

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION  
MEETING  
ROOM 14 \* GOVERNMENTAL CENTER \* LEONARDTOWN, MARYLAND  
Monday, May 24, 2004**

Members present were John Taylor, Sr., Chairman; Larry Greenwell, Vice Chair; Lawrence Chase, Julia King, Steve Reeves, Joe St. Clair and Howard Thompson. LUGM staff present was Denis Canavan, Director, Phil Shire, Planner IV; Jeff Jackman, Senior Planner IV, Trish Guy, Planner II, Sue Veith, Environmental Planner, Chad Holdsworth, Planner II, Bob Bowles, Planner I; Mark Kalmus, Planning Technician and Janice C. Blackistone, Fiscal Specialist (backup for Recording Secretary). County Attorney Heidi Dudderar was also present.

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

**APPROVAL OF MINUTES** – The minutes of May 10, 2004 were approved as recorded.

**PUBLIC HEARING**

**CCSP #03-120-041 – WILD GOOSE CREST  
SUBDIVISION CWSP AMENDMENT**

Requesting amendment of service map III-9 to change service category from W-6D (Service in 6 to 10 Years) to RW (Rural Water Service). The property contains 37.81 acres, is zoned RL, and is located on the west side of Mechanicsville Road, approximately 1,500 feet southwest of its intersection with Old Village Road; Tax Map 9, Block 9, Parcel 126.

Owner: Melba L. Swarey  
Agent: William Higgs, of Little Silences Rest, Inc.

Mr. Holdsworth said the concept site plan was reviewed by all the TEC agencies in January 2004 and there were no outstanding issues pertinent to the Comprehensive Water and Sewerage Plan (CWSP).

**Mr. St. Clair moved that, having accepted the staff report dated May 24, 2004 and having accepted the staff report dated May 24, 2004 and having held a public hearing on the request for amendment to the St. Mary's County Comprehensive Water and Sewerage Plan in anticipation of rural community water service being provided to the proposed Wild Goose Crest subdivision per case 03-120-041, and having made a finding that the**

subdivision concept complies with the spirit and intent of the both the St. Mary's County Comprehensive Plan and the St. Mary's County Comprehensive Zoning Ordinance, the Commission voted to send a recommendation to the Board of County Commissioners for adoption as proposed. The motion was seconded by Mr. Thompson, passed by a vote 7-0.

## **DEVELOPMENT REVIEW**

### **CCSP #03-132-027 – CLEMENTS WOODS**

Requesting review and approval of a concept site plan of a 58 unit townhouse site. The property contains 25.19 acres, is zoned RL, RMX, and is located on the east side of Buck Hewitt Road, approximately 1,200 feet south of its intersection with Three Notch Road; Tax Map 43, Block 8, Parcels 444 & 407.

Owner: Usterra Hewitt, LLC  
Agent: Pat Mudd, of Day Tech Engineering, Inc.

Mr. Shire said the concept site plan was reviewed by all the TEC agencies in November 2003. He said there are no outstanding issues pertinent and the subdivision of this development will be processed under separate application.

**Mr. Greenwell moved that, having accepted the staff report dated May 14, 2004 and having accepted the staff report dated May 14, 2004 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, the Commission granted concept site plan approval, as requested. The motion was seconded by Mr. St. Clair, passed by a vote 7-0.**

### **PSUB #03-120-031 – LIGHTHOUSE COMMONS, SECTION 1**

Requesting preliminary review and approval of Section 1, 26-lots in a major subdivision. The property contains 11.26 acres, is zoned RL, IDA Overlay, and is located on the north side of Lighthouse Road, approximately 550 feet west of its Intersection with Maryland Route 249, Tax Map 65, Block 11, Parcels 255 & 278.

Owner: Lighthouse Road Associates, LLC  
Agent: Pat Mudd, of Day Tech Engineering, Inc.

Mr. Shire said the initial subdivision plan was reviewed by TEC in November 2003. He said concept site plan approval was approved on May 10, 2004 on Section 2 in order to proceed with an amendment to the CWSP.

**Mr. Thompson moved that, having accepted the staff report dated May 17, 2004 and having accepted the staff report dated May 17, 2004 and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria or Approval of a Preliminary Plan), including adequate facilities as described in the May 3, 2004 Director's Report, the Commission granted the preliminary subdivision plan approval, as requested. The motion was seconded by Mr. St. Clair, passed by a vote 7-0.**

**FSUB #03-120-016 – GREENS REST FARM – SECTION 5**

Requesting final approval of section 5, a 27-lot major subdivision. The property contains 59.60 acres, is zoned RPD, and is located on the east side of Flat Iron Road, approximately 2.2 miles south of its intersection with Maryland Route 5, Tax Map 58, Block 14, Parcel 1.

Owner: Arrowhead, LLC  
Agent: Pat Mudd, of Little Silences Rest, Inc.

Mr. Shire said there are no outstanding issues and all TEC agencies, including Department of Land Use & Growth Management, have issued final approvals.

**Ms. King moved that, having accepted the staff report dated May 14, 2004 and having accepted the staff report dated May 14, 2004 and having made a finding of adequate facilities including stormwater management, as noted on the checklist, and noting finding that the referenced project has all TEC agency requirements, the Commission granted final subdivision plan approval, as requested. The motion was seconded by Mr. Greenwell, passed by a vote 7-0.**

**PUBLIC HEARING**

**“QUALITY OF LIFE IN ST. MARY’S COUNTY – A STRATEGY FOR THE 21<sup>ST</sup> CENTURY”**

Mr. Clive Graham, of ERM, Inc., gave a brief discussion and slide presentation on draft plan's findings and recommendations, which consist of the following: 1) continue revitalization efforts in downtown Lexington Park; 2) enhance the emerging employment center at Gate 1; 3) reconsider some current land use designations for portions of the LPDD; 4) phase development to support orderly growth; 5) build a supportive transportation network; 6) protect stream conditions, water quality and the health of the biological communities; 7) create a diverse housing stock; 8) improve existing and develop new park and recreation areas to serve the area; and 9) enhance existing neighborhoods over time.

Mr. Canavan offered into the record a recommendation of adding a single Master Plan Map which consists of recommendations from Land Use, Transportation and Community Facilities. He said in addition the plan covers the extension of existing roads and future road ways. He stressed how important the Naval Base is to St. Mary's County. He said if you look at the Master Plan, the Naval Base is not part of the development district, yet the Naval Base is a major

employer of the County; and he suggests putting the Naval Base in the development district.

Mr. Canavan said he would like to increase the allowable density in a development district in downtown mixed used zone which currently has base density of 5 units per acre and maximum density of 10 units per acre; he said in his opinion this is way too small. He stated he proposes 20 units per acre for office business parks and downtown mixed used.

The Commission opened the public hearing for public comment.

Roger Stone, lives on Sotterley Lane, represented the Community Legacy Coalition, said their group has worked together to protect environmental plantings since 2002 for the watersheds and stormwater management plans. He said they have done a great amount of work with children at no cost to the County. They get their funds from federal funds, private funding like Dr. Robert Paul, St. Mary's College, other agencies and other representatives. He stated they would like to thank staff and ERM, Inc. for adding the St. Mary's River to the Master Plan. He said he has two recommendations: 1) one planning working session with the Planning Commission on the Lexington Park Development District and 2) recommend leaving the public hearing record open to the fullest possible date to give his group time to respond.

Mr. Stone read a letter from Dr. Robert Paul who commented on the water quality of St. Mary's River. He said there are many problems with the oysters in the watershed runoff in the river and with the impervious surface. He stated the oyster harvest in the St. Mary's River is clearly being harmed because the oysters can not grow to market size before they die. He said the stormwater management plans and stream buffers need to be taken into consideration.

Tana Glockner, owner of the property directly across from First Colony on Three Notch Road, said she has requested for a number of years to have her property rezoned to Commercial zoning.

Susie Raley, owns property on Route 235, said she would like to have her property, also across from First Colony, rezoned to Commercial.

Bob Lewis, lives on Point Lookout Road, stated he agrees with Mr. Stone and Mr. Canavan but disagrees with Mr. Canavan when he said the Naval Base should be included into the development district because the Naval Base should not be part of us. He stated his concerns about the sludge problems which is Class B sludge which causes several health hazards. He said he has studied and researched the sludge and with the proposed school going nearby there will be serious health problems.

Gene St. Clair, lives in Compton, said he wants Bay Ridge Road, Section 1 rezoned from CMX to RH. He said it is not compatible with residential mix use.

Bernie Beaven, lives on St. Andrews Church Road, said he wants his 70 acre property on St. Andrews Church Road put back into the development district. The property was rezoned from the development district during the 2002 Zoning Ordinance development. He stated in 2003 he tried to sell the property but needs public sewer and water which METCOM will not allow outside the development district.

Marc Cohen, Attorney for Bernie Beaven, said Mr. Beaven received the RL zoning for adequate public facilities but he believes this was just an oversight and ask the Commission to please take another look at Mr. Beaven's property.

Marc Dubick, of Lowe Enterprises, LLC, developer of Wildewood, said he would like for three newly acquire adjacent properties to Wildewood to be brought into the development district.

Rene Thompson, lives on Nicholas Court, said she is a new resident and she would like to see affordable housing and, also, increase density in Tulagi Place.

Guy Curley, lives on Iverson Drive, represented the Maryland Capital Builders Association, stated we should remove any obstacles that stop development in the development district.

The Commission held the record opened until June 28, 2004 for written comments.

### **NEW CAPITAL IMPROVEMENT PROJECTS**

Mr. Canavan presented the Commission with the importance of five capital improvement projects: 1) Charlotte Hall Visitors Center; 2) Carver School Boulevard/Maryland Route 246 Traffic Signal; 3) Leonardtown Wharf; 4) Modified Seal Surface Treatment; and 5) Myrtle Point Park.

The Commission voted to send a favorable recommendation to the Board of County Commissioners on their projects in the Capital Improvement Plan.

### **DISCUSSION**

Ms. Dudderar asked the Commission if there were any members interested in attending the Board of Appeals Woods at Myrtle Point Public Hearing meeting on June 10, 2004. The Chairman will attend on behalf of the Commission.

**MINUTES APPROVED**

Minutes of May 10, 2004

**ADJOURNMENT** – 6:43 p.m.

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Janice C. Blackistone  
Fiscal Specialist

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Approved in open  
session: June 28, 2004

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John F. Taylor  
Chairperson