

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION
MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, March 13, 2006**

Members present were Joseph St. Clair, Chair; Steve Reeves, Vice Chair; Lawrence Chase; Merl Evans; Brandon Hayden; Susan McNeill; and Howard Thompson. Department of Land Use and Growth Management (LUGM) staff present was Denis Canavan, Director; Jeff Jackman, Senior Planner IV; Phil Shire, Planner IV; Bob Bowles, Planner II; and Keona Courtney, Recording Secretary. Deputy County Attorney, Heidi Dudderar, was also present.

The Chair called the meeting to order at 6:30 p.m.

PUBLIC HEARING DECISION

Regarding a proposed amendment to the document entitled "Quality of Life in St. Mary's County - a Strategy for the 21st Century", which serves as the Comprehensive Plan adopted under authority of Article 66B of the Annotated Code of Maryland. The proposed amendment is published in draft form as St. Mary's County Transportation Plan Draft August 2005, and is briefly described as follows: Amend page 105 of the Comprehensive Plan to incorporate the St. Mary's County Transportation Plan to guide future generalized land use and capital improvements.

Present: John Groeger, Department of Public Works and Transportation (DPW&T)

Mr. Benefield's Exhibit 1: regarding St. Mary's County	Letter to Planning Commission
	Transportation Plan Public Hearing
dated Monday 2/27/06	
Mr. Jackman's Exhibit 1: Park/Corporate Center	FDR Boulevard Alignment Nicolet
Mr. Jackman's Exhibit 2: Boulevard per site plan and deed	Location of 21975 FDR

On February 27, 2006, the Planning Commission conducted and closed a public hearing, leaving the record open for ten days for public comment. Mr. Jackman explained that a letter was submitted by FDR Holdings LLC to the Planning Commission during the open record period, requesting an adjustment to the alignment for FDR Boulevard to avoid hindering development of their property, which is located at 21975 FDR Boulevard. He explained that the Department of Public Works & Transportation (DPW&T) responded to the

comment as follows: "We could consider a 20 feet shift in the alignment, but the property is still severely impacted. Grading and storm drainage will extend beyond the boundaries of the proposed roadway." Mr. Jackman noted that the alignment of FDR Boulevard included in the Draft Transportation Plan is the same alignment found in the Lexington Park Master Plan, which was adopted November 1, 2005.

Ms. McNeill asked what the potential impacts would be if the shift were to occur, and if there would be an additional cost to the County. Mr. Groeger explained that it would be a significant cost to the County to shift the alignment of FDR Boulevard to avoid this property. He explained that a shift would involve taking out a parking lot and a large commercial building to the north of the property, and that it would severely impact Nicolet Park and the Corporate Center. He explained that, based on the existing development, a shift in the alignment still would not be enough to clear the entire FDR Holdings property. Ms. McNeill asked if the County can take the property via eminent domain. Mr. Groeger explained that the County does not have eminent domain; however, the property can be taken by going through condemnation procedures or by negotiating with the property owner to identify a reasonable cost for the property. Ms. McNeill asked how far along FDR Holdings LLC is in their development of the property. Mr. Jackman explained that there was a house on the property that has since been removed. Mr. Shire stated that LUGM has not received a site plan for this property.

Mr. Evans asked if there are other properties that may be impacted by the alignment of FDR Boulevard. Mr. Groeger explained that some commercial property near the old railroad right-of-way area and some residential property north of the Old Rolling Road area may have to be acquired, but DPW&T is looking at alternatives to try to minimize the amount of residential property that may be taken. Mr. Evans asked when citizens are notified of road re-mappings. Mr. Groeger explained that they are notified through the public hearing process.

Mr. Thompson asked about the overall alignment of FDR Boulevard and its design. Mr. Groeger explained that the FDR Boulevard extension will join the private portion of FDR Boulevard, go by K-Mart, and intersect Great Mills Road. He explained that the road will be straight for the most part.

Mr. St. Clair allowed comments from Tom Benefield regarding the letter that was submitted during the open record period. Mr. Benefield explained that he is a member of FDR Holdings, LLC, and that he and Rick Benefield are the present owners of the property. He explained that they would like the alignment of FDR Boulevard to be moved to the east of their property, to connect with the private FDR Boulevard and with the two lane driveway that runs past K-Mart. He explained that they feel this will be better than the proposed alignment, because the terrain in the backyard of the property is slightly steep. Mr. Benefield

explained that this alternative would also move the alignment farther from Nicolet Park.

Mr. Benefield explained that they plan to build an office building on the property. He said that they have undergone two pre-application meetings at LUGM, completed stormwater management procedures, cleared the lot, and have poured a concrete slab. Mr. Jackman explained that initially LUGM was asked to evaluate the sewer capabilities of the property in anticipation for an accessory apartment on the existing structure; however, the intent of the property has now changed. He reiterated the LUGM does not have a site plan for the property yet. He explained that the property owners have the right to pursue the proposed use of the property, as it is zoned Downtown Mixed Use (DMX).

Mr. Chase asked when the property was acquired. Mr. Benefield explained that it was recently acquired. Mr. Chase stressed that the proposal for FDR Boulevard has been public knowledge for a long time. Mr. Benefield explained that they were not aware of the total impact this would have on the property; however, they were aware that it might take a small portion of the property. Mr. St. Clair asked if the property owners would have been made aware of the proposed alignment of FDR Boulevard when they initially purchased the property. Mr. Canavan explained that the proposed alignment of FDR Boulevard in regards to this location was shown in the Transportation Plan of the Lexington Park Development District Plan (LPDDP). He stated that this was in draft form for several months before being adopted by the BOCC in November. Mr. Canavan cautioned the Planning Commission by saying that the alignment should not be changed until further analysis is done. He explained that Mr. Benefield's recommendation calls for a considerable shift in the alignment, and that the curvature of the road would be a concern. Mr. Canavan explained that it is his understanding from staff that Mr. Benefield was made aware that the property is within FDR Boulevard right-of-way. He stressed that the right-of-way must be protected, and that this is why it is shown as proposed in the adopted Transportation Plan.

Ms. McNeill asked when the property was purchased. Mr. Benefield explained that the property was purchased sometime in 2005, but that he did not know the exact date. Mr. Groeger explained that Mr. Hewitt, the former property owner, came into his office a few months ago to discuss the alignment of FDR Boulevard and was aware of its proposed location at that time. Mr. Benefield explained that the property was purchased from Mr. Hewitt, but that it was his understanding at that time that there was no deeded or platted right-of-way for the property. Mr. St. Clair reminded Mr. Benefield that the Transportation Plan was publicized, and explained that the Planning Commission would like to proceed with the present Plan.

Ms. McNeill moved that staff modify the Transportation Plan to include comments received during the open record period and bring back a

revised copy of the Transportation Plan and Transportation Plan Resolution, as approved by the Legal Department. The motion was seconded by Mr. Chase and passed by a 7-0 vote.

The Planning Commission agreed that they would like to have a copy of the resolution for review prior to the next meeting.

DEVELOPMENT REVIEW

CCSP #05-1320052 – TATE ACRES TOWNHOUSES

The applicant is requesting review and approval of a concept site plan for 8 townhouse units and 6 single-family homes. The property contains 4.28 acres; is zoned Residential Low-Density District (RL), Airport Environs (AE) Overlay; and is located at 22798 Old Rolling Road in California; Tax Map 42, Grid 5, Parcel 9.

Owner: Gary B. & Tracy A. Fuller
Agent: Jon Grimm, Loiederman Soltesz Associates, Inc.

Mr. Bowles explained that the concept site plan for the townhomes and single family homes was reviewed during the May 2005 Technical Evaluation Committee (TEC) review cycle. He explained that the project meets the Housing Element section of the St. Mary's County Comprehensive Plan, water and sewer is available to the site, and adequate public facilities (APF) will be further defined. He explained that the project will provide housing opportunities in the Lexington Park Development District (LPDD).

Ms. McNeill asked about the zoning density table of the concept site plan. Mr. Grimm explained that Schedule 32.1 of the St. Mary's County Comprehensive Zoning Ordinance allows for projects to achieve density increases through a variety of methods, and that the applicant may have to use Transferable Development Rights (TDRS). Mr. Grimm explained that the townhouse units are proposed to be three-stories with two car garages, and probably will not meet the requirements for affordable housing. Ms. McNeill asked if this is going to be identified in the table, and Mr. Grimm responded that it would be revised before the plats are recorded. Mr. Evans asked where FDR Boulevard will be located in relation to the site. Mr. Grimm explained that the FDR Boulevard right-of-way is platted in the Laurel Glen Subdivision, which is located behind this site.

Mr. Thompson moved that having accepted the staff report, and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval as a prerequisite for final site plan approval, the Planning Commission grant concept site plan approval. The motion was seconded by Mr. Evans and passed by a 7-0 vote.

PSUB #05-12000025 – TATE ACRES SUBDIVISION

The applicant is requesting preliminary review and approval of a 14-lot major subdivision. The property contains 4.28 acres; is zoned Residential Low-Density District (RL), Airport Environs (AE) Overlay; and is located at 22798 Old Rolling Road in California; Tax Map 42, Grid 5, Parcel 9.

Owner: Gary B. & Tracy A. Fuller
Present: Jon Grimm, Loiederman Soltesz Associates, Inc.

Mr. Bowles explained that this project has undergone the TEC review cycles and is consistent with the St. Mary's County Comprehensive Plan. He explained that the site is located in the LPPDD, and that there is sufficient access to the subdivision. He explained that the appropriate findings have been made for APF and staff feels that the project meets the requirements of the St. Mary's County Subdivision Ordinance.

Ms. McNeill asked if square footage matters in regards to making APF findings. Mr. Bowles explained that square footage matters in terms of lot size and that the final findings for APF are made in the major site plan process. He explained that a major site plan is considered over 5,000 square feet. Mr. Shire explained that townhomes require concept site plan approval and do not require subdivision plan approval unless they will be sold.

Mr. Evans moved that having accepted the staff report, and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate public facilities as described in the Director's Report, the Planning Commission grant preliminary subdivision plan approval. The motion was seconded by Mr. Reeves and passed by a 7-0 vote.

PSUB #05-12000018 – ESSEX WOODS, PHASE III

The applicant is requesting preliminary review and approval of a 110-townhouse lot subdivision. The property contains 92.59 acres; is zoned Residential Low-Density District (RL); and is located on Essex Drive off Willows Road in Lexington Park; Tax Map 51, Grid 10, Parcel 332.

Owner: Essex Woods West, LLC
Present: Jerry Nokleby, Nokleby Surveying, Inc.

Mr. Shire's Exhibit 1: Letter from St. Mary's River Watershed Association, Inc. dated 10/29/05 regarding Application #03-120-014; Essex Woods Phase 3 -

Townhouses

Mr. Shire explained that this is the final phase of the project, and that the site is located in the LPDD. Preliminary plan approval for Phases 1 & 2 was granted in the summer of 2005. He explained that one of the conditions for concept approval of the townhouse site plan was that the applicants meet with the St. Mary's River Watershed Association. The applicants met with the Association, and Mr. Shire provided a letter to the Planning Commission regarding the meeting. He explained that the letter provided several suggestions for the applicants to consider during development.

Mr. Nokleby explained that DPW&T required that the applicants make provisions for the proposed Bradley Boulevard, and that 140 feet of the property has been set aside for this purpose should it be needed in the future. He explained that there is some commercial property located on the site, and that the applicants eventually want this to be changed to residential property. The contract purchasers of the property are proposing to build upscale townhouse units with garages attached. He explained that this will help reduce the amount of impervious surface required for the units by 35 to 40 percent, and will help to address one of the Association's requirements regarding impervious surface.

In reference to the suggestions provided by the Association, Mr. Nokleby explained that a fairly healthy buffer has been maintained on the site, which measures from 150 to 250 feet in some areas. The applicants agreed not to build a basketball court and parking lot on the site. There will be no clearing done where these structures were initially proposed, and this area will be left in a natural state. The applicants have agreed to provide a hiking trail within the development, and will try to make the trail as environmentally sensitive as possible. Mr. Nokleby stated that they have no intention of clearing any of the surrounding buffer. He explained that the applicants do not agree with the suggestion to provide rain gardens because they do not work well in townhouse developments, but that the applicants will meet or try to meet the rest of the Association's suggestions.

Mr. St. Clair asked about Maryland Department of the Environment's (MDE) request to have monitoring wells placed on the site. Mr. Nokleby explained that the applicants agreed to do this, and that the monitoring wells were placed on the site.

Mr. Thompson moved that having accepted the staff report, and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate public facilities, as described in the Director's Report, the Planning Commission grant preliminary subdivision plan approval. The motion was seconded by Mr. Reeves and passed by a 7-0 vote.

SPECIAL REQUEST

ZPUD #06-145-002 – ST. MARY’S CROSSINGS, PUD

Pre-application conference, per Section 44.3.1 of the Comprehensive Zoning Ordinance, for a Planned Unit Development. The property contains 249.5 acres; is zoned Residential Low-Density District (RL); and is located on the south side of St. Andrews Church Road (MD Route 4), across from St. Andrews Lane; Tax Map 42, Grid 2, Parcels 24, 101, 128, and 196.

Owner: St. Mary’s Crossing, LLC
Present: John B. Norris, NG&O Engineering, Inc.
Steve Koczerzuk, St. Mary’s Crossing, LLC

Mr. Shire explained that the PUD design will increase the overall density in the RL zone, but that the project is in accordance with the density and the uses permitted in this zone. He said that this project will provide a broad range of housing types and provide more open space.

Mr. Norris explained that since the start of the project in 2004, the Planning Commission has granted concept plan approval and provided a recommendation to the BOCC for a water and sewer category change. The BOCC granted approval of an easement so that the pumping station on the property can deliver its sewage to the gravity sewer located near MD 235. He explained that there is a proposal to drill wells to the 1,000 foot aquifer, and to put up elevated water storage for the residential development.

Mr. Norris explained that there have been discussions about the possibility of having a school at this site. He explained that St. Mary’s Crossing, LLC is proposing to deed some property to the school system, build an access road, and provide public water and sewer. He stated that the applicant wants to increase the density to approximately 3.5 units per acre, which will amount to approximately 800 residential units. Mr. Norris explained that the applicant plans to submit their development plan during the May TEC review cycle.

Mr. Reeves asked if there will only be one entrance to the site. Mr. Norris explained that there will only be one entrance, but there is a gravel road nearby that services three existing lots. He said that they have the right to use the road for emergency access only, but that they do not have the right to make improvements to it. He explained that there are two wetland areas on the property and a large watershed that runs through the property.

Mr. St. Clair asked if someone could provide an explanation of non-mitigation of school sites versus mitigation of a PUD. Mr. Canavan explained that this will be included in the PUD document. He said that a PUD is an overlay zone, and that the applicant would have to apply for rezoning. The rezoning

request would then come before the Planning Commission for a recommendation to be taken to the BOCC for decision and action. The request is also accompanied by a development plan which undergoes review by all necessary agencies. Mr. Canavan explained that the PUD application, along with the Developer's Rights and Responsibilities Agreement, could both be taken before the BOCC. The BOCC would then make the legislative decision.

Mr. Koczerzuk provided a presentation of the various housing types to be offered, explaining that there will be garage townhomes, villas, condominiums, luxury villas, and single family homes. He explained that the garage townhomes will be approximately 2,300 square feet in size and will have three bedrooms, two full baths, two half baths, and a one car garage. The villas will be uniquely designed, and will have a garage for each of the four units. They will each have their own entrance and be approximately 1,000 to 1,300 square feet in size, including two or three bedrooms, two full baths, one half bath, and a one car garage. Mr. Reeves asked about the price range for the condominiums. Mr. Koczerzuk said that he was not sure, but that they are trying to offer a wide range of affordable housing. Mr. Norris added that affordable workforce housing is being considered with this project. Several Planning Commission members asked about the other plans for the site. Mr. Norris explained that the applicant wishes to be able to share the school's play fields to meet their recreational requirements, and are proposing a community center; but that this is not definite at this point. Ms. McNeill explained that she feels the concept of shared recreational space is unique, and wanted to know if the applicant has been working with the school on this. Mr. Norris explained that they have been working with the school system. Mr. Koczerzuk explained that the condominium units will have four units per floor and there will be three floors in each building. A Planning Commission member expressed concern about elderly individuals, and asked if there will be an elevator in the units. Mr. Koczerzuk explained that elevators are not proposed at this time, but that they may look into coupling two buildings together so that one elevator can service both buildings. He explained that the luxury villas will have two-stories, with three bedrooms and two car garages. The single family homes will be split into two sections, with one section being executive homes and the other section being estate homes. The executive homes will be approximately 2,500 to 3,700 square feet in size and the estate homes will be approximately 1,600 to 2,700 square feet in size.

Mr. St. Clair asked if the applicant is working with the St. Mary's River Watershed Association. Mr. Norris explained that they are not working with them at this time. Mr. St. Clair strongly suggested that the applicant work with them on the project.

A formal motion was not required due to the fact that this was a pre-application meeting to allow the applicant the opportunity to present the proposed development, and to allow the Planning Commission the opportunity to comment on or advise the applicant of any particular

concerns regarding the proposal prior to preparing the final plan for public hearing.

DISCUSSION

REQUEST

Mr. St. Clair requested that staff provide principal names for Limited Liability Corporations (LLC) in their staff reports to avoid possible conflicts of interest with Planning Commission members, and staff agreed to the request.

CAPITAL IMPROVEMENT PROGRAM (CIP) – ELAINE KRAMER, DIRECTOR OF FINANCE

Ms. Kramer provided an overview of the Capital Budget process, explaining that she briefed the Planning Commission on the 2006 approved Capital Budget in the Fall of 2005 and has since been working with the Board of County Commissioners (BOCC) to devise a recommended 2007 Capital Budget to undergo public hearing. She explained that there have been ongoing discussions at the BOCC's Budget Work Sessions, and that the following items are of interest: 1) addressing solid waste needs with a proposed County solid waste facility, 2) a request from St. Clements 100 for a \$90,000 Capital Grant to help them with a project, and 3) project recommendations from the Planning Commission to incorporate into the FY07-FY12 Capital Improvements Budget Summary and Comprehensive Plan Compliance list. Ms. Kramer explained that she would like to have the final letter from the Planning Commission on their recommendations to the BOCC by March 21st, which is the next scheduled Budget Work Session. Over the next two weeks funding sources and uses will be analyzed to devise a recommended Capital Budget to take to public hearing. She noted that the County's debt capacity is well within the targets set by the County's Consultants and BOCC.

Mr. Erichsen from the Department of Public Works & Transportation (DPW&T) provided an overview of the proposed solid waste facility project, explaining that the County is being faced with an increased tipping fee in Calvert County which is resulting in a \$372,000 impact to the County's operating budget. He explained that the County is already paying approximately \$1.8 million in tipping fees per year. The tipping fee in Calvert County will increase from \$52 per ton to \$65 per ton beginning April 1st. Calvert County will also begin limiting access to their landfill to vehicles that are less than 38 feet in length, which impacts this County. Mr. Erichsen explained that he has written a letter to the Calvert County Commissioners asking them to reconsider this restriction based on how this County operates its transfer vehicles.

Mr. Erichsen explained that Commissioners Mattingly, Raley, and Jarboe took a tour last week of the Calvert County Landfill, Prince George's Material Recovery facility, and the King George Landfill to see how they all operate. After considering the fees involved, they looked at the possibility of St. Mary's County doing its own solid waste facility at the St. Andrews Landfill. He explained that the solid waste facility will be restricted to County commercial haulers, and that the tipping fee may be \$64 or \$65 per ton. The tipping fee will be enough to cover the operational costs for the transfer station and reduce operating costs with offsetting revenues by over \$1.5 million. He explained that the BOCC decided to designate \$2 million toward this project in FY07 and \$2 million in FY08. He stated that the solid waste facility will be an alternative to a \$12 to \$15 million landfill. Mr. Erichsen noted that the Solid Waste Plan will be amended this year, and will be brought back to the Planning Commission.

Mr. St. Clair expressed concern about funding for the St. Mary's River Watershed study program because the program is running out of funds. He stressed the importance of the Planning Commission being aware of the status of the river and study. He explained that Dr. Paul, from the St. Mary's College Department of Biology, operates several testing stations on the St. Mary's River and suggested asking Dr. Paul to give the Planning Commission an update on the St. Mary's River Watershed. Mr. St. Clair explained that this could also go before the BOCC to see if there are funds to help assist the program. Ms. Kramer explained that St. Mary's College submitted a request to the BOCC to help fund the program. This request will be considered in the Operating Budget, which will not be finalized until May. Mr. Canavan explained that staff will arrange for Dr. Paul to give an update before the BOCC comes to closure on the Operating Budget.

Ms. McNeill asked if the Naval Air Museum project is still viable for this budget cycle. Mr. Erichsen explained that the State, Federal, and County allocations, as provided in the Draft Capital Project Request 2007 Budget and 2008 to 2012 Plan, are all good numbers and that the Museum has also submitted a request for two grants. He explained that DPW&T is waiting for the State to give them the authority to bid the project. He Mr. Erichsen stated that this seems to be a viable project overall. Mr. St. Clair asked if there is any private funding for the project. Mr. Erichsen explained that the Museum Association receives private funds.

Mr. Evans asked for an overview of the proposed Roadway Base Widening project. Mr. Erichsen explained that 228 of the County's roadways are less than 18 feet wide, which is a problem for some of the subdivisions in the County who have many users and a roadway which measures 15 feet wide. He explained that not all of these roadways need to be widened, but that they want to get the roadway base widened to at least 18 feet. Mr. Evans asked about the impact fees that may be used to help fund the FDR Boulevard extension project. Ms. Kramer explained that when project recommendations are received the cost

of the project that may be eligible to be paid by impact fees is identified, regardless of whether or not the County will collect that amount in impact fees. She explained that all funding sources will be looked at and the cost will be balanced among them. Ms. McNeill asked if the funding sources for this project will include developer funds or land dedications. Mr. Erichsen explained that if these are received then they look at the possibility of lowering the CIP request the following year.

Mr. Canavan explained that LUGM has rated the CIP projects as provided in Mr. Jackman's handout and the new projects were marked by an asterisk. He pointed out that the Planning Commission may choose to include the solid waste facility project in their letter of recommendation to the BOCC. Mr. St. Clair asked the Planning Commission if they had any objections to this, and members agreed that the facility should be included in the letter. Mr. St. Clair asked Donna Sasscer, from the Department of Economic and Community Development (DECD), about the funding sources for preserving more rural land in the County. Ms. Sasscer explained that the Governor is going to fully fund agricultural preservation, and that approximately \$84 million will be available state wide for this. She explained that 10 districts will be brought to the Planning Commission for review within the next month, and that there may be 15 districts total to be considered for the year. Mr. St. Clair asked for the total acreage of preserved land. Ms. Sasscer explained that there is approximately 15,000 acres of preserved land. Mr. St. Clair asked Phil Rollins, Director of Recreation, Parks and Community Services, for his input regarding CIP projects. Mr. Rollins stated that he does not have any problems with the Planning Commission's recommendation, and feels that there good projects being considered.

Mr. Thompson moved that the Planning Commission accept the Capital Improvements Program (CIP) and authorize the Chair to sign the letter of recommendation to be sent to the Board of County Commissioners (BOCC). The motion was seconded by Mr. Chase and passed by a 7-0 vote.

FORTHCOMING SCHOOL PROJECTS – BRAD CLEMENTS AND KIM HOWE, ST. MARY'S PUBLIC SCHOOLS

Ms. Howe explained that on March 8th the Board of Education moved forward in a feasibility study on property at St. Mary's Crossings for a possible school site. She explained that the Board wants to build two schools in Wildewood, and recently received approval from the Board of Appeals for an elementary school. The Board is looking for property in the development district that has access to public utilities, and these are available at St. Mary's Crossings. Ms. Howe explained that the Board would like to acquire 30 acres from St. Mary's Crossings, which could be used for a middle or elementary school.

Ms. Howe explained that they are trying to fulfill the need for three elementary schools, one middle school, and one high school. They must consider the site restraints at the Wildewood site and the growing population in this area. For these reasons, they are considering the possibility of having a double elementary school campus at St. Mary's Crossings. Ms. Howe explained that it may also be possible to have a middle school on the site. A feasibility study must be completed, which takes approximately 90 days; then the study must go to all State agencies for their review. Upon a favorable recommendation to the Interagency Committee, it then goes to the State Superintendent for approval. She stated that this process can take up to five to six months. Ms. Howe explained that they have talked with the engineers for St. Mary's Crossing and received a lot of information, so the feasibility study should move quickly.

Ms. Howe explained that the first elementary school in Wildewood has all design funding, and that LUGM is using this in their determination of adequate public facilities (APF). She explained that the educational facilities master plan for the elementary school will be presented to the Board of Education in June. Mr. St. Clair asked about the status of a high school. Ms. Howe explained that, according to the current enrollment projections, the County will not need a new middle school or high school until 2014 or 2015. She explained that half of the student population must be in place, with the remainder projected to come at the completion of the new school. Currently there is overcrowding at the high school level by 250 to 300 students. In order to fund a 1,200 capacity high school, there will have to be overcrowding by at least 600 students. She stated that this is being monitored and will be revisited after the enrollment projections are made this fall.

Mr. Evans asked if they will continue to look for a high school site. Ms. Howe explained that they have done a search of every parcel in the development district over 20 acres, as well as contiguous properties. Few properties meet these criteria. She explained that the high school requires a 1,695 capacity building, and that the availability of sewer is an issue. Ms. Howe explained that the school system has formed a Site Evaluation Committee, including members of the CIP group. The Committee looks at available parcels as they come in and obtains feedback on these properties.

POST TRANSFER DEVELOPMENT RIGHTS (TDRS) WORK SESSION OF MARCH 6, 2006

Mr. Canavan explained that the work session held on March 6th was very helpful. He explained that staff will be performing an analysis of the proposed legislation. The Planning Commission's public hearing for TDRs is scheduled for April 10th at 6:30pm at the Higher Education Center.

ANNOUNCEMENT

Mr. St. Clair thanked Heidi Dudderar for her support to the Planning Commission and wished her the best in her personal endeavors.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Keona L. Courtney
Recording Secretary

Approved in open session: March
27, 2006

Joseph St. Clair
Chairman