



**Wednesday, July 8, 2020**  
**Comprehensive Water and Sewerage Plan**

**THIS AGENDA IS TENTATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE - TIMES ARE APPROXIMATE**

**A part or all of the meeting may be conducted in closed session**

**Meeting of: Comprehensive Water and Sewerage Plan**

**Location: Chesapeake Building, 41770 Baldrige St., Leonardtown, Maryland**

**Time: 12:00**

**1. CALL TO ORDER**

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ROLLCALL : Attendance Presenter and Staff Support

**2. PUBLIC HEARING(S)**

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CASE 20-200-001 SEVEN ELEVEN LEXINGTON PARK Amend service area maps III-51 and IV-51, 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 ) in anticipation of providing public water and sewer service for proposed commercial development.

**3. ADJOURN**

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ADJOURN

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Shelia Smith at 301-475-4200, X1503. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Commissioners' meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image

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

*William B. Hunt, AICP, Director  
Harry Knight, Deputy 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

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**Notice of Public Hearing**

**Proposed Amendment to the St. Mary's County Comprehensive Water and Sewerage Plan for Tax Map 51, Parcel 286 at 21183 Great Mills Road, Lexington Park, MD 20653.**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Director of the Department of Land Use and Growth Management in the Commissioners' Hearing Room of the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, Maryland on Wednesday, July 8, 2020, beginning at 12:00 noon, for the purpose of receiving public testimony concerning a proposed amendment to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP).

**20-200-001, 7-Eleven Lexington Park**

Owner: VRE Lexington Park LLC.

Developer or contract purchaser: Verdad Real Estate

Engineer or correspondent: Kimley-Horn & Associates

Location: 21183 Great Mills Road (proposed improvements address of 45955 North Run Drive), Lexington Park, MD.

Tax Map 51, Grid 7, Parcel 286, ED 08, Tax Account 007160

Land Use: Mixed Use High Intensity. Zoning: Mixed Use High Intensity (MXH).

Acreage: 2.04

Action Requested: Amend service area maps III-51 and IV-51 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) in anticipation of providing public water and sewer service for proposed commercial development.

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](http://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 amendment.

Due to COVID-19 precautions, the public is not allowed to be physically present, but may view the meeting on Channel 95 or the [St. Mary's County Government YouTube channel](#). Citizens may also listen by calling 301-579-7236, access code 963443. The press is permitted to attend.

In lieu of appearance, comments may be submitted via:

- a. Written Comments via Email: [Dave.Chapman@stmarysmd.com](mailto:Dave.Chapman@stmarysmd.com)
- b. Mail: CWSP PO Box 653 Leonardtown, Md, 20650
- c. Call 301-475-4200 x 1234 to speak via telephone during the public hearing.
- d. Submit a 3-minute video clip to [publicmtgs@stmarysmd.com](mailto:publicmtgs@stmarysmd.com) no later than 5:00 p.m. July 3, 2020.

To publish as a legal notice in the Enterprise on June 17, 2020 and June 24, 2020.

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



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Harry Knight, Deputy Director*

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**PUBLIC HEARING STAFF REPORT**

To: Commissioners of St. Mary's County/Designee  
From: Kwasi Bosompem, Senior Planner  
Date: June 10, 2020  
Hearing Date: July 8, 2020

**Re: Comprehensive Water and Sewerage Plan (CWSP) Amendment for 7-Eleven Lexington Park,  
Case No. 20-200-001**

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An amendment of the St. Mary's County Comprehensive Water and Sewerage Plan (the "CWSP") has been requested as follows:

**Proposed: Amend service area maps III-51 and IV-51 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 2.04 acres described as Tax Map 51, Grid 7, Parcel 286, also known as 21183 Great Mills Road (the "Property") with proposed improvements address of 45955 North Run Drive, in the 8<sup>th</sup> Election District. This amendment is requested to facilitate community water and sewerage service for proposed commercial development. The Property is located at the southwesterly intersection of Chancellors Run Road (MD 237) and Great Mills Road (MD 246).**

**I. DEVELOPMENT DATA:**

Owner: VRE Lexington Park LLC      Developer or contract purchaser: Verdad Real Estate

Engineer or correspondent: Kimley-Horn & Associates

Location: Tax Map 51, Grid 7, Parcel 286 at 21183 Great Mills Road, proposed improvements address of 45955 North Run Drive, Lexington Park, MD.

Zoning: High Intensity Mixed-Use (MXH) within the Lexington Park Development District

**BACKGROUND INFORMATION:**

This proposed development (19-132-018) was reviewed by all Technical Evaluation Committee (TEC) agencies in November, 2019. TEC comments from the Health Department and MetCom support the proposed connection to public sewer service. The Planning Commission granted Concept Site Plan approval on February 10, 2020 and recommended approval of this amendment on March 9, 2020.

**II. REQUIRED BY SECTION 1.5.2 OF THE ST. MARY'S COUNTY COMPREHESIVE WATER AND SEWERAGE PLAN:**

Notice will be advertised in *The Enterprise*, a newspaper of general circulation in St. Mary's County. The property will be posted and adjoining property owners notified by certified mail as required.

The Department of Land Use and Growth Management has:

- a) Consulted every official planning agency having any immediate jurisdiction in the county, including those with multi-county or regional jurisdiction;
- b) Provided to the Maryland Department of the Environment (“MDE”) a statement that the above agencies have been consulted; and
- c) Provided MDE with prior written notice of the hearing process.
- d) Provided the analysis required pursuant to §9-506(a)(3) of the Environment Article of the Annotated Code of Maryland:

Compatibility with the St. Mary’s County Comprehensive Plan. The proposed development lies within the Lexington Park Development District, a planned growth area. §7.4.2.A.i.a calls for the provision of central water supply systems in development districts and town centers. §7.6.1.B.iii.a directs that planned sewerage service be provided to growth areas. Therefore, this amendment is consistent with the Comprehensive Plan.

Planning and zoning issues. The proposed connections would serve a commercial use approvable in the High Intensity Mixed-Use (MXH) 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.

Population estimates. Based on the MetCom March 1, 2009, Table of Equivalent Dwelling Units, 6 EDUs (@ 0.35 gpd/sf, 4,050 sf proposed, 1 EDU = 250 gpd) of water and sewerage capacity will be required for the convenience store. An additional 10 EDUs will be required for the car wash with recycling bay (2500 gpd per bay). The Marlay-Taylor Water Reclamation Facility and the Lexington Park water system are currently adequate to serve the proposed development.

Engineering. All construction will be in accordance with the St. Mary’s County Metropolitan Commission’s *Standard Specifications for Water and Sewerage Construction*.

Economics. The applicant will bear all installation costs involved in connecting the subject development to existing water and sewer service.

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.

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 comments are attached to this report.

### III. ACTION REQUESTED OF THE COMMISSIONERS OF ST. MARY’S COUNTY DESIGNEE

- 1) Conduct a public hearing on behalf of the Commissioners of St. Mary’s County per Resolution 2015-14.
- 2) Close the record.
- 3) Submit the adopted amendment to The Maryland Department of the Environment for approval.

### Vicinity Map



### Proposed Revision of Water Service Map III-51 Tax Map 51 Parcel 286



### Proposed Revision of Sewer Service Map IV-51 Tax Map 51 Parcel 286



## St. Mary's County Health Department Comment



ST. MARY'S COUNTY  
HEALTH DEPARTMENT

Meenakshi G. Brewster, MD, MPH - Health Officer

Administration, Records & Health Services: 301 - 475 - 4330

Environmental Health: 301 - 475 - 4321

Medical Assistance Transportation: 301 - 475 - 4296

Maryland Relay Service: 1 - 800 - 735 - 2258

Email: [smchd.healthdept@maryland.gov](mailto:smchd.healthdept@maryland.gov)

December 18, 2019

Re: Permit request #19-132-018, VRE Lexington Park LLC  
SMCHD No. 8007160

To Whom It May Concern:

This office does not object to the above named Concept Plan. Please feel free to contact me with any questions. Thank you.

Sincerely,

Alisha Archer  
Environmental Health Specialist Trainee  
St Mary's Health Department

**\*\*This letter does not constitute final Health Department approval\*\***

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DEC 23 2019



## St. Mary's County Metropolitan Commission Comment



### St. Mary's County Metropolitan Commission

23121 Camden Way, California, MD 20619

*Serving our customers since 1964*

www.metcom.org

Potable Water Distribution - Wastewater Collection / Treatment

Phone: 301-737-7400  
FAX: 301-737-7459

### TEC AGENCY CONCEPT APPROVAL VERIFICATION SLIP TRANSMITTAL FOR PLANNING COMMISSION REVIEW

**TO:** Department of Land Use and Growth Management  
**FROM:** St. Mary's County Metropolitan Commission  
**RE:** 19-132-018 7-Eleven Lexington Park – 21183 Great Mills Rd  
Control Number and Project Name  
**DATE:** November 27, 2019


The above-referenced project satisfactorily addresses the TEC requirements for concept only and is ready for approval for the Planning Commission.

YES

NO

1. Zoned W-6D/S-6D; a water and sewer category change is required in order to be served by the public facilities. The water and sewer category change must be approved prior to receiving final site plan approval.
2. Sewer and water construction plans are required for MetCom review and approval for site development. Please submit construction plans, all necessary review fees, and the review checklist directly to MetCom for review.

SIGNATURE: \_\_\_\_\_

  
Andy Bulchin, P. E., MetCom Assistant Engineer

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NOV 27 2019

St. Mary's County  
Land Use & Growth Management