



## **Notice of Public Hearing**

PROPOSED AMENDMENTS TO THE TEXT OF THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN FOR THE CHARLOTTE HALL SQUARE WASTEWATER TREATMENT FACILITY

NOTICE IS HEREBY GIVEN that the St. Mary's County Planning Commission will conduct a public hearing in the Public Meeting Room of the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, Maryland, on Monday May 12, 2014 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 add appropriate language to pages IV-14 and IV-15 within Section 4.5.10, "Indian Creek Sanitary District No. 10," Subpart A. "Charlotte Hall, New Market and Mechanicsville Town Centers" to include a description of the Charlotte Hall Square wastewater treatment facility.

The proposed amendments would also add appropriate language on page IV-17 of the CWSP to include a description of the Charlotte Hall Square treatment facility to "Table 4-2A: Inventory of Community and Rural Shared Systems."

A copy of the proposed amendment is available for viewing at each public library within the County, at the Public Information Office located in the Chesapeake Building at 41770 Baldrige Street, Leonardtown, Maryland, and through links on the St. Mary's County Government web page: [www.co.saint-marys.md.us](http://www.co.saint-marys.md.us). Note that as a result of the evidence and comments made at the public hearing, changes may be made to the proposed amendments.

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

Please publish as a legal notice in the *Enterprise* on April 25, 2014 and May 2, 2014.



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**PUBLIC HEARING STAFF REPORT**

To: Planning Commission  
From: Jeffrey Jackman, Senior Planner  
Date: April 23, 2014  
Hearing Date: May 12, 2014  
Re: CWSP text amendment to add description of the Charlotte Hall Square community sewerage system

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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 May 12, 2014 to consider an amendment to the text and tables of the CWSP.

**I. BACKGROUND INFORMATION:**

The purpose of Chapter IV of the CWSP is to meet state requirements for the delineation of existing and planned sewerage systems and the scheduling of future extensions and improvements, covering both public and private sewerage and wastewater treatment facilities. The Maryland Department of the Environment (MDE) has advised that the Charlotte Hall Square wastewater treatment system must be so delineated in the CWSP. Sections 9-503 and 9-506 of the Environment Article of the Annotated Code of Maryland require that a public hearing be held prior to the adoption of a revision or amendment of the CWSP. Following publication of notice in the April 25, 2014 and May 2, 2014 editions of *The Enterprise*, a public hearing will be held on May 12, 2014 for the purpose of considering certain amendments to Chapter IV of the CWSP.

The Charlotte Hall Center community wastewater system serves commercial development within a town center designated by the St. Mary's County Comprehensive Plan. The Maryland Department of the Environment issued Discharge Permit no. 09-DP-3225 in 2009 to authorize the construction and operation of this facility. The properties that are supported by this facility are already categorized as S-1 or S-3D service areas as shown on Map IV-1 of the CWSP, and the proposed amendments do not include any changes in the service area.

**II. PROPOSED AMENDMENTS:**

This Staff Report includes Exhibit 1, which prescribes language to be added to Section 4.5.10, "Indian Creek Sanitary District No. 10." to describe the Charlotte Hall Square wastewater treatment facility.

Exhibit 2 shows a new entry to Table 4-2A for that facility.,

**III. ACTION REQUESTED OF PLANNING COMMISSION**

- 1) Conduct a public hearing
- 2) Close the record
- 3) Forward a recommendation to the Board of County Commissioners

**SAMPLE MOTION:** Having held a public hearing on the request to amend the CWSP to add a description of the Charlotte Hall Square wastewater treatment facility, 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 Board of County Commissioners that Chapter IV of the St. Mary's County Comprehensive Water and Sewerage Plan be amendment as described in Exhibits 1 and 2 of the April 23, 2014 Public Hearing Staff Report; 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.

## Exhibit 1

Recommended revision of Section 4.5.10 of the St. Mary's County Comprehensive Water and Sewerage Plan: underlined language is to be added; stricken through language is to be deleted; language that is neither underlined nor stricken through is to remain the same.

**4.5.10 Indian Creek Sanitary District No. 10:** The district is bounded by the Charles County boundary on the north and northwest, by the Patuxent River on the east and on the south by Delabrook Road and New Market – Turner Road (MD6); from the southern intersection of New Market – Turner Road and Three Notch Road (MD235) the boundary runs generally due west to the Charles County line. It contains 20,954 acres, most of which is fairly rugged terrain. It is comprised of the drainage areas of Spring Creek, Mud Creek, Cremona Creek, Persimmon Creek, Flora Branch, Washington Creek, Trent Hall Creek, Swamp Creek, Hunters Branch, Killpeck Creek, Plains Run, Acorn Run, and the south slopes of the valleys of Indian Run and Indian Creek. A small part (approximately 1.2 square miles) of the district drains westward into Charles County. The area lies on a flat peninsula terminating in Long Point at the eastern tip. The area is part of the narrow indented coastal plain that extends north along the west bank of the Patuxent River from a point five miles below the Charles County line. The peninsula is backed immediately to the west by a steep, deeply dissected scarp slope. The slope rises unevenly to nearly 200 feet along the northwest outer-east ridge that is the spine of St. Mary's County and is traversed by Three Notch Road (MD 5) north and south of New Market, respectively. The drainage pattern reflects this basic topography, with many small individual watersheds of Indian Creek and its tributaries to the north, and Killpeck Creek and Locks Swamp Creek flowing into Trent Hall Creek to the south. Low-lying swamp and marshland border the lower reaches of both creeks. The district is, therefore, heavily defined by natural boundaries of creek, river, wetland, and sharp slope.

- A. Charlotte Hall, New Market and Mechanicsville Town Centers: The Land Use Plan designates Charlotte Hall, New Market and Mechanicsville as Town Centers or secondary growth areas. The provision of public sewerage facilities is an objective for these centers. Areas not already served by community sewerage facilities are included on the service area maps as planned for service within six (6) to ten (10) years. Not all properties included in a 6 to 10 year service area will necessarily be provided with public sewerage service within the next 10 years, but rather this service area category is provided to facilitate the planning and staging of capital improvements to meet the needs of projected population increases. There are several ~~private~~ residential and commercial developments that ~~were approved and will~~ create a public need for community sewerage system systems. ~~Plans Adequate wastewater treatment systems~~ should be ~~made to enable this system planned~~ to accommodate ~~other on-going~~ development in these growth areas. Systems currently providing such service include the ~~area.~~ following:
1. Charlotte Hall Veterans Home: This facility is served by private water and wastewater systems that are operated by the Maryland Environmental Service (MES). As with the water system discussed in chapter 3, the entire wastewater facility was constructed in 1984 and was upgraded during the latter half of the 1990's from a facultative lagoon to a Biolac Activated Sludge Treatment process. Treated effluent is stored in the old facultative lagoon and discharged into the groundwater through Rapid Infiltration Basins (RIB). There are three basins that are alternated to dispose of the treated effluent. The original spray fields have not been used since the RIBs were placed in service but may be used again in the future if the need arises. The

current flow to the Activated Sludge plant is approximately 50,000 gpd. Treated effluent from the Activated Sludge plant is disposed of in 1 of 3 Rapid Infiltration Basins. The sprays fields total 7 acres and are permitted for a maximum use of one inch per week in Phase I and two inches per week in Phase II. The spray irrigation permit allows a higher loading rate of two inches per week if it can be shown that no ponding or ground water contamination will occur. MES is not currently using the Spray Fields but is maintaining the discharge permit for future use.

A Facility Capital Improvement Plan was recently completed and will be submitted to the State for funding. This plan does not include any expansion of the facility's capacity. It does recommend refurbishing/replacing several process components including: air diffusers and blowers, spray irrigation piping and distribution equipment, storage lagoon aerators, and Pump Station #1 pumps and control system. The plan includes constructing the previously approved fourth Rapid Infiltration Basin.

**2. Charlotte Hall Square: serving properties along Three Notch Road (MD 5) between Mt. Wolfe Road and Golden Beach Road is a gravity collection system that conveys effluent to a Hoot pretreatment system. The flow is then pumped to a subsurface low pressure distribution field. In 2009 the Maryland Department of Environment issued Permit 09-DP-3225 for this system. In 2014 MDE was asked to reissue the permit to modify the discharge to a maximum daily flow of 37,500 gallons per day and an average daily flow of 18,750 gallons per day.**

- B. The Remainder of the District: Area between Golden Beach and Charlotte Hall are expected to see continued moderate growth. This area does not pose an immediate health hazard.

Summary: As noted previously, this area will face considerable pressure to develop during the next two decades. The constant escalation of housing costs has greatly increased the demand for higher density housing stock such as townhouses, apartments and condominiums. In addition, clustering has become an attractive form of development of single family units because of the lower site development costs. To enable such growth, the locations will have to be chosen carefully to avoid the many areas in the district that have severe natural site limitations. In addition, either alternative on-site sewage disposal systems or central sewage treatment will have to be provided. Because of County and state restrictions on new discharges to the Patuxent River, land treatment appears to be the most feasible central treatment alternative. The relatively large amounts of land required for such a facility should be identified and protected now if there is a potential need for the future. Otherwise, the County should diligently maintain its current policy of requiring sufficiently large lot single family residential growth.

It is important to emphasize that sewerage planning for this area should seriously consider potential water supply problems. Surface water supplies such as the two potential reservoir sites on Persimmon Creek and Killpeck Creek should be protected. It is important that both development in these areas and the risk of influence from septic failures be avoided if there is a serious chance that the reservoirs may be needed. It is the recommendation of this plan that growth in the 10th sanitary district be watched closely. The County should undertake a comprehensive analysis of the area to determine the most favorable Land Use Plan for the area, considering the previously mentioned water and sewage limitations.

## Exhibit 2

Recommended revision of Table 4-2A of the St. Mary's County Comprehensive Water and Sewerage Plan: underlined language is to be added; stricken through language is to be deleted; language that is neither underlined nor stricken through is to remain the same.

Table 4-2A: Inventory of Community and Rural Shared Systems

<i>Facility</i>	<i>Design Capacity (MGD)</i>	<i>NPDES Permit (MGD)</i>	<i>Calendar Year 2012 Avg Daily Flow (MGD)</i>	<i>Gross Adjusted Available Flow (MGD)</i>
Marlay-Taylor	6.0	6.0	3.6852	2.3148
St. Clement's Shores	0.1	0.1	0.0749	0.0251
<b>Charlotte Hall Square</b>	<b>0.01875</b>	<b>0.01875</b>	<b>tbd</b>	<b>tbd</b>
Wicomico Shores	0.141	0.141	0.1143	0.0267
Forrest Farm	0.0575	0.05175	0.0363	0.01545
Airedele Road	0.021	0.021	0.015	0.006
Leonardtown	.68	.68	0.4257	.2543

Source: **MDE**, MetCom, Town of Leonardtown

RESOLUTION

WHEREAS, the purpose of chapter IV of the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) is to meet state requirements for the delineation of existing and planned sewerage systems and the scheduling of future extensions and improvements, covering both public and private sewerage and wastewater treatment facilities; and

WHEREAS, the Maryland Department of the Environment (MDE) has advised that the Charlotte Hall Square wastewater treatment system be so delineated in the CWSP; and

WHEREAS, Sections 9-503 and 9-506 of the Environment Article of the Annotated Code of Maryland require a public hearing prior to the adoption of a revision or amendment of the CWSP; and

WHEREAS, following due notice published in the April 25, 2014 and May 2, 2014 editions of *The Enterprise*, a newspaper of general circulation in St. Mary's County, the St. Mary's County Planning Commission (hereinafter the "Planning Commission") conducted a public hearing on May 12, 2014 to consider certain amendments to the CWSP described in Exhibits 1 and 2 hereto; and

WHEREAS, the Planning Commission 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 the St. Mary's County Code, and of consistency with the St. Mary's County Comprehensive Plan; and

WHEREAS, the Planning Commission concludes that adoption of these amendments would promote the public health and safety, and that 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 detailed in Exhibits 1 and 2 hereto.

BE IT FURTHER RESOLVED by the St. Mary's County Planning Commission that the foregoing recitals are hereby incorporated and adopted as if fully set forth.

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

Date of Adoption: \_\_\_\_\_

ST. MARY'S COUNTY PLANNING COMMISSION

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J. Howard Thompson, Chair

Attest:

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Phillip J. Shire, Director  
Department of Land Use and Growth Management