

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
ROOM 14 \* POTOMAC BUILDING \* LEONARDTOWN, MARYLAND  
Monday, April 14, 2008**

Members present were Howard Thompson, Shelby Guazzo, Brandon Hayden, Susan McNeill, Merl Evans, and Lawrence Chase. Steven T. Reeves was absent. Department of Land Use & Growth Management (LUGM) staff present were Denis Canavan, Director; Phil Shire, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; and Jada Stuckert, Recording Secretary. County Attorney, Christy Chesser was also present.

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

**APPROVAL OF THE MINUTES**

The minutes of March 24, 2008 were approved as presented. The minutes of November 26, 2007 were re-approved as amended.

**DEVELOPMENT REVIEW**

**Concept Site Plan #07-132-017 – McDonalds Restaurant St. Mary's Square**

Mr. Bowles gave an overview of the project which recommended approval of a concept plan for a 3,901 sq. ft. restaurant in an existing shopping center. Mr. Bowles stated final findings for adequate public facilities will be made administratively by the Planning Director, as a prerequisite to final site plan approval.

***Mr. Hayden made a motion in the matter of CCSP #07-132-017, McDonalds Restaurant, 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, I move that the concept site plan be approved and Ms. McNeill seconded. The motion passed by a 6-0 vote.***

**Concept Site Plan #07-132-006 – Victory Housing**

Mr. Bowles gave an overview of the project which recommended approval for 253 residential units. Mr. Bowles stated density for five units per acre will be achieved by affordable housing and design enhancements and final findings for adequate public facilities will be made administratively by the Planning Director, as a prerequisite to final site plan approval.

Ms. Guazzo stated she believed we were trying to keep access to FDR Boulevard to a minimum. Mr. Canavan stated this is correct however this property is lacking in access points therefore they will utilize access off FDR Boulevard and Pegg Lane. Ms. Guazzo asked about the original plan for FDR Boulevard to be four lanes divided. Mr. Groeger stated the plan is to now have two lanes divided. Ms. Guazzo asked if there is enough room for the possible future expansion of FDR Boulevard to a four lane divided. Ms. Guazzo asked about the dedication of land for future expansion of FDR Boulevard. John Norris Jr. stated 66 feet has already been dedicated and this project would be willing to dedicate 34 feet towards the expansion.

***Ms. Guazzo made a motion in the matter of CCSP #07-132-006, Victory housing, 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 and with the added condition that 34 feet be dedicated for a total of 100 feet for the future widening of FDR Boulevard, I move that the concept site plan be approved and Ms. McNeill seconded. The motion passed by a 6-0 vote.***

**DISCUSSION**

**Task Force (APF) Growth Policy**

Mr. Canavan explained this is a continued discussion of the two amendments coupled with the growth policy. Mr. Canavan stated the public hearing is scheduled for May 12, 2008. Mr. Ford Dean referenced the March 28, 2008 letter which addresses the questions raised at the March 10, 2008 meeting. Ms. Guazzo asked what changes have been made to the proposal. Mr. Dean explained originally the public school system had determined the maximum percentage factor for each school type as being 108.26% for elementary, 111.29% for middle, and 119.57% for high schools. Mr. Dean explained after discussion the APF Task Force has recommended that Section 70.11.3.a of the County Zoning Ordinance be amended to read 107% for elementary, 109% for middle, and 111% for high school.

Ms. Guazzo asked if this includes all six years of the current CIP. Ms. Kim Howe stated this does not include the full CIP some elementary, middle and high schools are not included on the worksheet. Ms. Howe stated a middle school was removed from the six year CIP based on the September 30, 2007 enrollment numbers. Ms. Guazzo asked Ms. Howe to provide the Commission with the school board's opinion on LUGM's numbers.

Mr. Evans stated he is in favor of mitigation for school seats and asked if the Task Force has taken this into consideration. Mr. Dean stated they have and explained a policy should be put into place to allow a developer to donate a school site and receive proper value in its place. Mr. Dean stated the Board of County Commissioners, LUGM and Board of Education should look at this.

Mr. Canavan explained when and if the APF is implemented it will work collectively and free up adequacy for developments however we must be mindful at school budget time. Ms. Guazzo asked that the discussion be continued at a work session. Mr. Dean asked the Commission to read the March 28, 2008 letter prior to the work session and base their questions on this letter. The work session was scheduled for Monday, April 21, 2008 at 6:30 p.m.

### **Capital Improvement Plan (CIP) Metcom**

Mr. Jackman gave a brief overview of the revised copy of the Metcom CIP stating Hickory Hills Well, Laurel Ridge, and the Buck Hewitt Road Sewer Extension have been removed from the CIP and the Bay Ridge Water Storage Project has been added. Mr. Steve King of Metcom explained funding does not come through the county budget. Mr. King stated funding comes through bonds which are backed by good faith credit of St. Mary's County. Mr. King stated most of the projects are upgrades and replacements which accommodate growth.

Mr. Thompson asked about the use of the Naval Air Station system. Mr. King stated that negotiation has been suspended for the time being. Mr. Evans asked if Metcom would reconsider this system. Mr. King stated possibly in the future. Mr. Evans asked about gray water irrigating in Lexington Park. Mr. King stated this is a possibility however standards need to be developed.

Ms. Guazzo asked about the water meters. Mr. King stated this took a long time to implement but they are all installed and running. Mr. Evans stated we need to put infrastructure where it needs to go which is in the development districts and village centers. Mr. Evans stated he would like to see collaboration for development districts which would remove pressure from the RPD.

***After discussion Ms. Guazzo made a motion to accept the Metcom CIP as presented and allow the Chairman to sign a letter to forward the Metcom CIP to the Board of County Commissioners and Ms. McNeill seconded. The motion passed by a 6-0 vote.***

### **ANNOUNCEMENTS**

**ADJOURNMENT** - The meeting was adjourned at 8:55 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session: May 12, 2008

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Stephen T. Reeves, Chairman