water and sewer is the proposed 27.2 acres in question. Mr. Shire indicated none of the abutting property owners would be required to hook up to Metcom public water and sewer service. Mr. Shire reiterated that the hearing tonight is for the Thompson Property only and none of the surrounding properties will be required to hook up to Metcom water and sewer service.

The applicant is requesting a proposed amendment to service area maps III-34 and IV-34 to change the water and sewer 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 6<sup>th</sup> Election District. The service category changes are requested in anticipation of providing public water and sewerage service for a proposed residential subdivision. The property is zoned Residential Low Density (RL), Airport Environs (AE) overlay. The hearing was advertised in The Enterprise on May 23, 2014 and May 30, 2014.

Owner: Quality Built Homes, Inc.  
Presenters: Mr. Shire and Mr. Chapman of LUGM, Randy Barrett, of R. A. Barrett & Assoc. Andy Bice of Quality Built Homes and Chris Longmore of Dugan, McKissick & Longmore

Mr. Dave Chapman gave a brief overview of the request to amend the service area maps to change the water and sewer service categories for 27.2 acres known as the Thompson Property aka Woodmore Subdivision.

Mr. Barrett gave a brief overview of the request indicating the lines will be extended to the property from Route 235 and the sewer system will be a gravity fed system with a retention facility on site. Mr. Barrett indicated none of the abutting property owners will be required to hook up to Metcom water and sewer service. Mr. Barrett indicated the applicant is required to return to the Planning Commission with a proposal for the preliminary plan.

Ms. McNeill asked how many properties the lines would pass by. Mr. Barrett indicated the lines would be constructed in the public right of way and would pass by approximately 20 properties. Mr. Willard asked if an abutting property owner wanted to hook into the system would they be allowed. Mr. Shire indicated they could. Ms. Guazzo asked how much land would be disturbed during the construction process. Mr. Barrett indicated it would be approximately 10-11 acres.

Jacki Meiser, Legal Counsel for Metcom indicated none of the abutting property owners would be required to connect to the public system. Mr. Siebert asked if there would be a requirement to connect in the future. Ms. Meiser stated policy changes all the time but to date there is nothing in the works. Mr. Shire stated if something were to change public hearings would be held prior to adoption of any new policies or regulations. Mr. Sparling clarified stating any change in policy would require the agreement from the County Commissioners and the Legislative Delegation of Maryland to amend Chapter 113. Ms. Meiser disagreed stating if a definition for "Service Area" is created by the study group then policy could change without amending Chapter 113.

Ms. Guazzo asked if hydrants would be used. Mr. Elberti indicated hydrants are part of Metcom standards. Ms. Guazzo asked if a 10" line could service more than the proposed 50 houses. Mr. Elberti indicated the 10" line is sufficient to serve the 50 houses and possibly some more.

Chairman Thompson opened the hearing to public comment.

Ms. Carol Russell

Ms. Russell stated there seems to be a reaction that people don't want to connect to the water and sewer service however she is opposed to the proposed development. Ms. Russell indicated traffic is a problem already and if you add more houses you're also adding additional vehicles. Ms. Russell indicated a proposed development will also flood the already overcrowded schools. Ms. Russell stated she is strongly opposed to any potential development and therefore is also opposed to the water and sewer category change.

Mr. Scott Raley

Mr. Raley stated he is opposed to any proposed development in this area. Mr. Raley stated his daughter has already been turned away from Wildewood Elementary because the school is full. Mr. Raley stated his property is already flooded.

Ms. Teresa Pilkerton

Ms. Pilkerton indicated she is confused by the three attorney's discussions regarding the hearing notice. Ms. Pilkerton indicated the neighborhood has collectively decided they do not want public water and sewer. Ms. Pilkerton insisted adding 50 new homes on this road would be devastating to the local community.

Mr. John Russell

Agreed with Ms. Pilkerton

Mr. Chris Insley

Mr. Insley indicated he has lived on Sandy Bottom Road all his life and is here tonight representing the members of the Sandy Bottom community that were unable to attend or who have chosen not to speak. Mr. Insley stressed that he is opposed to water and sewer for the Thompson Property and if further opposed to any proposed development. Mr. Insley asked if a traffic study has been done and stated the traffic already dangerous on Sandy Bottom. Mr. Insley stated the schools are already full and cannot support additional houses in the area. Mr. Insley asked if consideration was given to providing emergency services to this proposed development. Mr. Insley asked that the existing Sandy Bottom neighborhood be rezoned as a Residential Low Density, Rural Preservation, or Residential Neighborhood Conservation District to stop larger developments from ruining local neighborhoods.

Ms. Morgan Ashton

Agreed with Mr. Insley

Mr. Ashton

Mr. Ashton agreed with all the comments he's heard tonight and asked if Metcom could explain why the gentleman in Hollywood was required to connect to Metcom. Ms. Meiser indicated in this particular case the property was in a designated service area and most of the surrounding properties already had failing systems.

Ms. Rose Miller

Ms. Miller asked if any abutting properties would be charged any fees whatsoever. Mr. Shire indicated no fees would be charged to abutting property owners.

Mr. Michael Reese

Mr. Reese stated we don't want to be told what we have to do and none of us want to be forced to connect to public water and sewer.

Mr. Allan Buster

Mr. Buster of Shaw Associates indicated in the past several years our water pressure has dropped and asked if this proposed development would further lower the water pressure. Mr. Elberti indicated Metcom guarantees 30 psi and stated this proposed development would not affect future water pressures. Mr. Buster asked if proposed development would affect the current sewer.

Mr. Cavanaugh

Mr. asked if the plan would be revised to state that no one on Sandy Bottom Road would be charged any type of fee and or be required to connect to the public water and sewer. Mr. Barrett indicated all the work would be done in the right of way and if by chance any damage or disturbance were to occur it would be take care of by the applicant.

Ms. Pilkerton submitted a letter from Thomas and Joyce Wheeler for the record, hereby labeled as Exhibit 1 by the Recording Secretary.

Chairman Thompson closed the hearing to public comment.

Mr. Siebert asked for a written report from Metcom addressing the water pressure issues in Hollywood. Mr. Elberti stated a report could be provided in 30 days. Ms. Robrecht asked if we could receive a copy of the recommendation by the Metcom study group regarding a definition of "Service Area."

***It was the consensus of the Commission to close the public hearing and leave the record open for written comment for two weeks and to make decision on July 14, 2014.***

**DISCUSSION****Planning Commission 2013 Annual Report**

Mr. Jackman gave a brief overview of the 2013 Annual Report.

**ADJOURNMENT**

The meeting was adjourned at 8:45 pm

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Jada Stuckert  
Recording Secretary

Approved in open session: July 14, 2014

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Howard Thompson  
Chairman