



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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TECHNICAL STAFF REPORT

2020 Interim Amendment of the Master Plan for Water & Sewerage

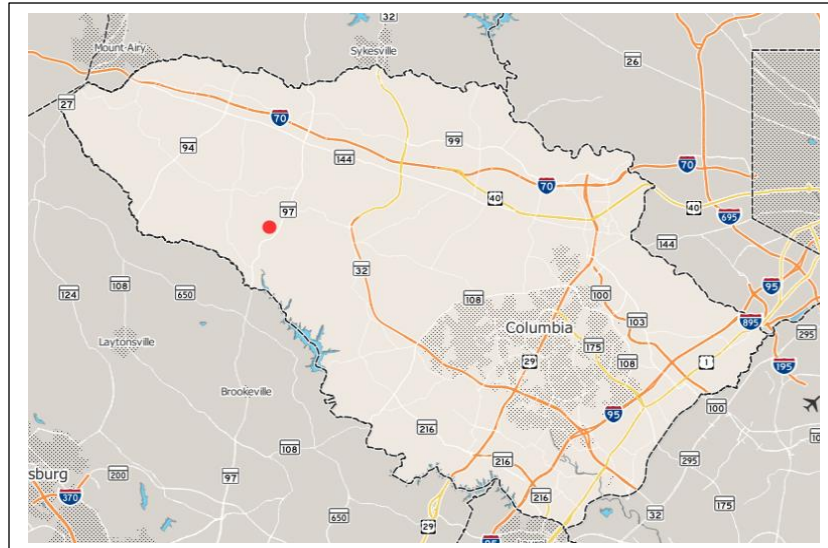
Planning Board Meeting of January 21, 2021

DPZ Planner:

Kristin O'Connor, *Division Chief, Comprehensive and Community Planning*
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Description:

This amendment seeks to add the Cattail Creek Country Club (see red dot in the locational map below), to the inventory of existing wastewater treatment plants and to the list of existing and planned permit discharges in the 2015 Water and Sewer Master Plan.



Background:

According to Section 22.405, Capital Improvement Master Plans, a “Capital improvement master plan (C.I.M.P.) is a plan adopted by the County Council which indicates the capital improvements for a particular type of County service to be constructed during the next ten years in order to support the housing and employment growth projections of the County's general plan.... Capital improvement master plans shall be consistent with the general plan, with one another, and with the requirements of State law for master plans.” There are C.I.M.P.s for Education, Transportation, Water and Sewer and Solid Waste Disposal.

“The Planning Board shall make its recommendations regarding consistency of the C.I.M.P. [and any C.I.M.P. updates] with the general plan and forward the recommendations to the agency(ies) which prepared the C.I.M.P.”

Cattail Creek Country Club Expansion

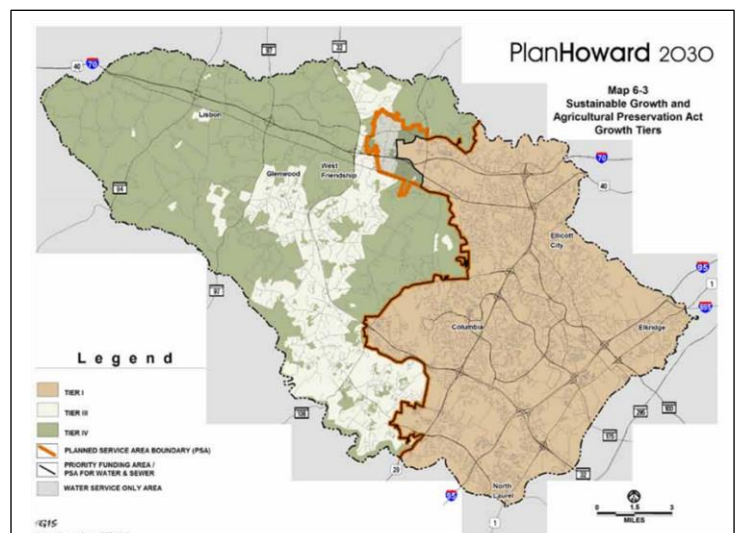
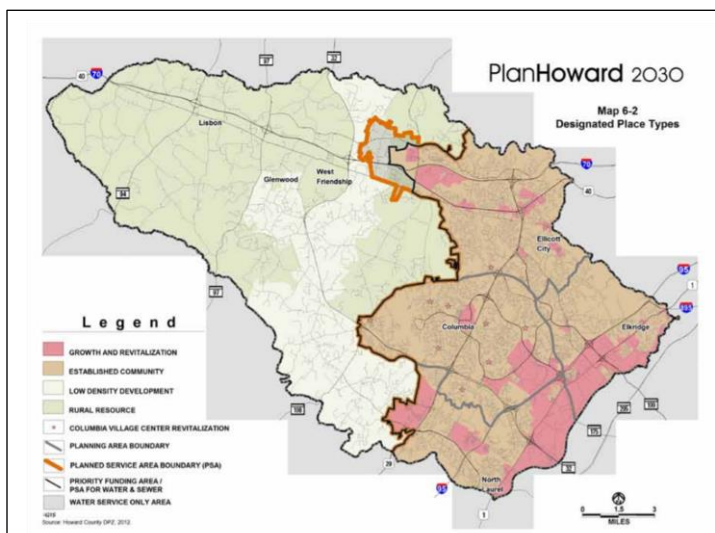
The Cattail Creek Country Club is seeking to renovate their clubhouse and offer more dining options. This expansion will require the construction of a multi-user sewerage system which requires a Discharge Permit from the Maryland Department of the Environment (MDE). Prior to issuing a permit, the MDE requires all existing and planned wastewater treatment plants to be inventoried in a jurisdiction’s Water and Sewer Master Plan. Currently, the Cattail Creek Country Club is not inventoried in the County’s 2015 Master Plan; therefore, the Department of Public Works is seeking an amendment.

General Plan Consistency: This amendment seeks to add the Cattail Creek Country Club to the inventory of existing wastewater treatment plants and to the list of existing and planned permit discharges in the 2015 Master Plan found in Amended Table 10 and 10A (Exhibits A and B). An evaluation of consistency with *PlanHoward 2030* is provided in this section.

Water and Sewer Capacity

According to *Plan Howard 2030*, the Cattail Creek Country Club is in the County’s Growth Tier IV, rural resource designated place type, Rural Conservation (RC) zoning district and outside the Planned Service Area Boundary (PSA) for water and sewer. See Designated Place Types Map 6-2 and Map 6-3 Growth Tiers Map below. Growth Tier IV areas are dominated by agricultural and forest land planned for resource protection and are not planned for (public) sewer service.

According to the *2015 Water and Sewer Master Plan* on page 1-10 “parcels in the No Planned Service Area will not be provided with public water or sewerage facilities. Shared Sewage Disposal Facilities and Multi-User Sewerage Systems, to the extent provided in the Howard County Code, may be used in the No Planned Service Area.... Generally, properties designated in the General Plan as Rural Conservation (RC) or Rural Residential (RR) are assigned to this service area. The associated population densities and land uses can be accommodated by private individual and small grouped systems.”



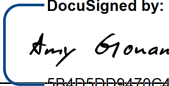
Growth Projections

Since this expansion will result in no residential or job growth , it will not impact *PlanHoward 2030*'s job or residential growth projections.

Conclusion:

Since this expansion does not require a connection to the PSA, as it will utilize a multi-user sewerage system and is not impacting residential or job growth projections, it is found to be consistent with *PlanHoward 2030*.

Therefore, the sewerage project proposed in the 2020 amendment to the *2015 Howard County Master Plan for Water and Sewer* is consistent with *PlanHoward 2030*, Howard County's General Plan, adopted on August 8, 2012, by the Howard County Council. The Master Plan for Water and Sewer has been developed based on land use objectives shown in the General Plan and population estimates provided by the Department of Planning and Zoning.

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Amy Gowan, Director	Date
Department of Planning and Zoning	

Exhibits

- A. Amended Table 10, Inventory of Existing Wastewater Treatment Plants from Preliminary Draft dated November 2020
- B. Amended Table 10A, Summary of Existing and Planned Permit Discharges, from Preliminary Draft dated November 2020