

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
ROOM 14 \* GOVERNMENTAL CENTER \* LEONARDTOWN, MARYLAND  
Monday, August 9, 2004**

Members present were John Taylor, Sr., Chairman; Larry Greenwell, Vice Chair; Lawrence Chase, Julia King, Steve Reeves, and Joseph St. Clair. LUGM staff present was Denis Canavan, Director; Phil Shire, Planner IV; Jeff Jackman, Senior Planner IV; Sue Veith, Environmental Planner IV; Mark Kalmus, Planning Technician; Janice Blackistone, Fiscal Specialist; and Sharon Sharrer, Recording Secretary. Assistant 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 July 26, 2004 were approved as recorded.

**PUBLIC HEARING**

**FOR THE PURPOSE OF RECEIVING PUBLIC  
TESTIMONY TO CONSIDER ONE AMENDMENT  
TO THE OFFICIAL ZONING MAPS OF THE ST.  
MARY'S COUNTY COMPREHENSIVE ZONING  
ORDINANCE 02-01.**

Requesting a Zoning Map Amendment from Rural Preservation District (RPD) to Commercial Marine (CM). Evans Seafood Restaurant, Piney Point, MD; Tax Map 66, Grid 19, Parcel 48.

Withdrawn from agenda.

**DEVELOPMENT REVIEW**

**CCSP #04-132-012 – BAYWOOD HOTEL**

Requesting review of a Concept Site Plan for an 11,600 square foot hotel, office and restaurant. The property contains 7.73 acres, is zoned Corridor Mixed Use (CMX), and is located at 22530 Three Notch Road in California, Maryland; Tax Map 43, Grid 03, Parcel 211.

Owner: Baywood Hotels

Agent: Jon Grimm, of Loiederman Soltesz, Inc.

Mr. Shire said that the square footage noted on the agenda and staff report is not correct. Correct square footage is approximately 25,000 including hotel, office, and restaurant. Staff has recommended that the

restaurant building be moved forward, with more of the parking to the rear, for a more attractive presentation.

The chair opened the public hearing for public comment. The public hearing was closed with no comment.

**Mr. St. Clair moved that having accepted the staff report, and having made a finding that the objectives of Section 60.5.3 of the St. Mary's County Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, the Commission grant concept site plan approval, as requested. Mr. Greenwell seconded the motion. Motion passed unanimously by a 6-0 vote.**

**CWSP #04-120-023 – ESTATES OF JOY CHAPEL**

Requesting review and approval of a Concept Site Plan for a 60-lot subdivision in order to proceed with an amendment to the Comprehensive Water and Sewerage Plan. The property contains 33.87 acres, is zoned Residential Mixed Use (RMX), Airport Environs (AE), and is located on the southeast side of Joy Chapel Road, at its intersection with Mervell Dean Road; Tax Map 27, Grid 19, Parcel 431.

Owner: Dillow, Mark G. & Joanne M. Trus  
Agent: William Higgs, of Little Silences Rest, Inc.

Mr. Shire explained that, should this concept be approved, it would be scheduled for the first available Planning Commission public hearing for the CWSP amendment. After the public hearing, it would be batched up with other similar requests to the County Commissioners. After another round of TEC review of the preliminary plan, it would then return to the Planning Commission for preliminary approval.

**Mr. Reeves moved that having accepted the staff report, and having made a finding that the referenced project has met concept plan requirements to proceed with a Comprehensive Water and Sewerage Plan amendment to change the water and sewer categories from W-6D and S-6D to W-3D and S-3D, and noting that the subdivision plan must return to the Planning Commission for preliminary approval, the Commission grant concept plan approval, as requested. Mr. Chase seconded the motion. Motion passed unanimously by a 6-0 vote.**

**CWSP #04-120-016 – HERITAGE MANOR SUBDIVISION**

Requesting review and approval of a Concept Site Plan for a 43-lot subdivision in order to proceed with an amendment to the Comprehensive Water and

Sewerage Plan. The property contains 113.64 acres, is zoned Rural Preservation District (RPD), and is located on the north and south sides of Heritage Hill Lane, approximately 1,000 feet east of its intersection with MD Route 5; Tax Map 63, Grids 17 & 22, Parcels 36, 37, & 362.

Owner: Evelyn S. Clark and Beck & Beck, LLC  
Agent: Randy Barrett, of R. A. Barrett & Associates

Mr. Greenwell asked if there is any AICUZ for Webster Field. Mr. Taylor asked that staff research this prior to the time that this plan returns to the Planning Commission for preliminary approval.

Mr. Reeves asked if there were any plans for interconnection between the proposed Heritage Manor Subdivision and Park Pines. Mr. Beck responded that it is not their intention to connect the two subdivisions.

Ms. King expressed concern about the proposed density of these developments.

**Mr. Chase moved that having accepted the staff report, and having made a finding that the referenced project has met concept plan requirements to proceed with an administrative Comprehensive Water and Sewer Plan amendment to change the water category from NPS (No Planned Service) to RW (Rural Water) and the subdivision plan must return to the Planning Commission for preliminary approval, the Commission grant concept plan approval, as requested. Mr. Greenwell seconded the motion. Motion passed by a 5-1 vote, with Mr. Reeves opposing.**

**CWSP #04-120-015 – GRANDVIEW HAVEN SUBDIVISION**

Requesting review and approval of a Concept Site Plan for a 121-lot subdivision in order to proceed with an amendment to the Comprehensive Water and Sewerage Plan. The property contains 295.73 acres, is zoned Rural Preservation District (RPD), and is located on the west side of Morganza Turner Road, approximately 3,600 feet north of its intersection with MD Route 5; Tax Map 18, Grid 5, Parcel 12.

Owner: Norman & Richard Bernstein  
Agent: Randy Barrett, of R. A. Barrett & Associates, Inc.

**Mr. Greenwell moved that having accepted the staff report, and having made a finding that the referenced project has met concept plan requirements to proceed with an administrative Comprehensive Water**

and Sewer Plan amendment to change the water category from NPS (No Planned Service) to RW (Rural Water) and the subdivision plan must return to the Planning Commission for preliminary approval, the Commission grant concept plan approval, as requested. Mr. Chase seconded the motion. Motion passed unanimously by a 6-0 vote.

**CWSP #04-120-018 – ELDORADO FARM SUBDIVISION**

Requesting review and approval of a Concept Site Plan for a 37-lot subdivision in order to proceed with an amendment to the Comprehensive Water and Sewerage Plan. The property contains 115.6 acres, is zoned Rural Preservation District (RPD), and is located at the end of Laurel Ridge Road, approximately 4,000 feet southwest of its intersection with Golden Beach Road; Tax Map 4, Grid 6, Parcel 247.

Owner: Raymond & Lois Leicht  
Agent: Randy Barrett, of R. A. Barrett & Associates, Inc.

Mr. Reeves asked if the only entrance for this development will be through Laurel Ridge Road.

Mr. Barrett responded that there is an opportunity for an entrance off of Laurel Ridge Road or an opportunity for an entrance off of Golden Beach Road, but that they haven't gotten far enough through the process to determine how many locations will be used.

Mr. Reeves encouraged that they use both possible entrances, to have as many entrances as possible for the subdivision.

Mr. Barrett said that he would pass the request along.

**Mr. St. Clair moved that having accepted the staff report, and having made a finding that the referenced project has met concept plan requirements to proceed with an administrative Comprehensive Water and Sewer Plan amendment to change the water category from NPS (No Planned Service) to RW (Rural Water) and the subdivision plan must return to the Planning Commission for preliminary approval, the Commission grant concept plan approval, as requested. Mr. Greenwell seconded the motion. Motion passed unanimously by a 6-0 vote.**

**CCSP #04-132-015 – KASE STORAGE WAREHOUSE**

Requesting review and approval of a Concept Site Plan for a 20,210 square foot office and storage

warehouse. The property contains 2.07 acres, is zoned Town Center Mixed Use (TMX), and is located at 30265 Three Notch Road in Charlotte Hall, Maryland; Tax Map 1, Grid 22, Parcels 16 & 71.

Owner: Randall & Sam's, LLC  
Agent: Pat Mudd, of Day Tech Engineering, Inc.

**Mr. St. Clair moved that having accepted the staff report, and having made a finding that the objectives of Section 60.5.3 of the St. Mary's County Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, the Commission grant concept site plan approval on the condition that additional buffering, to be worked out with the planning staff, be provided along the MD Route 5 Corridor. Mr. Reeves seconded the motion. Motion passed unanimously by a 6-0 vote.**

## **PUBLIC HEARING DECISION**

### **17345 PINEY POINT ROAD - TAX MAP 65, GRID 17, PARCEL 14, LOT 1**

Requesting a Zoning Map Amendment from Low Density Residential (RL) to Town Center Mixed Use (TMX). The property is located in Piney Point, Maryland; Tax Map 65, Grid 17, Parcel 63, Lot 1.

Owner: Francis Jack Russell and Vickie Volk Russell

A public hearing was held with the Planning Commission on July 26, 2004. The public record remained open for 10 days for public comment. There was only one letter received during this open record period. This letter came from the owners of the property showing support for this zoning map amendment.

**Ms. King moved that the Commission recommend to the Board of County Commissioners that the official zoning maps be corrected to assign Town Center Mixed Use (TMX) zoning to the subject property. Mr. St. Clair seconded the motion. Motion passed unanimously by a 6-0 vote.**

The Planning Commission members signed a Resolution recommending to the Board of County Commissioners that amendments be made to the Official Zoning Maps correcting mistakes made in the following three properties:

1. Tax Map 66, Parcel 63 (46525 Dennis Point Way) to be rezoned from Rural Preservation District (RPD) to Commercial Marine (CM). The motion to recommend correction of zoning on this property was made during the Planning Commission meeting on July 26, 2004.
2. Tax Map 65, Grid 17, Parcel 14, Lot 1 (17345 Piney Point Road) to be rezoned from Residential, Low Density (RL) to Town Center Mixed Use (TMX).
3. Tax Map 51, Grid 6, Parcel 386 (Three Notch Road) to be rezoned from Office and Business Park (OBP) to Industrial (I). The motion to recommend correction of zoning on this property was made during the Planning Commission meeting on July 26, 2004.

## **DISCUSSION/REVIEW**

## **LEXINGTON PARK DEVELOPMENT DISTRICT DRAFT MASTER PLAN**

Jeff Jackman led a brief discussion regarding environmental issues concerning the Lexington Park Development District's emerging plan. The focus at this meeting is on the importance of pre-mapping resource protection zones. Mr. Jackman explained that some of these exhibits did not show up very clearly on the screen, and he offered that anyone who is interested in receiving a copy of the slides on CD or paper copies of the maps can contact him directly by phone at (301)475-4200 extension 1541, via email at [Jeff.Jackman@co.saint-marys.md.us](mailto:Jeff.Jackman@co.saint-marys.md.us), or by mailing a request to him at the Department of Land Use and Growth Management.

Sue Veith made a presentation of the various layers of environmental resources in Lexington Park. She explained that the layers that are used to do the analysis of subdivision and site plan review come from a variety of sources including mapping done by the County using aerial photos, digitized soil maps from the U. S. Department of Agriculture Soil Conservation District, Department of Natural Resource mapping for wetlands and green infrastructure, and federal mapping for floodplain identification.

## **INVITATION FROM HISTORIC PRESERVATION COMMISSION TO PARTICIPATE IN HISTORIC TOUR**

The Planning Commission requested that staff try to schedule tour of selected historic resources in St. Mary's County for October 12, 2004.

## **ADJOURNMENT** – 7:26 p.m.

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Sharon J. Sharrer  
Recording Secretary

Approved in open session: August 23, 2004

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John F. Taylor  
Chairperson