



St. Mary's 2050: Charting Our Tomorrow
Comprehensive Plan Update Project

September 24, 2025

Growth Areas & Water and Sewer Service Areas

Planning Commission Discussion

Agenda

- ❖ About the Project
- ❖ Background on CWSP
- ❖ Analysis of Growth & Water/Sewer Service Areas
- ❖ Key Plan Actions for Consideration
- ❖ Next Steps



About the Project



ST. MARY'S 2050
CHARTING OUR TOMORROW

Project Timeline



**LAUNCH
PROJECT**

Fall 2024



**ESTABLISH VISION
AND GOALS**

Winter 2024 –
2025



**DEVELOP
POLICIES AND
STRATEGIES**

Spring 2025 –
Winter 2025



**PLAN
ADOPTION**

Spring 2026 –
Summer 2026


Planning Commission Feedback and Review Schedule

Date	Topic
9/12	Attainable Housing Discussion (completed)
9/19	Future Land Use Discussion (completed)
9/24	Water/Sewer and Growth Areas Discussion
11/14	Comprehensive Plan Review Session #1
11/21	Comprehensive Plan Review Session #2
11/25	Comprehensive Plan Review Session #3
12/1	Comprehensive Plan Review Session #4
12/12	Comprehensive Plan Review Session #5

Background on CWSP



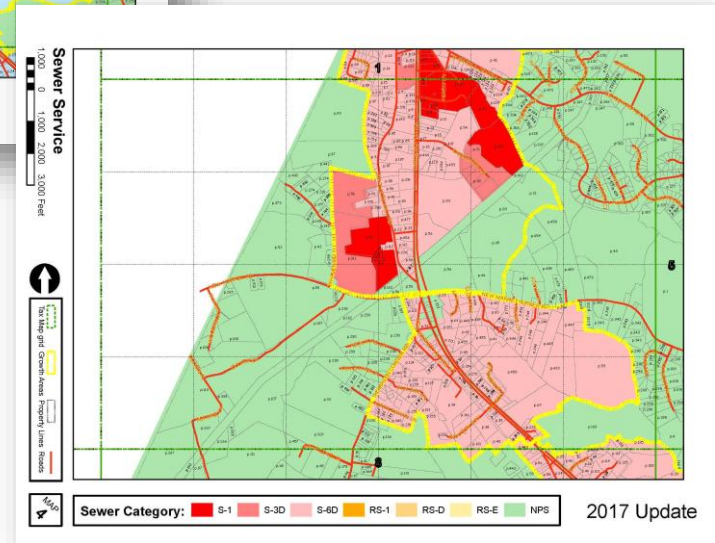
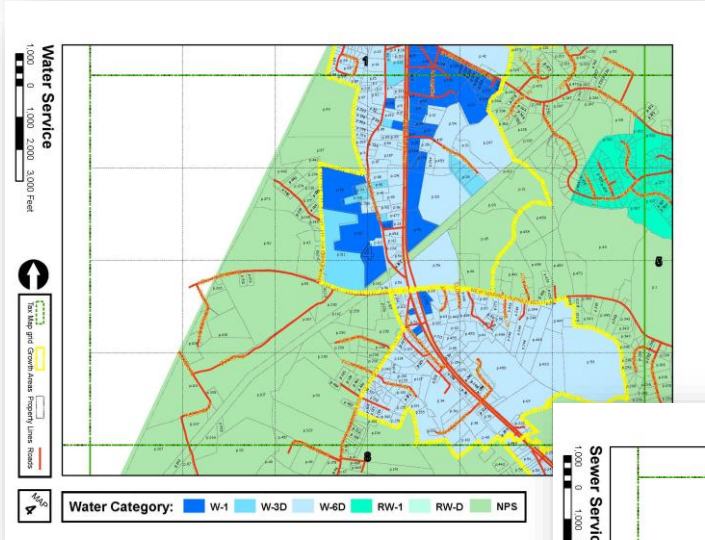
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St. Mary's County, Maryland

**Comprehensive Water
and Sewerage Plan**

2017 Update



Comprehensive Water and Sewerage Plan 2017 (CWSP)

- Plan that identifies the County's growth management policies related to water and sewer infrastructure; generally aligns with Growth Area designations
- Is incorporated by reference and required to be in compliance with Comprehensive Plan
- Adopted in 2017; 10 amendments to the plan since 2017
- Static maps (148) that have not been updated in document since 2017 (updates maintained in GIS database)
- Guides MetCom on water/sewer planning

CWSP 11 Goals

- 1.1.1 **Protection of the health, safety, and welfare of the people** of St. Mary's County and its neighbors through improving sanitary conditions in every way possible.
- 1.1.2 **Protection and enhancement of environmental qualities**, recognizing nature as a primary component of physical and social design.
- 1.1.3 **Protection of areas of significant natural beauty** and resources.
- 1.1.4 **Protection of ground water resources** and the establishment and preservation of surface water resources.

CWSP 11 Goals

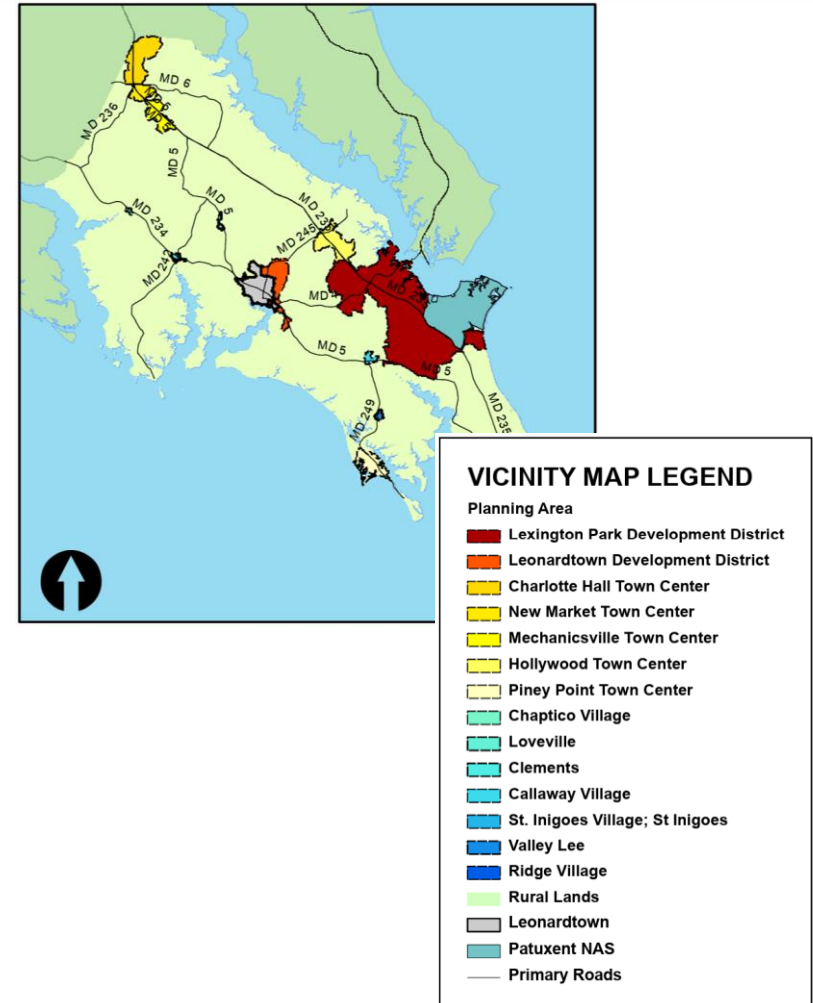
- 1.1.5 **Adequate implementation of this Comprehensive Water and Sewerage Plan** through preparation and adoption of such ordinances, rules and regulations as may be necessary.
- 1.1.6 **Development guided to areas where water and sewerage systems exist or may be installed both economically and in conformance with the Land Use Plan.**
- 1.1.7 **Public ownership of all community water and sewerage systems.**

CWSP 11 Goals

- 1.1.8 **Reduction of existing and potential pollution**, and achievement of state water quality standards.
- 1.1.9 A **citizenry informed as to pollution problems** and solicited for its advice and cooperation.
- 1.1.10 **Careful management of water resources** by all cognizant agencies.
- 1.1.11 **Conformance of all County government programs** with the goals set forth in this plan.

CWSP Policy Intention

- Align utility service to Growth Areas listed in Comprehensive Plan
- Identify solutions where utility service may be needed and/or currently provided outside Growth Areas, such as “problem areas” where health and safety requires service



CWSP Service Designations

Growth/Rural	Water Category	Sewer Category	Definition
Growth Area	W-1	S-1	Existing service or under construction
Growth Area	W-3 D	S-3 D	Areas planned for service in 3-5 years (per 2017 plan); "D" denotes developer funded systems
Growth Area	W-6 D	S-6 D	Potential area for future service; "D" denotes developer funded systems
Rural Area	RW-1	RS-1	Existing rural service
Rural Area	RW-D	RS-D	Rural service areas appropriate for non-public systems to support clustered development (e.g., shared wells); "D" denotes developer funded systems; requires amendment to Comprehensive Plan
Rural Area	--	RS-E	Rural sanitary service – environmental hazard (service addresses health and safety issue)
Rural Area	NPS	NPS	No planned service within 10 years (per 2017 plan)

Policies for Water and Sewerage Service Areas

- The Land Use Plan allows **community sewerage systems outside** of Development Districts, Town Centers, or Village Centers **to alleviate health hazards or to serve neighborhood conservation districts.**
- **Community sewerage systems, including wastewater treatment plants, may not be considered as shared systems.** Specifically, wastewater treatment plants at Marlay-Taylor, Leonardtown, St. Clements Shores and Wicomico Shores are not shared systems per this definition.

Policies for Water and Sewerage Service Areas

- Areas outside of designated districts and centers that are served by these wastewater treatment plants are categorized **RS-E (rural service – environmental hazard)**.
- Properties within NPS areas or within such RS-E service areas, which are not certified by the health department as experiencing septic system failure, shall be **denied access to the sewerage facilities passing through such RS-E or NPS categorized areas.**

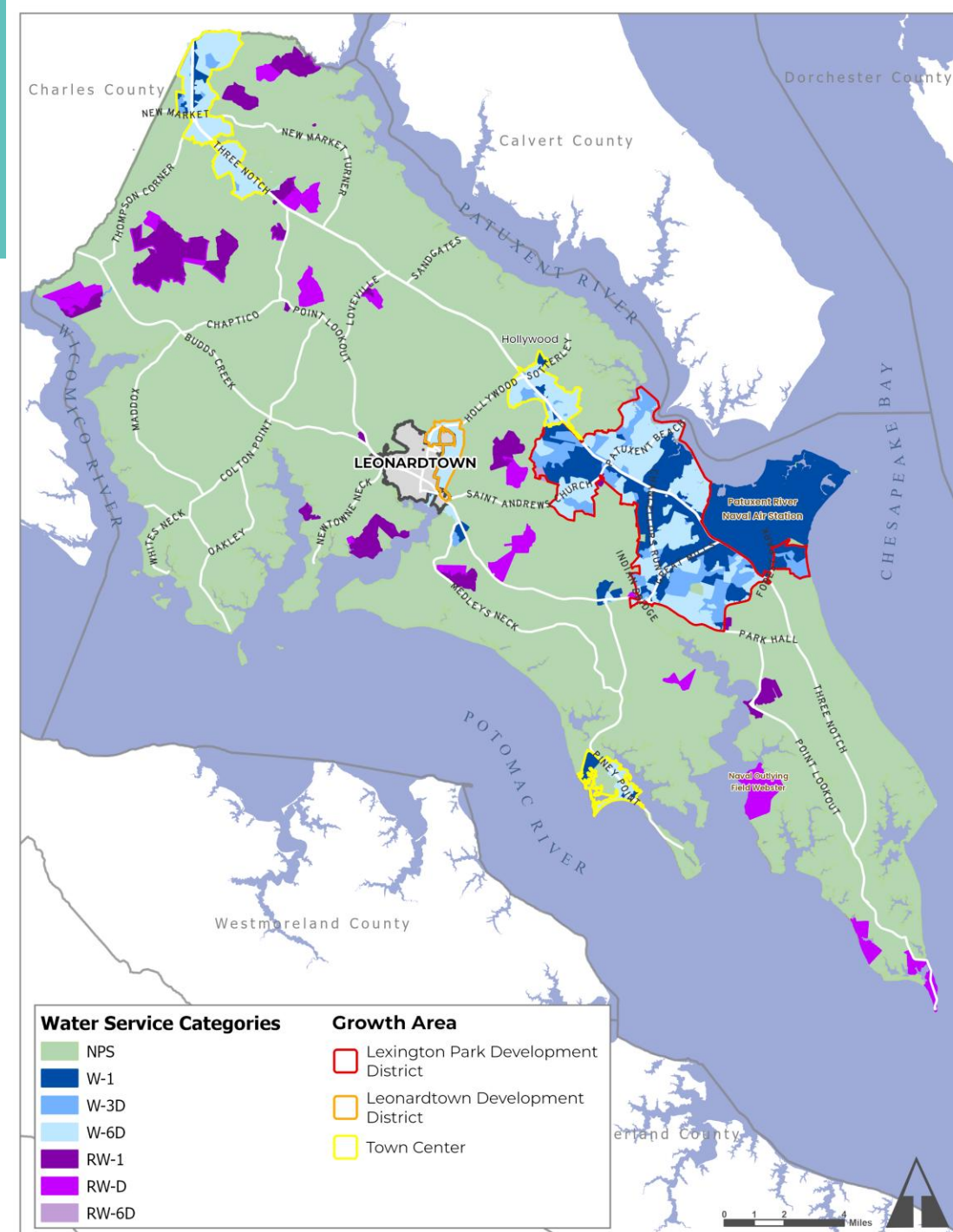
Analysis of Growth and Water/Sewer Service Areas



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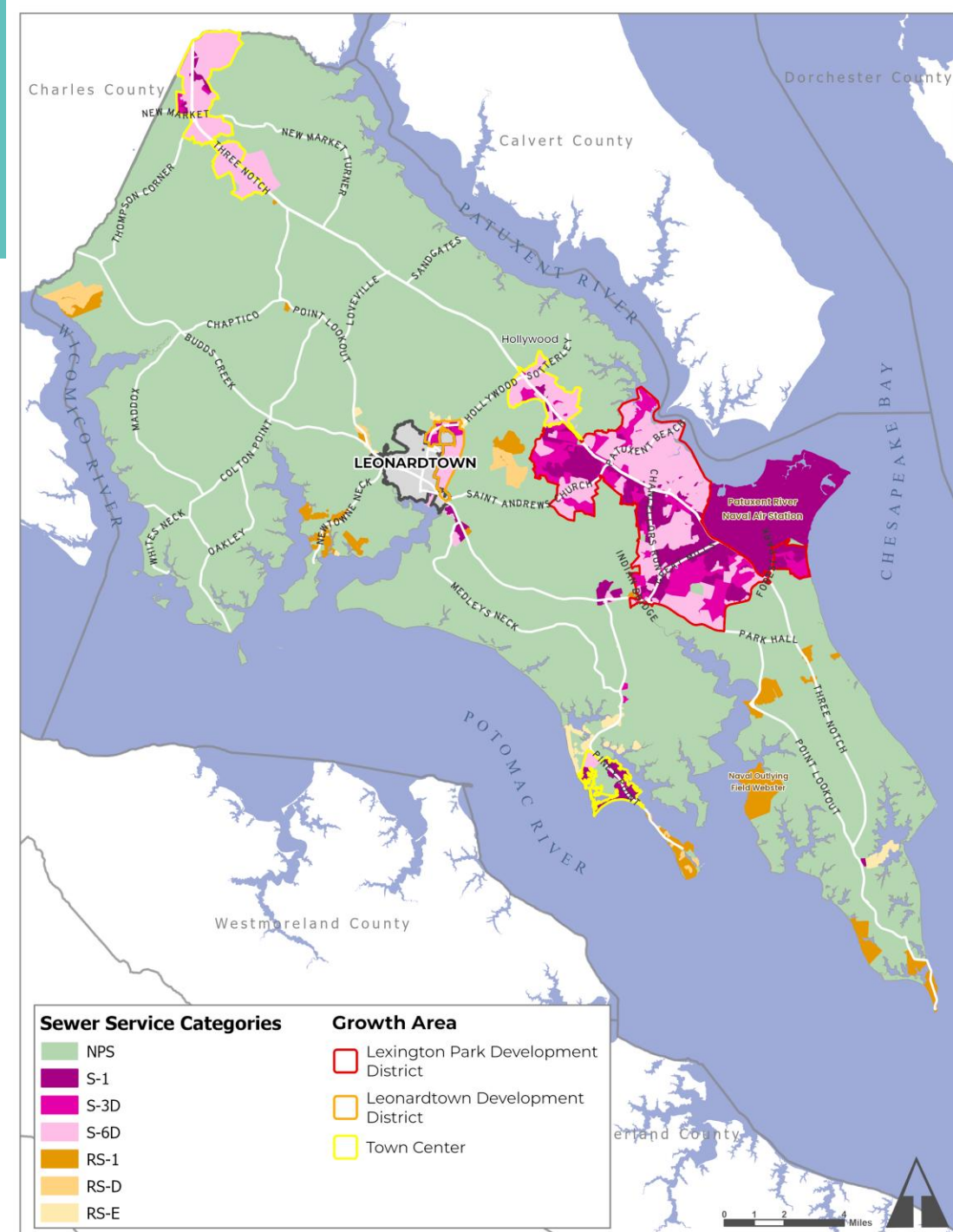
Water Service Areas

Walk through current CSWP designations for **water service**.



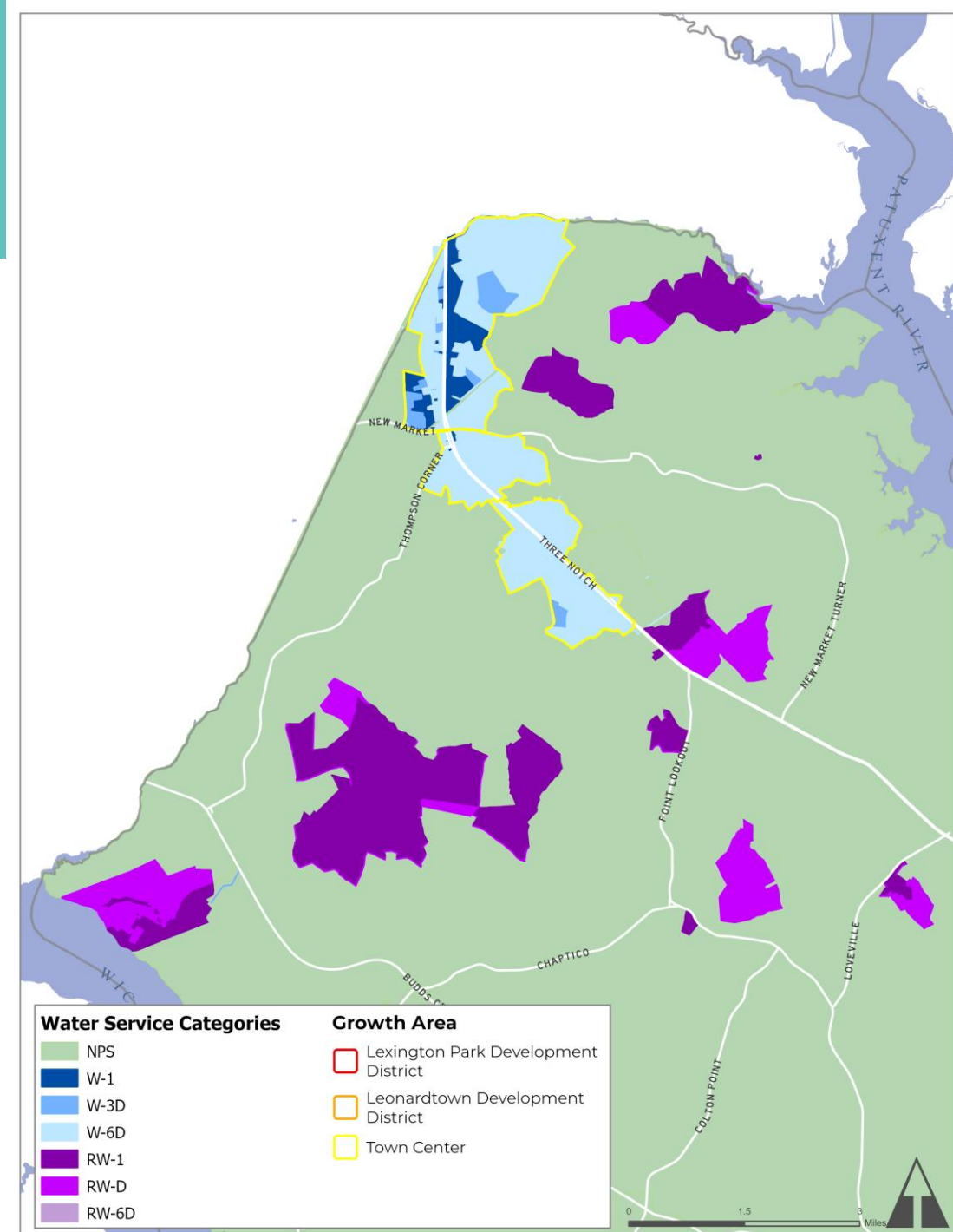
Sewer Service Areas

Walk through current CSWP designations for sewer service.



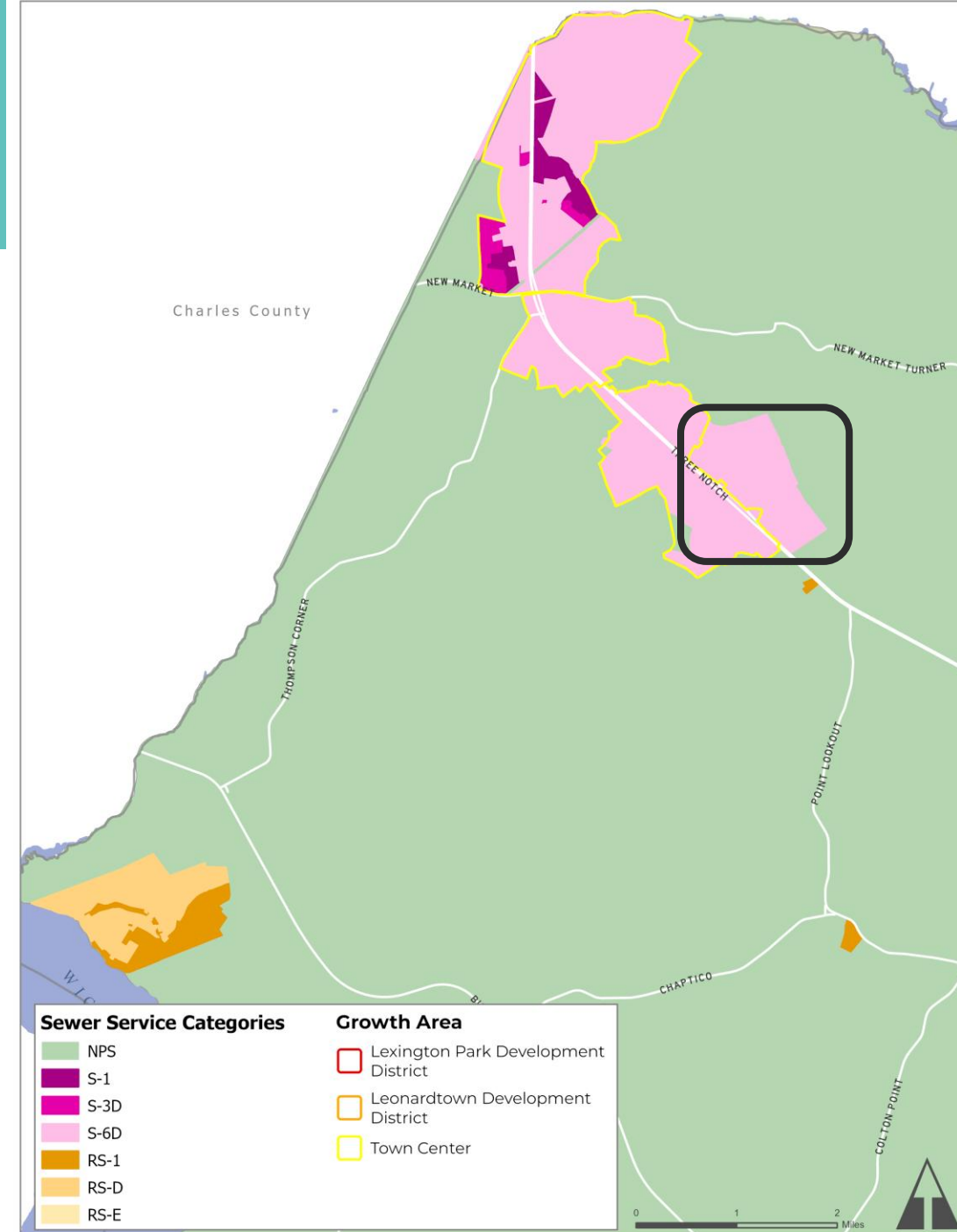
Water Service Areas

- Town Centers:
 - Charlotte Hall
 - New Market
 - Mechanicsville
- Mix of served, planned service, and potential future service for Growth and Rural areas
- Should the plan suggest any changes to these service areas?



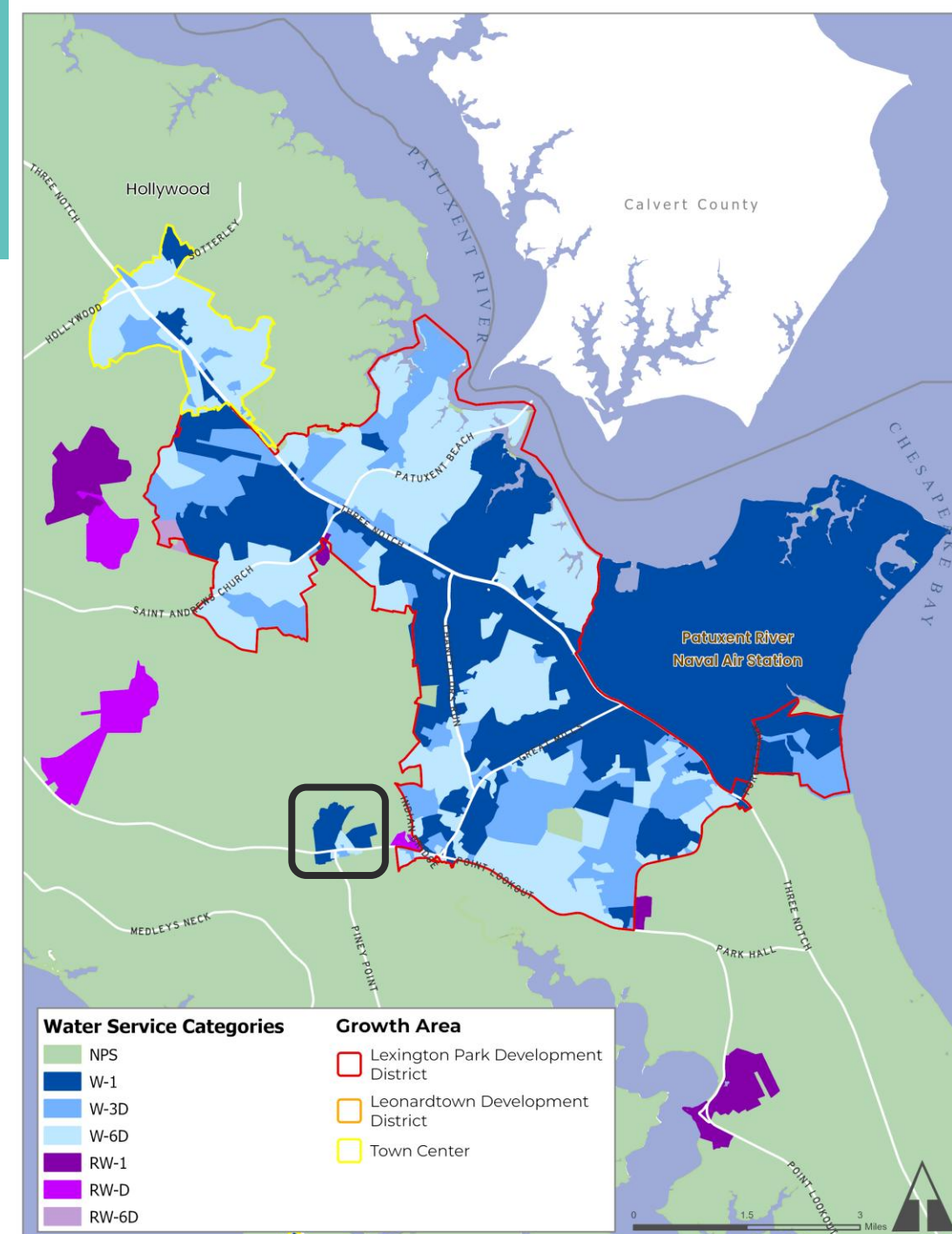
Sewer Service Areas

- Town Centers:
 - Charlotte Hall
 - New Market
 - Mechanicsville
- Area north of Three Notch Rd (MD 5) near Mechanicsville outside Growth Area
- Should the plan suggest any changes to these service areas?



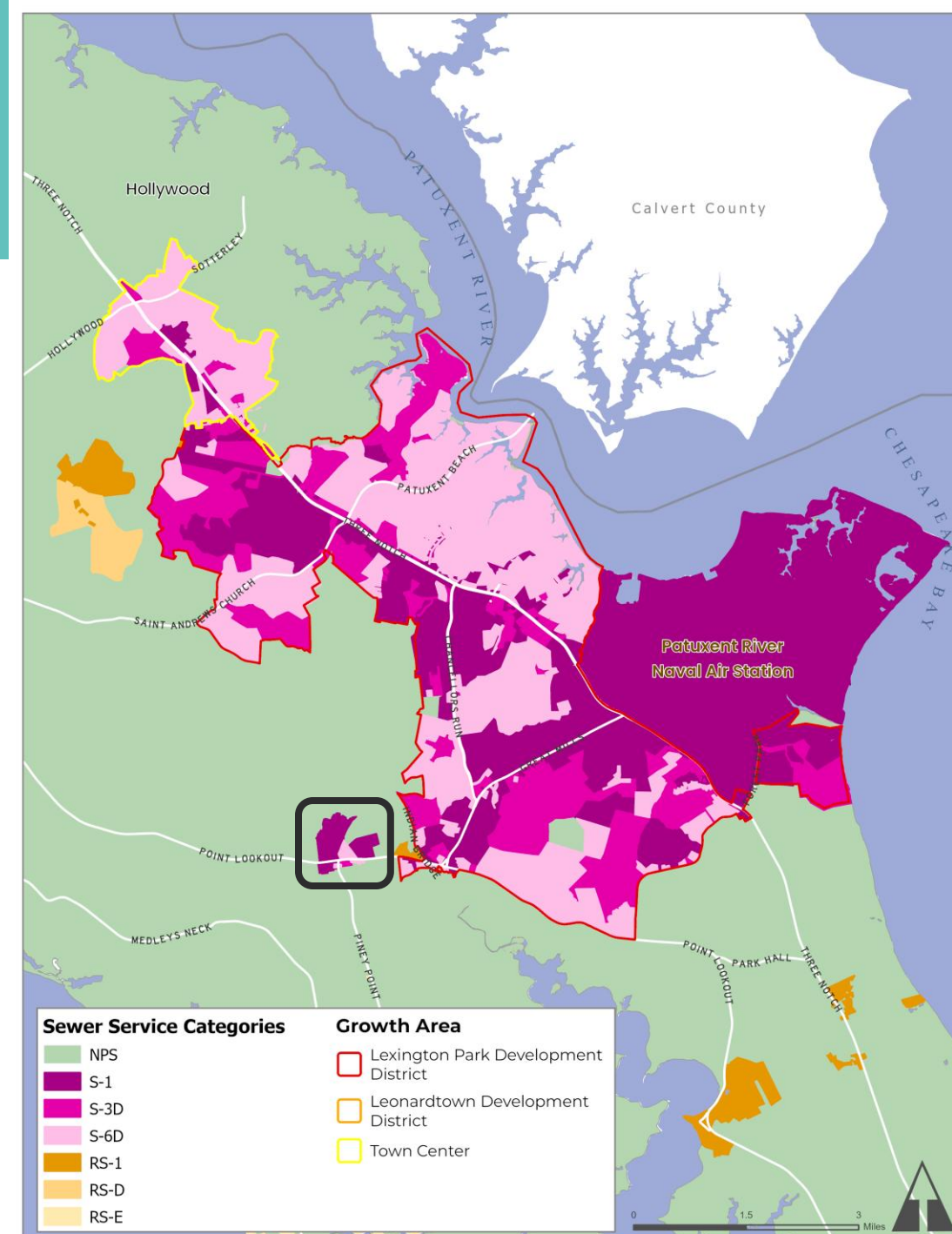
Water Service Areas

- Lexington Park Development District (LPDD)
- Hollywood Town Center
- NAS Pax
- Small area outside LPDD at Piney Point Rd (MD 249) and Point Lookout Rd (MD 5)
- Rural service areas
- Should the plan suggest any changes to these service areas?



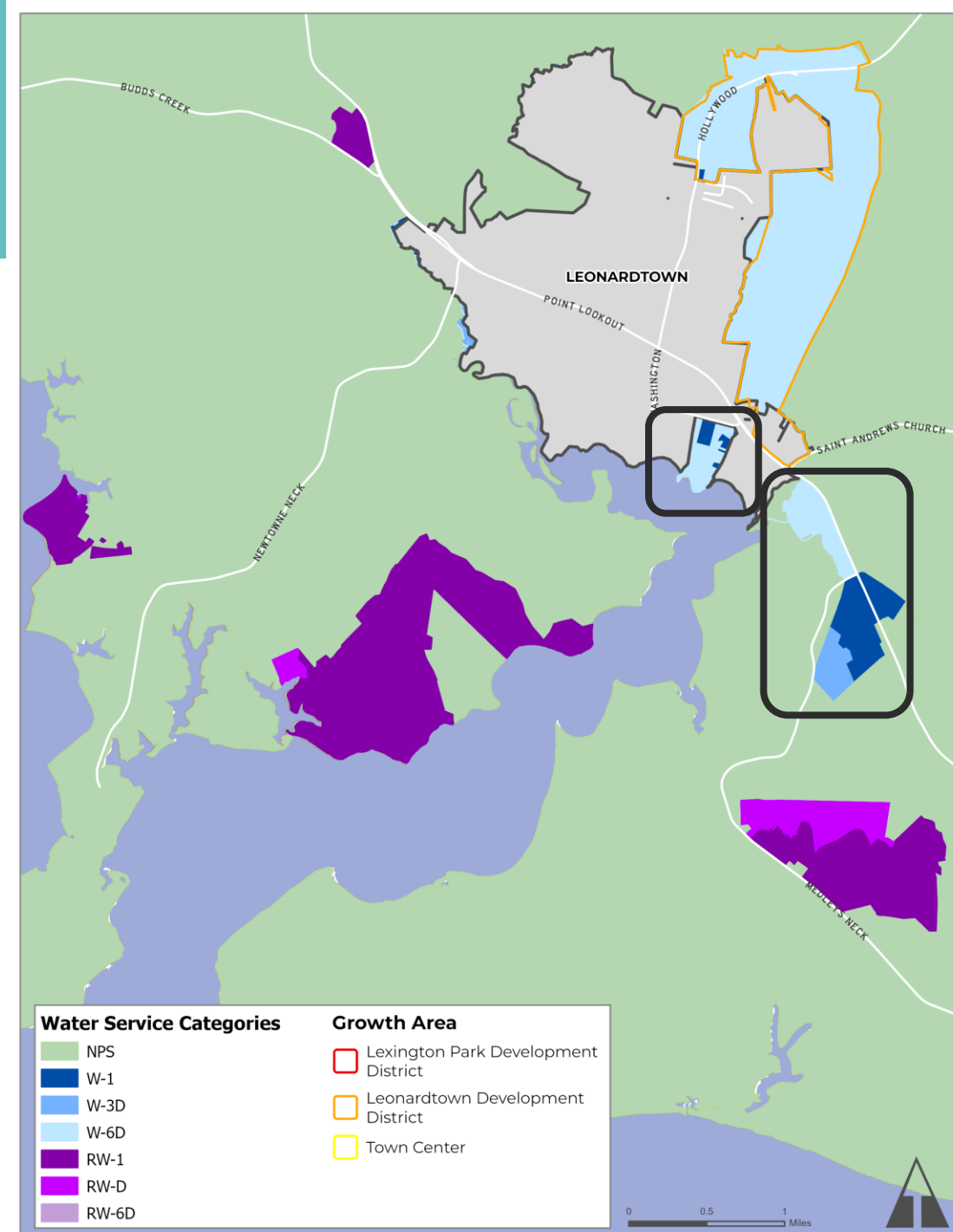
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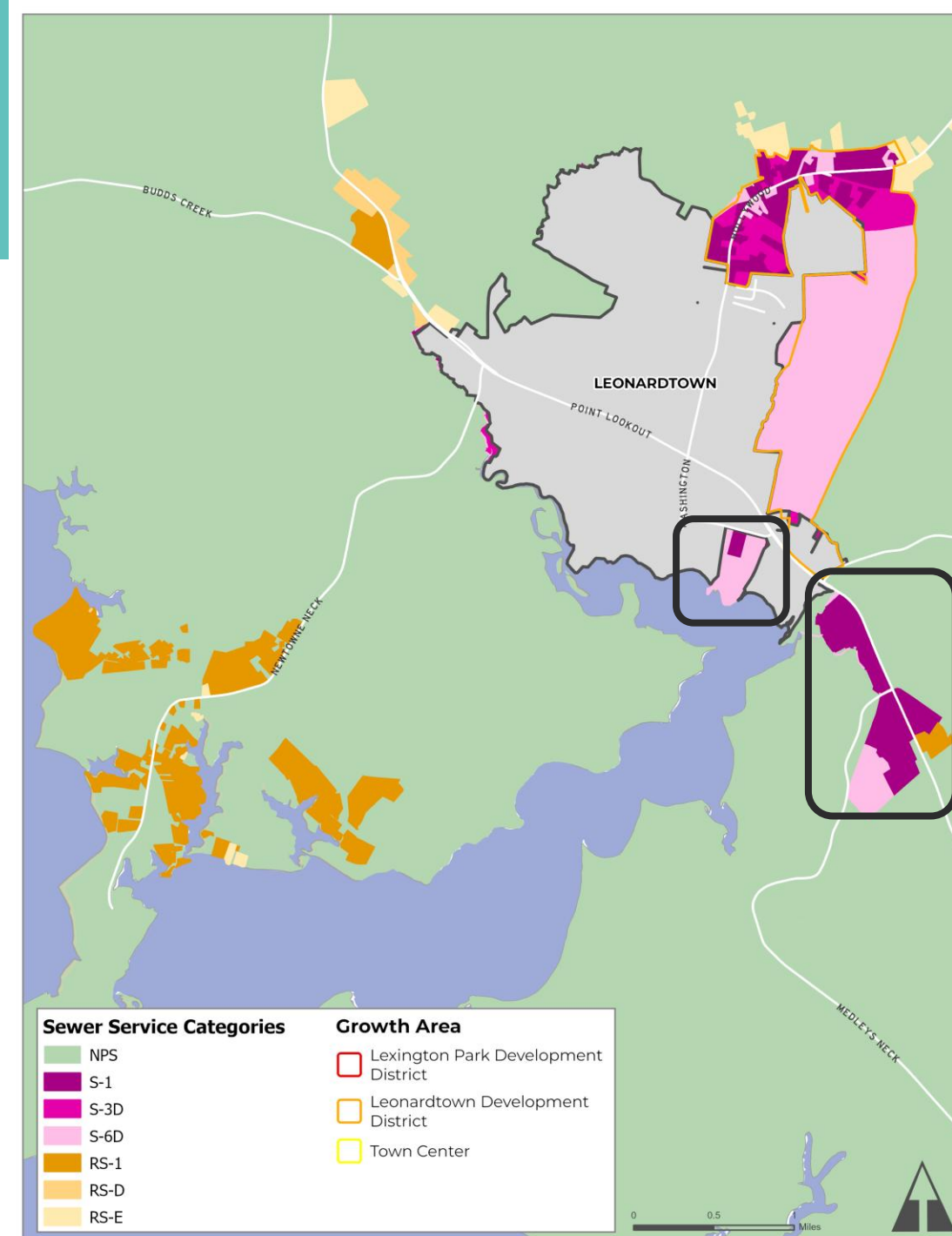
Water Service Areas

- Leaonardtown Development District
- Outside of growth area: along Point Lookout Rd (MD 5) and south of Leonardtown
- Rural service areas
- Should the plan suggest any changes to these service areas?



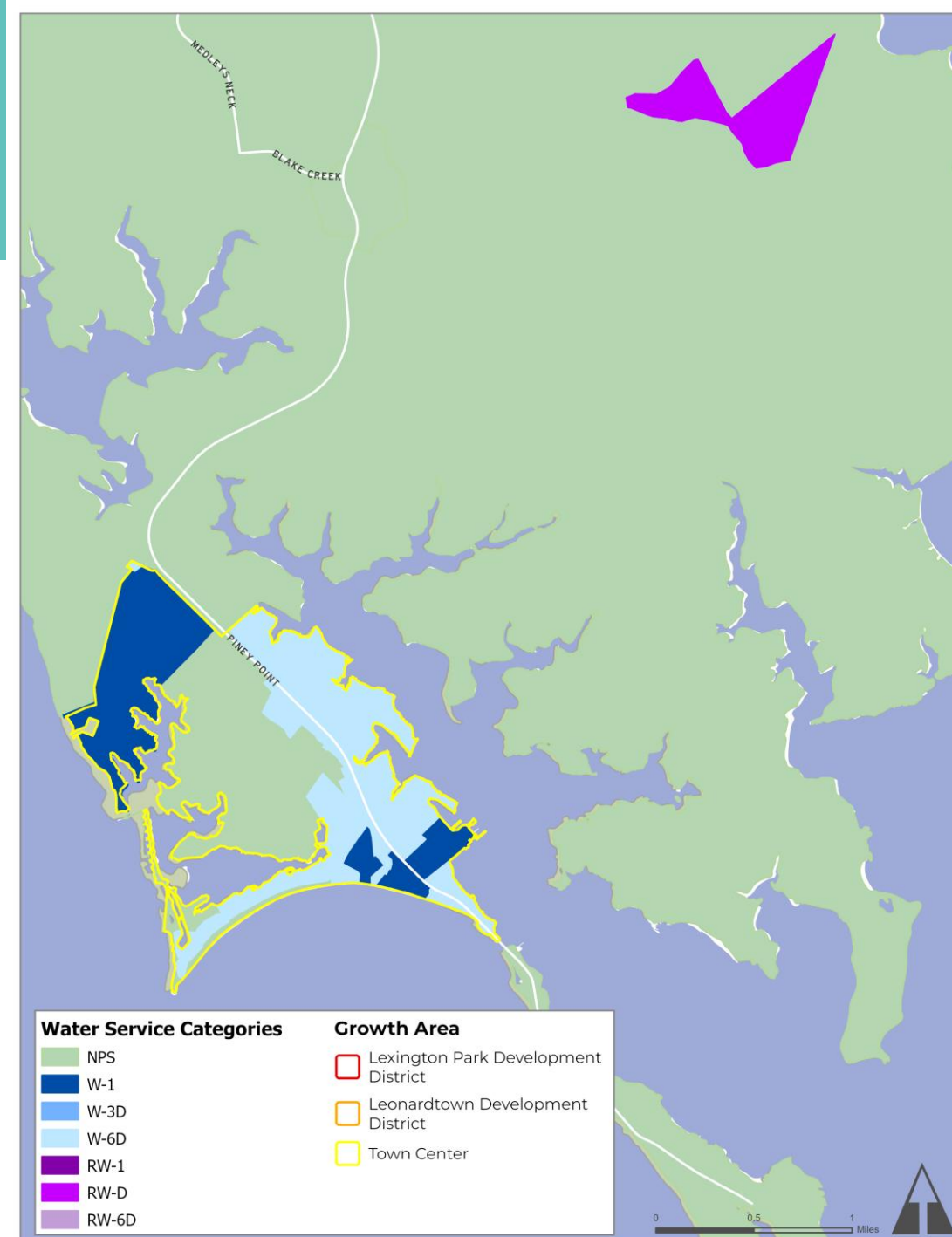
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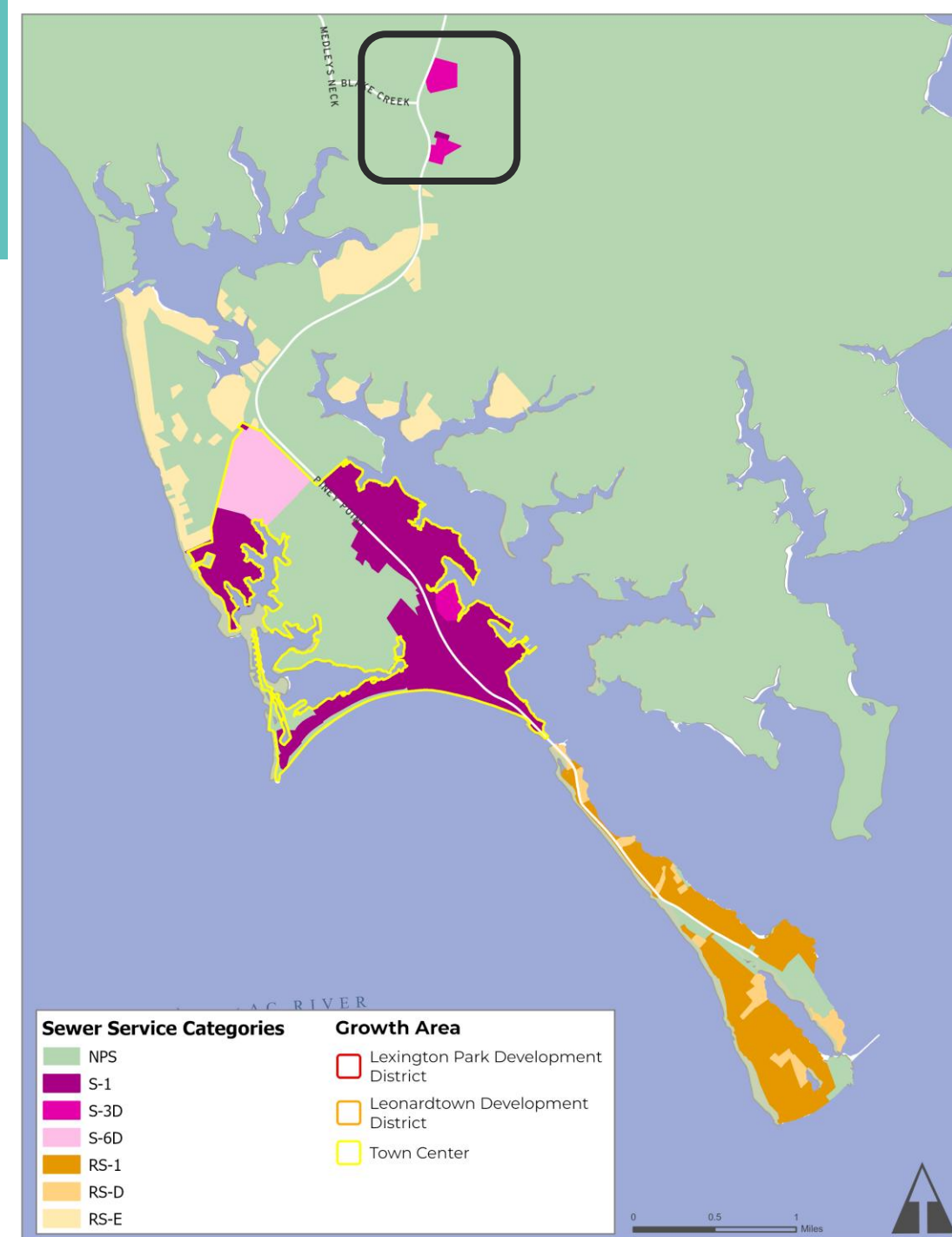
Water Service Areas

- Piney Point Town Center
- Rural service area
- Should the plan suggest any changes to these service areas?



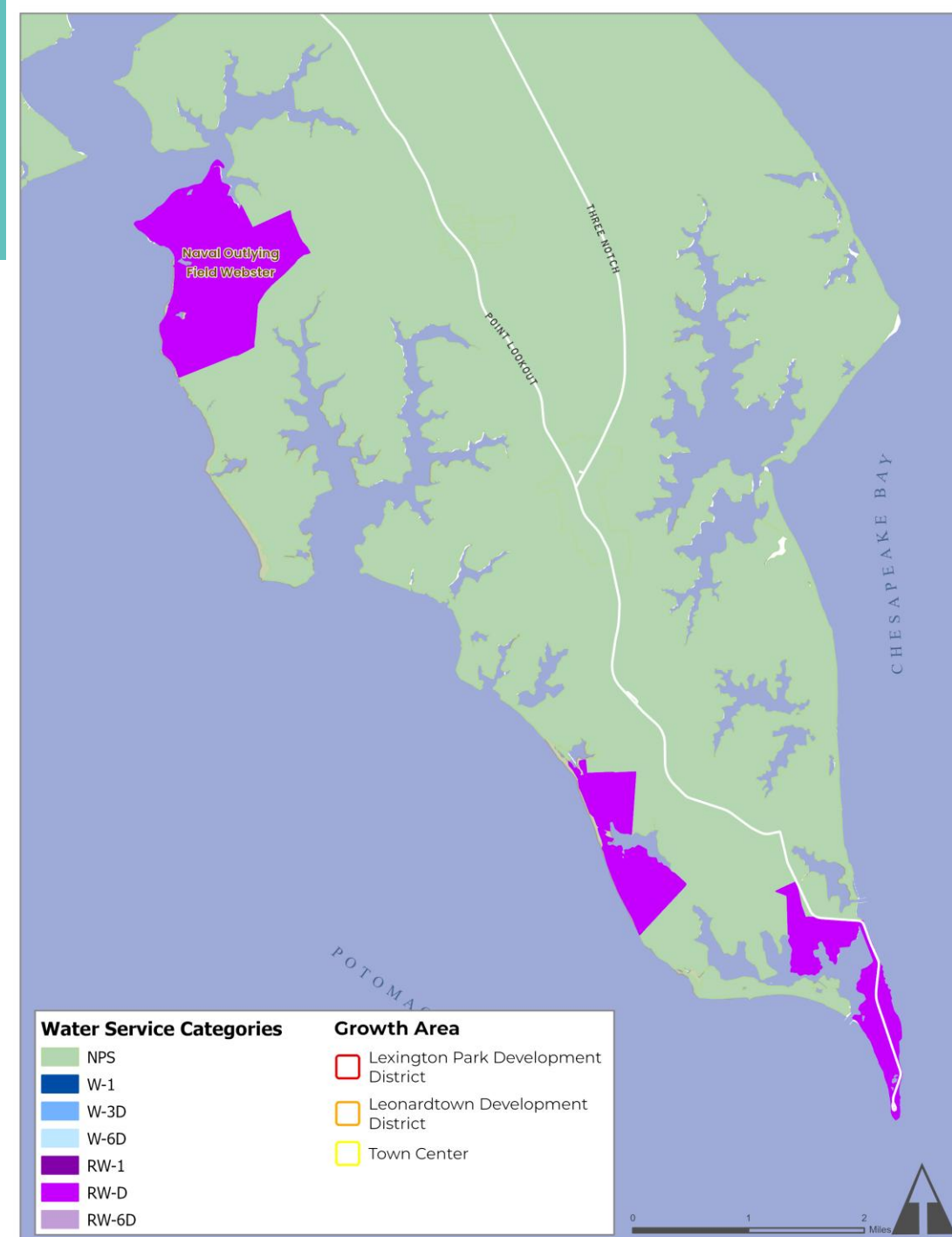
Sewer Service Areas

- Piney Point Town Center
- Small area at Piney Point Rd (MD 249) and Blake Creek Rd
- Rural service areas
- Should the plan suggest any changes to these service areas?



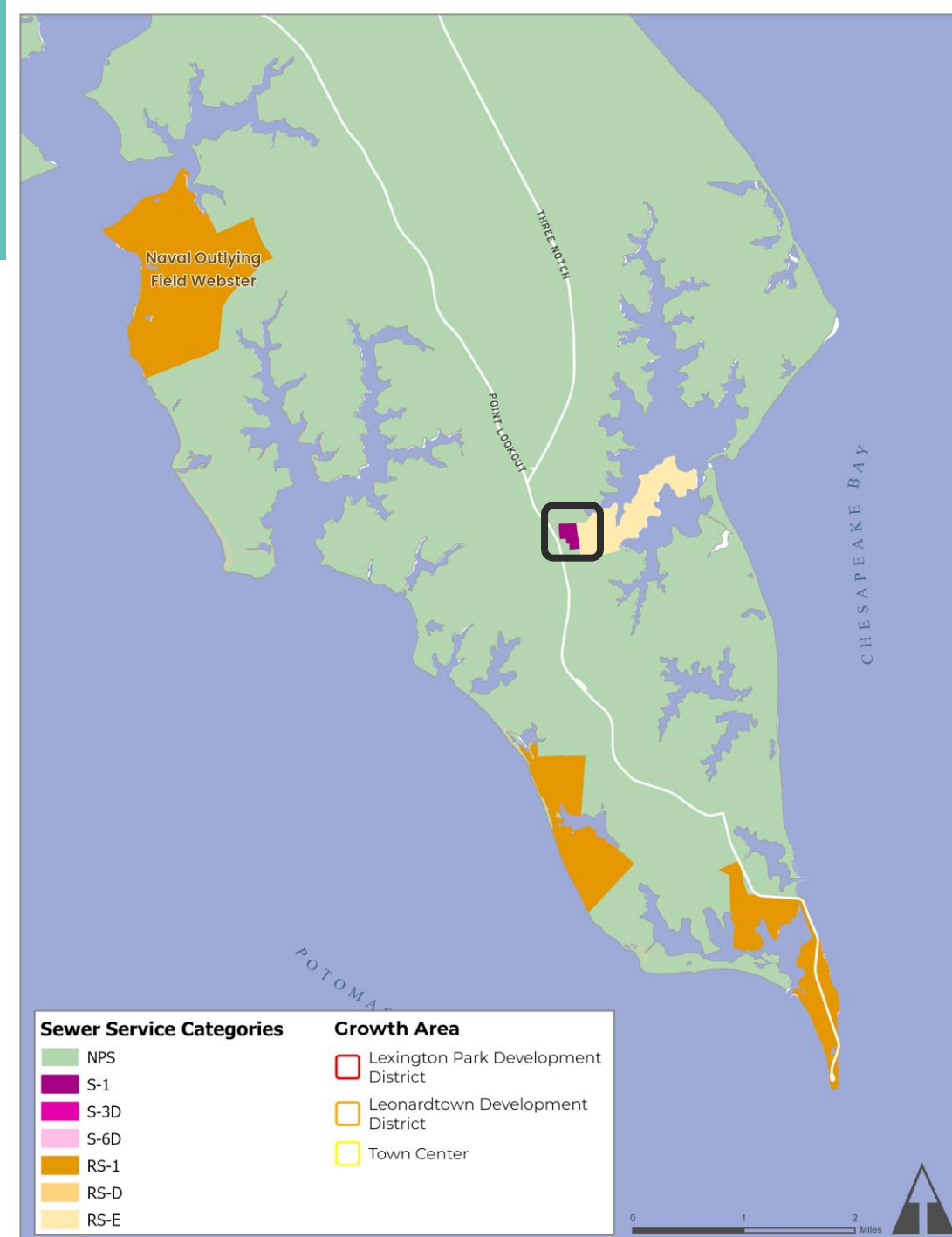
Water Service Areas

- South County (Point Lookout) Rural service areas
- Should the plan suggest any changes to these service areas?



Sewer Service Areas

- South County (Point Lookout)
- Small area east of Point Lookout Rd (MD 5) south of Three Notch Rd (MD 235)
- Rural service areas
- Should the plan suggest any changes to these service areas?



Key Plan Actions for Consideration



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Action Recommendations for Consideration

1. Action: Review and update the CWSP
 - a. Consider consolidating designations in partnership with MetCom,
 - b. Clean up map designations: update to reflect current existing and planned service and address bifurcations of parcels as needed (e.g., split zoning),
 - c. Identify any new planned and future service areas and designate, and
 - d. Identify “problem areas” for water/sewer service that should be designated RS-E or other designation.

Action Recommendations for Consideration

2. Action: Move maps from static plan document to dynamic online mapping system and update upon approval of CWSP change to maintain current mapping inventory.
3. Action: Review the CWSP on a regular basis (every three years) to update mapped designations as needed, particularly for problem areas.
4. Action: Consider changing process for approval of CWSP service area designations, while adhering to state law. Currently LUGM Director, acting as the Commissioners' Designee, approves amendments for LPDD and CSMC approve everywhere else.

Next Steps



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