

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

Members present were Stephen Reeves, Chairman; Howard Thompson, Lawrence Chase, Shelby Guazzo, Merl Evans, and Susan McNeill. Brandon Hayden was excused. Department of Land Use & Growth Management (LUGM) staff present were Denis Canavan, Director; Jeff Jackman, Senior Planner; Dave Berry, Planner II; and Jada Stuckert, Recording Secretary. Christy Holt Chesser, County Attorney was also present.

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

**APPROVAL OF THE MINUTES** – The minutes of June 23, 2008 were tabled to the next meeting.

**DECISION**

**Corridor Management Plan, Religious Freedom Byway**

Ms. Wilson gave an overview of the previous meeting held regarding this issue. Ms. Wilson stated at the June 23, 2008 meeting four issues were raised by the Planning Commission. Ms. Wilson stated these issues include multi-lane roads, commercial signs, current tourism area corridor (TAC signs for the byway, and the history of Chaptico).

Ms. Guazzo stated the history of Chaptico is still incorrect and cited the correct dates of the parish and the church. Ms. Guazzo stated she will not vote in favor of this plan because Route 234 and Route 5 should not be considered as byways and in doing so there are unintended consequences. Ms. Guazzo stated she feels this plan needs more work and without this work the plan will impede traffic flow.

***Ms. McNeill made a motion in the matter of proposed amendments to the St. Mary's County Comprehensive Plan (Quality of Life in St. Mary's County – a Strategy for the 21<sup>st</sup> Century): having accepted the July 1, 2008 post public hearing staff report describing, analyzing and recommending amendments to the Comprehensive Plan to incorporate by reference a Corridor Management Plan for the Religious Freedom Scenic Byway prepared by Lardner Klein and Associated and dated March 2008, and having conducted a public hearing thereon on June 23, 2008, and having complied with all other requirements of Article 66B of the Maryland Annotated Code pertaining to amending the comprehensive plan, I move that the Planning Commission approve the Corridor Management Plan, and recommend to the Board of County Commissioners that it be adopted and incorporated by reference into the St. Mary's County Comprehensive Plan with the following modifications:***

- 1. At page 71, Strategy 4.1 add a new third bullet that states: "If, in the future, growth and development in the County create the need for expanding the capacity of existing minor arterials from two or four lanes, then the County should work with the Maryland State Highway Administration to identify context sensitive solutions for increasing roadway capacity in a manner that maintains the character defining features of the roadway, while at the same time addressing any safety and capacity needs along the byway."***
- 2. On page 16 at the end of the second column add the following text: "Any business seeking to install a sign along any road must be in conformance with the sign provisions contained in the St. Mary's County Zoning Ordinance. The traveling public often has an interest in being able to find businesses that serve their needs, and businesses want to be sure that the traveling public can find them. These needs can also be served either through the Tourism Area Corridor signing program, or through off-premise signs on private property"***

*that conform to St. Mary's County sign regulations. These needs will also be addressed under marketing strategies."*

3. *On page 77 at the end of the fifth paragraph add the following text: "The TAC signing program should perform a post-construction evaluation of the system, including both users of the highway and residents of Southern Maryland, to determine the effectiveness of the program and to identify any additional problems where refinements to the system will be beneficial."*
4. *On page 55, column 2, after "The Story" insert these words: "Parish established in 1692; Church built in 1736 site..."*
5. *Also on page 55, final paragraph, add to the end of the third sentence: "... during which period Chaptico was an important port of entry on Chaptico Bay."*

*I move further that the chair be authorized to sign a Resolution on behalf of the Planning Commission to convey this recommendation to the Board, with the Corridor Management Plan and modifications included as Attachment A to the resolution and Mr. Thompson seconded. The motion passed by a 5-1 vote with Ms. Guazzo opposed.*

## **DEVELOPMENT REVIEW**

### **Major Subdivision #06-120-010 – Pembroke/Thompson Subdivision**

Mr. Berry gave an overview of the 11 lot major subdivision stating there are no outstanding issues that would affect a decision. Mr. Berry stated a concept subdivision plan was reviewed during the July 2006 TEC review cycle, the Planning Commission reviewed and approved the concept plan on January 8, 2007 and on February 12, 2007 the Planning Commission reviewed and made a favorable recommendation to the County Commissioners to amend the Water and Sewer Category from W-6 and S-6 to W-3D and S-3D. Mr. Berry stated on April 10, 2007, the County Commissioners approved the Water and Sewer Plan Amendment and a preliminary subdivision plan was reviewed during the July 2007 TEC review cycle. Mr. Berry stated the Forest Conservation Plan for this project was approved on March 19, 2008.

*Mr. Thompson made a motion in the matter of PSUB #06-120-010, Pembroke/Thompson Subdivision, containing 11 single family lots, having accepted the staff report and having made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria or Approval of a Preliminary Plan), including adequate public facilities as described in the attached Director's Report, I move that the preliminary subdivision plan be approved and Mr. Evans seconded. The motion passed by a 6-0 vote.*

## **ANNOUNCEMENTS**

Ms. Guazzo stated she has attended the last two Comprehensive Plan Revision meetings and informed the public of the next upcoming three meeting and encouraged the public to attend these meetings.

## **ADJOURNMENT**

The meeting was adjourned at 7:05 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:

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Stephen T. Reeves

Chairman