

**RESOLUTION**

**WHEREAS**, Fountain Group, LLC, (the “Applicant”) made application to access community sewer service for proposed commercial development on 0.64 acres described in a deed recorded among the Land Records of St. Mary’s County in Book No. JWW 4205, Page 39 and located at 23871 Mervell Dean Road, Hollywood, Maryland, and designated as Tax Map 34, Grid 2, Parcel 317 in the 6<sup>th</sup> Election District of St. Mary’s County, Maryland (the “Property”); and

**WHEREAS**, this access necessitates amendment to the St. Mary’s County Comprehensive Water and Sewerage Plan (hereinafter the “CWSP”); and

**WHEREAS**, §1.5 of the CWSP sets forth the procedures for amendment; and

**WHEREAS**, following due notice published in the May 22, 2019 and May 29, 2019 editions of *The Enterprise*, a newspaper of general circulation in St. Mary’s County, the posting of the Property, and written notification to the adjoining property owners, the St. Mary’s County Planning Commission (hereinafter the “Planning Commission”) conducted a public hearing on June 10, 2019 to consider the Applicant’s request; and

**WHEREAS**, the Planning Commission concludes that the proposed amendment meets the requirements of §9-506(A)(3) of the *Environment Article* of the Maryland Annotated Code based on the following findings:

- i) Compatibility with the St. Mary’s County Comprehensive Plan.  
The proposed development lies within the Hollywood Town Center which is a planned growth area. Section 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.
- ii) Planning and Zoning Issues.  
The proposed connection would serve commercial development which is approvable in the Town Center Mixed Use (TMX) zoning district and Airport Environs Area 4 (AE 4) Overlay. Section 70.8.1 of the Comprehensive Zoning Ordinance requires the connection of new development to public sewer service.
- iii) Population Estimates.  
The allocation of 3 EDUs of sewerage capacity will be required. The Marlay-Taylor Water Reclamation Facility and collection system is currently adequate to serve the proposed development.
- iv) Engineering.  
All construction will be in accordance with the St. Mary’s County Metropolitan Commission’s *Standard Specifications for Water and Sewerage Construction*.
- v) Economics.  
The applicant will bear all installation costs involved in connecting the subject development to existing service.
- vi) 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. The proposed amendment is consistent with applicable state laws and programs.

vii) 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 community sewerage service to the Property; and

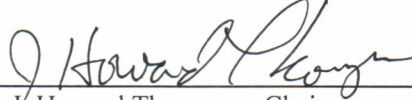
**WHEREAS**, the Planning Commission finds that the requested service would promote the public health and safety, and amending the CWSP is necessary and appropriate.

**NOW THEREFORE BE IT RESOLVED** by the St. Mary's County Planning Commission to recommend to the Commissioners of St. Mary's County that the CWSP be amended as follows: amend service area map IV-34 to change the service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for the Property.


**BE IT FURTHER RESOLVED** by the St. Mary's County Planning Commission that this Resolution shall be effective upon its adoption.

Date of Adoption: 6/10/19

**ST. MARY'S COUNTY PLANNING COMMISSION**

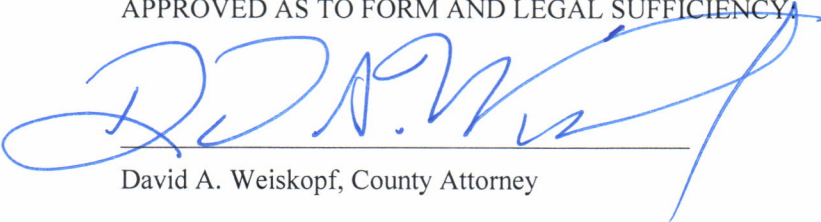
  
\_\_\_\_\_  
J. Howard Thompson, Chair

Attest:

  
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William Hunt, Director  
Department of Land Use and Growth Management

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

  
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David A. Weiskopf, County Attorney