



James R. Guy, President

Eric Colvin, Commissioner

Michael L. Hewitt, Commissioner

Todd B. Morgan, Commissioner

John E. O'Connor, Commissioner

William B. Hunt, AICP, Director

Harry Knight, Deputy Director

MEMORANDUM

January 5, 2021

To: Commissioners of St. Mary's County
Dr. Rebecca Bridgett, County Administrator

From: William B. Hunt, Director *WBH*

Subject: Small, undeveloped properties in the St. Clements Shores Wastewater Treatment Plant
Sewage Service area

At the Commissioners' meeting of November 17, 2020, during the discussion of the request for a public hearing to consider amendments to the Comprehensive Plan, Comprehensive Water and Sewerage Plan, and Resolution for connection to the expanded St. Clements Shores Wastewater Treatment Plant, Commissioner Hewitt asked for the number of small, undeveloped properties in the sewage service area.

To answer this question, the data tables that were used to create the GIS maps of the sewage service area were downloaded. The data tables were sorted for undeveloped properties less than 8000 square feet in area. The undeveloped properties less than 8000 square feet in area from the GIS data tables were individually checked on the County GIS map as were their SDAT records.

Single lots in the St. Clements Shores Subdivision were originally platted with an area of about 2000 square feet; individual lots were generally 20 feet by 100 feet. In St. Clements Shores there are many examples of a house being built on two contiguous, combined lots giving a property size of 4000 square feet. Single story houses are small, 650 to 800 square feet. They are fairly old, built 1930 to 1950. One two-story house built in 1930 on 4,000 square feet has a living area of 1966 square feet. One of the newer houses which was built in 2004 is 792 square feet on 4,000 square feet of property. Based on what is existing, undeveloped properties that are 4000 square feet in area could have a house.

There are 26 unimproved properties in the St. Clements Shores Subdivision that are under 8000 square feet in area. Four of the 26 are labeled "unknown"; unknown properties do not have a SDAT record. Of the 22 known properties, four are fire lane – pump access lots owned by the St. Clement Shores Civic Association. These do not need reserved EDUs. Three properties owned by MetCom do not need reserved EDUs. Two privately-owned properties are too small (754 and 1000 square feet) and the owners do not own abutting property.

Of the 22 undeveloped properties in St. Clements Shores under 8000 square feet, 13 could be developed, based on the examples of existing houses, and should therefore have reserved EDUs.

There are 20 undeveloped properties under 8000 square feet in the sewer service area outside the St. Clements Shores Subdivision, including 1 unknown. Of the 19, one is too small to develop since it is 2000 square feet and the owner does not own abutting property. One property is a “well lot” of 2673 square feet. The well lot is surrounded by a parcel of 3.9 acres with the same owner that is developed. A third property of 4449 square feet is right-of-way for Breton View Court. For the undeveloped properties outside St. Clements Shores Subdivision under 8000 square feet, 16 could be developed and should have reserved EDUs.

St. Clements Shores < 8000 square Feet		Outside St. Clements Shores < 8000 square feet	
St. Clements Shores Subdivision Undeveloped Properties Less than 8000 square feet	Number of properties	Undeveloped Properties Outside St. Clements Shores Subdivision Less than 8000 square feet	Number of properties
4000	5	3800	1
4158	1	4000	2
5000	1	4660	1
6000	1	5294	1
7480	1	5620	1
7900	1	6000	1
8000	3	6160	1
		6778	1
		7280	1
		7549	1
		8000	4
		8014	1
Number of Properties < 8000 square feet to have Reserved EDUS	13	Number of Properties < 8000 square feet to have Reserved EDUS	16
Number of Properties < 8000 square feet to not have Reserved EDUs	9	Number of Properties < 8000 square feet to not have Reserve EDUs	3

Recommendation: There are houses in the St. Clements Shores Subdivision that are on 4000 square foot lots based on SDAT records. Since there aren't any developed lots smaller than 4000 square feet, EDUs should not be reserved for lots smaller than 4000 square feet. EDUs should not be reserved for properties whose owners will not develop them for a use that will need an EDU, such as the properties owned by MetCom.