



Queen Anne's County

DEPARTMENT OF PUBLIC WORKS
SANITARY DISTRICT
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Stevensville, MD 21666

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County Commissioners:

- James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

MEMORANDUM

Date: February 26, 2019

ACTION ITEM

To: County Commissioners

From: Alan Quimby AQ/sjt

Re: 2011 Comprehensive Water and Sewerage Plan (CWSP)
Amendment 11-13 - Public Hearing

We have a public hearing scheduled for 5:45 p.m. on Tuesday, February 26, 2019 to discuss the following project. Attached is a finding of consistency with the County's Comprehensive Land Use Plan from County Planning staff.

From the advertisement (in italics):

PONCHOCK PROPERTY - The property is an existing vacant lot of record located at 900 Broad Creek Drive within the Bay City subdivision in Stevensville. It is shown on Tax Map 56 as Parcel 196 and is approximately 3 acres in size. The property is zoned Neighborhood Conservation 20,000-ft2 minimum (NC-20). The proposal is to subdivide the property into as many as 6 residential lots. The amendment request is to upgrade the sewer service designation from S-3 to S-2 (which equates to immediate service). Flows from the use are anticipated to be approximately 1500 gpd. Sewer service will be provided via the existing Collection Station 'R'.

This property is 'surrounded' by the Bay City subdivision but is not technically part of the subdivision. When sewer (and water) was installed in Bay City in the mid 1990s, the property owner requested to be exempted from the project. Given the large lot size, and the well-drained soils on the property, Environmental Health made the determination that it did not constitute a current, or near term, health hazard. As such the property owner's desire to not connect was honored.

The home then suffered a devastating house fire in January 2014 and the property has remained vacant ever since. As noted in the advertisement, there is now a desire (by a contract purchaser) to subdivide the property which will require sewer (and water) service.

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Re: 2011 Comprehensive Water and Sewerage Plan (CWSP)
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In regards to public comment, as of this writing the following comments have been made:

- Ms. Patricia Mager spoke during press and public comment during the February 12 Commissioner's meeting indicating she had just learned of the proposal and requested more time to prepare a response.
- The Sanitary District received two phone calls – one just to ask questions and the other was a voice mail, that was returned that day, but no contact was subsequently made.

Should the Commissioners wish to approve the amendment requests immediately following the hearing (which is not necessary – however a decision is required within 60-days of the hearing or the amendment request is deemed to be denied), please make a motion similar to the following:

I move to approve the sewer service map upgrade for the Ponchock Property from S-3 to S-2.



*Queen
Anne's
County*

DEPARTMENT OF PLANNING & ZONING

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County Commissioners:

James J. Moran, At Large

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Stephen Wilson, District 2

Philip L. Dumenil, District 3

Christopher M. Corchiarino, District 4

MEMORANDUM

Date: February 12, 2019

To: County Commissioners

From: Rob Gunter, Senior Planner

Re: Comprehensive Water and Sewerage Plan ("CWSP") Amendment Consistency Report
– Ponchock Property

GENERAL INFORMATION:

Owner: John Ponchock
Tax Map / Parcels: 56 / 196
Location: 900 Broad Creek Drive, Stevensville
Zoning District: NC-20 (Neighborhood Conservation)
Critical Area: LDA (Limited Development Area)
Sewer Service Designation: S-3

REQUESTED ACTION:

The applicant requests an amendment to the Comprehensive Water and Sewerage Plan to change the existing sewer service from S-3 to S-2 (which equates to immediate service).

SITE INFORMATION:

The property is approximately 3 acres and was improved with a 7,200 sq. ft. single family home which was destroyed by a fire in 2014. It is located within the Chester/Stevensville Growth Area and is surrounded by the Bay City community, although not a part of the original subdivision. All surrounding properties of Bay City are served by public sewer. When Bay City was originally served with public sewer the then owner chose not to have this property connected.

CONSISTENCY WITH THE COUNTY PLANS:

The 2007 Chester/Stevensville Community Plan, Map 5-1, identifies the subject property as being in the planning area in 1987/1988 as well as in 2005 when the current plan was being developed.

The 2011 CWSP, on page 96, clearly identifies the entire Bay City community as S1 current service area, as well as showing the subject property as S3, sewer service within 4 to 10 years ('14-'20).

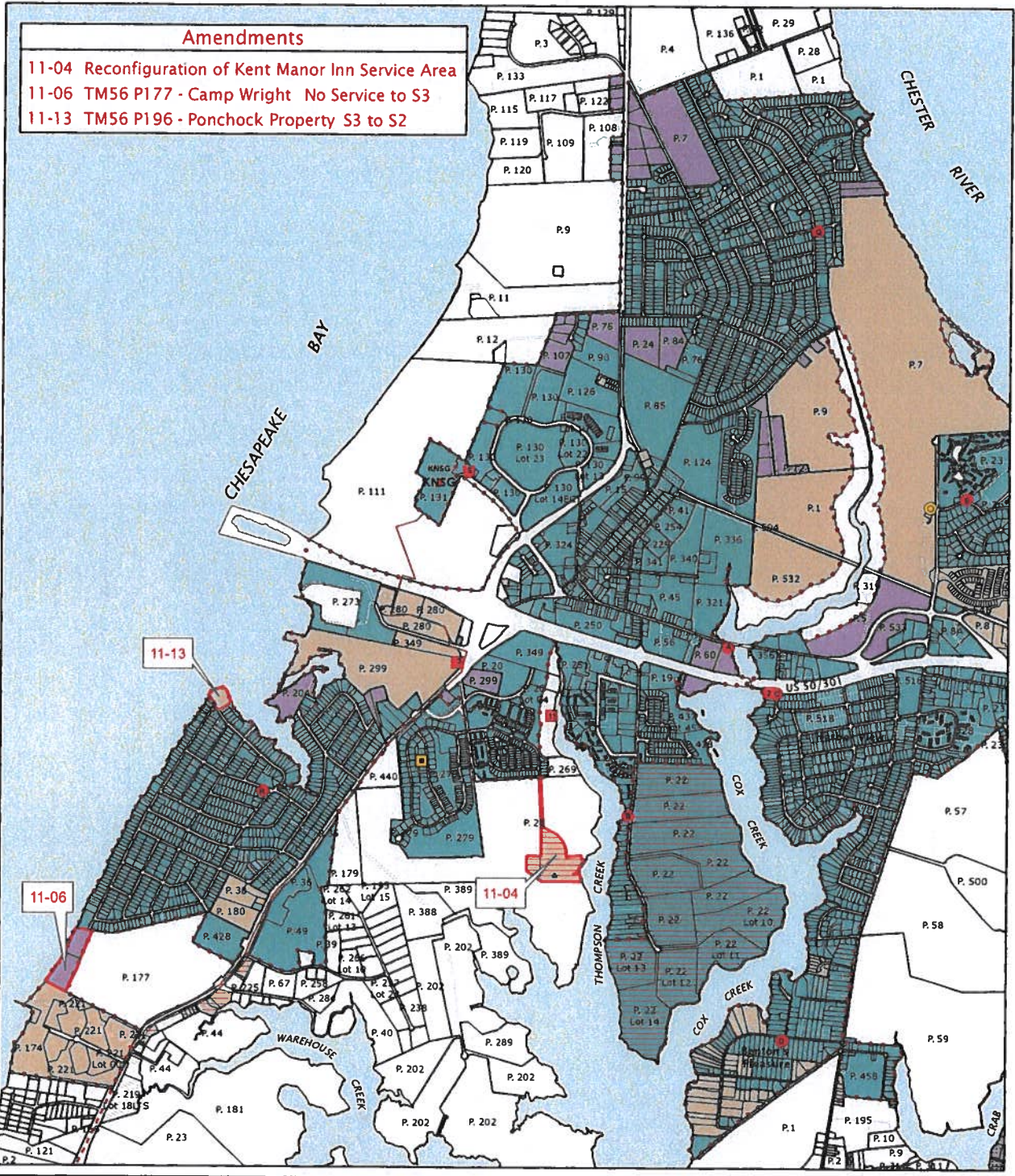
In the 2010 Comprehensive Plan:

- Map LU-6 , the property is shown as being in a priority funding area,
- Map LU-7A, the property is shown as being located within a county/town planning area,
- Map LU-7B, the property is shown as being located within the Chester/Stevensville Planning Area and is further identified as medium density residential (2-8 units per acre),
- Map ESA -10 Priority Preservation Areas – shows that the property identified in this proposed amendment is not located in a Priority Preservation Area, and
- Section 2.0 Sensitive Areas - Table 2-8 Summary of Best Management Practices, Tools, Techniques and Strategies represents that a BMP for a suburban landscape includes the “septic elimination through the connection to public sewer and innovative nutrient reduction technology”.

RECOMMENDATION:

Based upon the information presented above, Planning & Zoning makes a favorable recommendation to the County Commissioners for the request to amend the 2011 Comprehensive Water and Sewerage Plan which would allow the subject property to be designated S-2 and connect to public sewer.

Stevensville Growth Area Sewer Service Area



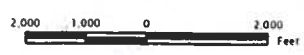
Amendments

11-04 Reconfiguration of Kent Manor Inn Service Area
 11-06 TM56 P177 - Camp Wright No Service to S3
 11-13 TM56 P196 - Ponchock Property S3 to S2

LEGEND

- Sewer Service**
- S1 Current Service Area
 - S2 1 to 3 years ('10 - '13)
 - S3 4 to 10 years ('14 - '20)
 - S4 11 to 20 years ('21 - '30)
 - S5 Beyond 20 years
 - S6 No Planned Service
 - L Properties with Limited Sewer Allocation
 - P Public Health Concern

- Map Amendment
- 3' Denied Access Line
- Proposed Denied Access Line
- County/Town Planning Area
- Collection Station
- Pump Station
- Proposed Pump Station
- Proposed Collection Station
- Waste Water Treatment Plant



NOTES

- 1) It is anticipated that all collection and transmission systems to serve planned service areas will be entirely funded by private developers.
- 2) Service Area Maps should be used for planning purposes only.