

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

William Hunt, Acting Director



COMMISSIONERS OF ST. MARY'S COUNTY

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

**June 12, 2017 Planning Commission
Public Hearing Documents**

**St. Mary's County
Comprehensive Water and Sewerage Plan Amendment**

**Case 17-200-001
Dollar General - Hollywood**



Notice of Public Hearing

Proposed Amendment to the St. Mary's County Comprehensive Water and Sewerage Plan for Tax Map 34, Parcel 651, AKA 23848 Mervell Dean Road, Hollywood

NOTICE IS HEREBY GIVEN that the St. Mary's County Planning Commission will conduct a public hearing in the Commissioners' Hearing Room of the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, Maryland, on Monday June 12, 2017 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 and sewer service categories for 3.2 acres described in a deed recorded among the Land Records of St. Mary's County in Book No. 641, Page 279, located at 23848 Mervell Dean Road in Hollywood and further described as parcel 651 on tax map 34. The Property is located on the northeast side of Mervell Dean Road approximately nine hundred feet south of the intersection with Clarke's Landing Road. The water service category would change from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3 to 5 years, developer financed). The sewer service category would change from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed). These amendments are requested in anticipation of providing public water and sewerage service for proposed commercial development. The applicant will bear all installation costs involved in connecting the subject development to existing water and sewer service. Properties between existing lines and the proposed connection to Dollar General will not be affected by the installation of new service lines and will not be required to connect under current regulations.

A copy of the proposed amendment is available for viewing at the St. Mary's County Department of Land Use and Growth Management, 23150 Leonard Hall Drive, Leonardtown, Maryland, and at www.stmarysmd.com.

Note that as a result of the evidence and comments made at the public hearing, changes may be made to the proposed amendments.

Kathleen Easley, Senior Planner
St. Mary's County Department of Land Use and Growth Management
(301) 475-4200 ext. *1541

To publish as a legal notice in the *Enterprise* on May 24, 2017 and May 31, 2017.

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PUBLIC HEARING STAFF REPORT

To: Planning Commission
From: Kathleen Easley, Senior Planner
Date: May 5, 2017
Hearing Date: June 12, 2017
Re: **Dollar General - Hollywood CWSP Amendment, Case No. 17-200-001**

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 12, 2017 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 3.2 acres described as Tax Map 34, Grid 2, Parcel 651 (also known as 23848 Mervell Dean Road) in the 6th Election District in anticipation of providing community water and sewerage service to a proposed retail sales establishment. The Property is located on the northeast side of Mervell Dean Road approximately nine hundred feet south of the intersection with Clarke's Landing Road.

I. DEVELOPMENT DATA:

Owner: Ronald E. Wood et al

Location: Tax Map 34, Grid 2, Parcel 651 at 23848 Mervell Dean Road

Zoning: Town Center Mixed Use (TMX), Airport Environs (AE) overlay, Hollywood Town Center

II. BACKGROUND INFORMATION:

This proposed commercial development (16-132-005) was reviewed by all Technical Evaluation Committee (TEC) agencies in January, 2017. 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

1.5.2(D)(1) A public hearing is scheduled for June 12, 2017; notice is to be advertised in *The Enterprise*, a newspaper of general circulation in St. Mary's County, on May 24, 2017 and May 31, 2017. The property will be posted and adjoining property owners notified by certified mail as required.

1.5.2(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.

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

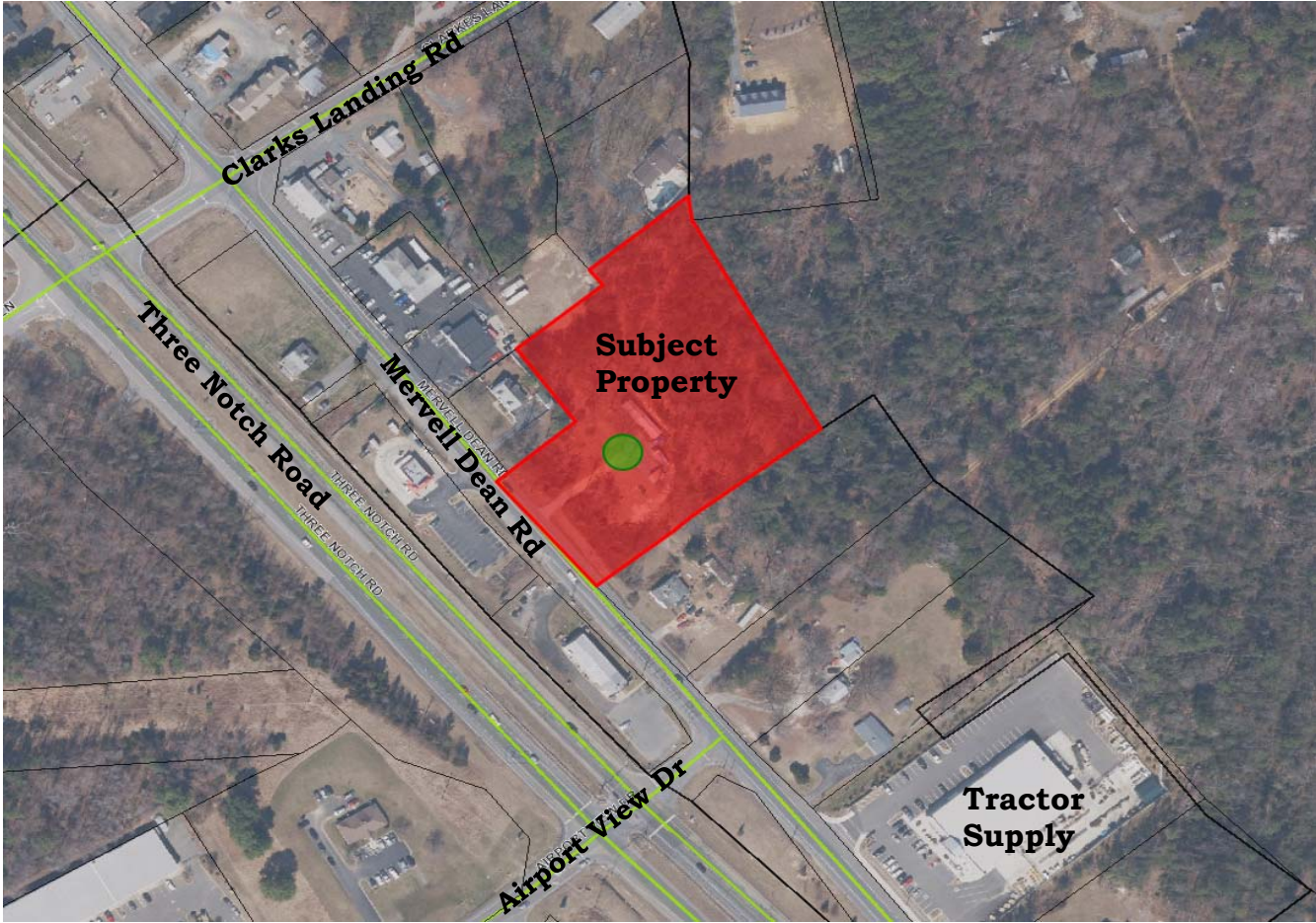
- 1) Compatibility with the St. Mary's County Comprehensive Plan. The proposed development lies within the Hollywood Town Center which is a planned growth area. §7.4.2.A.i.a calls for the provision of central water supply systems in the development districts and town centers. §7.6.1.B.iii.a directs that 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 commercial use which is approvable in the Town Center Mixed Use 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 property is within a Maryland Department of Planning Priority Funding Area (PFA).
- 3) Population estimates. The allocation of 2 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. Per current regulations, intervening properties will not be affected by the installation of these service lines and will not be required to connect.
- 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. These agencies support the provision of public water and sewerage service to the subject property.

IV. ACTION REQUESTED OF THE PLANNING COMMISSION

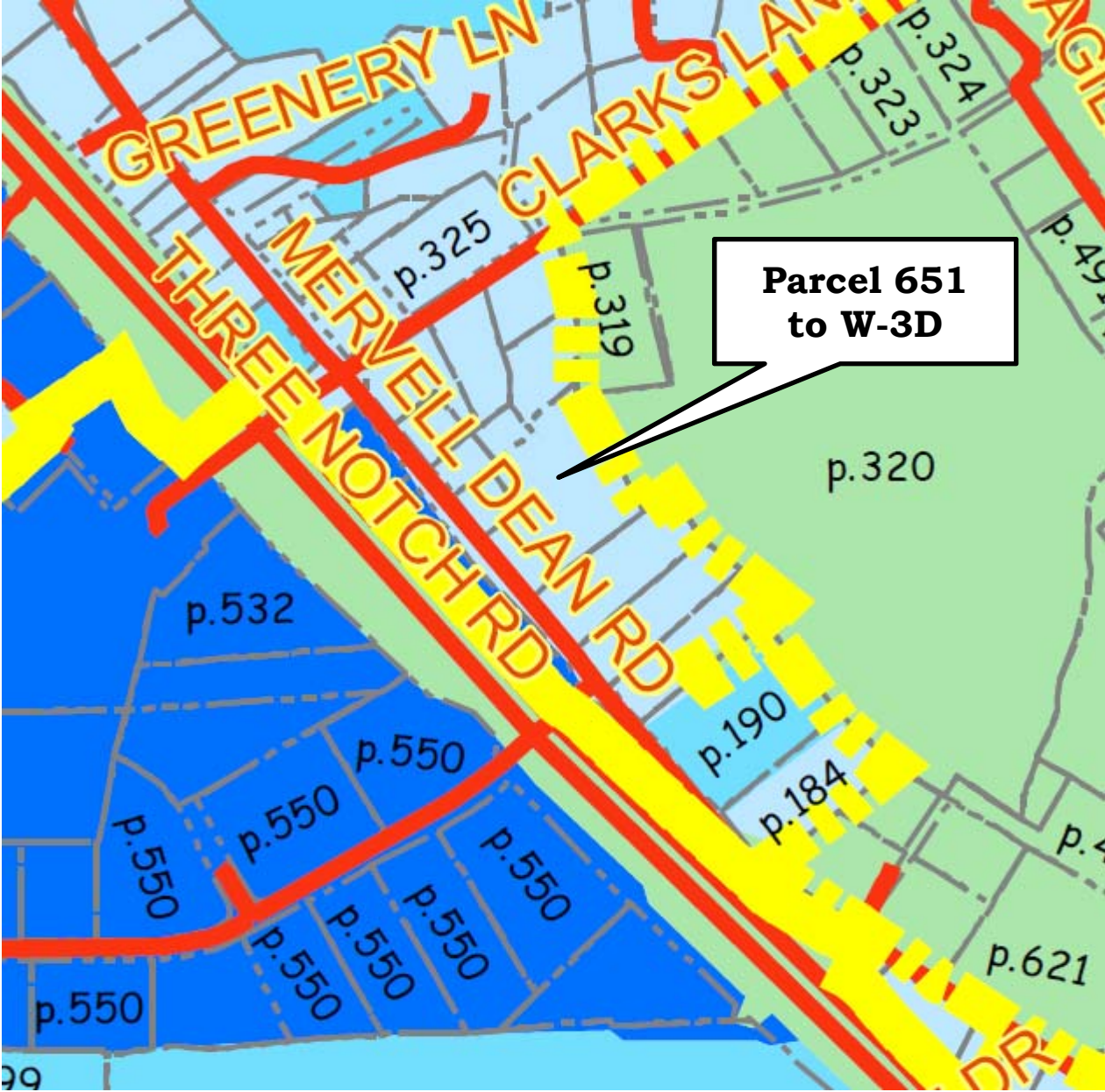
- 1) Conduct a public hearing
- 2) Close the record
- 3) Forward a recommendation to the Commissioners of St. Mary's County

SAMPLE MOTION: In the matter of requested amendments to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the proposed Dollar General - Hollywood CWSP Amendment, Case No. 17-200-001: having accepted the staff report dated May 5, 2017, 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 2, Parcel 651, at 23848 Mervell Dean 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.



Proposed Revision of Map III-34 for Dollar General – Hollywood



Proposed Revision of Map IV-34 for Dollar General – Hollywood

