

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION
MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, August 11, 2003**

Members present were John F. Taylor, Sr., Chairperson; Larry Greenwell, Vice Chair; Jim Raley, Steve Reeves, and Joe St. Clair. Lawrence Chase and Julie King were excused. LUGM staff present were Denis Canavan, Director; Jeffrey Jackman, Senior Planner; Phil Shire, Planner IV; Trish Guy, Planner II; Bob Bowles, Planning Specialist; and Peggy Childs, Recording Secretary. County Attorney John B. Norris, III was also in attendance.

A list of attendees is on file in the Department of Land Use & Growth Management. The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF MINUTES - The minutes of July 28, 2003 were approved as recorded.

DEVELOPMENT REVIEW

CCSP #03-132-011 – DUGAN, McKISSICK & WOOD Office

Building

Requesting Commercial Concept Site Plan approval for: 1) a 24,804 sq. ft. office building,
and 2) to proceed with administrative Comprehensive Water & Sewerage Plan amendment.

The property contains 1.86 acres, is zoned RMX, and is located on the north side of MD 235

(Three Notch Road), approximately 2,000 feet southeast of its intersection with MD 4;

Tax Map 34, Block 23, Parcel 74.

Owner: Essex Builders

Present: Bill Mehaffey, of Mehaffey & Associates, PC

There are no issues regarding the Comprehensive Water & Sewerage Plan (CWSP) Amendment and staff recommends approval of the Concept Plan to allow the amendment from W-6/S-6 to W-3D/S-3D to go forward. A preliminary Adequate Public Facilities Report has been submitted and staff states the availability of adequate facilities will be further defined and resolved through subsequent engineering studies and design, in accordance with Chapter 70 of the Zoning Ordinance. The Roads portion of the APF requires intersections in the Development District to operate at a minimum Level of Service "D" but allows projects to proceed under unacceptable levels provided some improvements can be made. The traffic study states that the MD 4/235 intersection will operate at an "E" level in the morning and "F" in the afternoon. The proposed mitigation for this project involves the remarking of lanes to provide two left-turn lanes and one combined through / left turn lane for westbound traffic on MD 4 onto southbound 235. Staff finds that the project meets the objectives of Section 60.5.3 of the Ordinance and recommends

approval, subject to appropriate mitigation and buffers as contained in the staff report.

Mr. Greenwell said it looks to him like the proposed through / left turn lane will leave straight through traffic waiting in line for the left-turn traffic to turn. Mr. Mehaffey responded that the bulk of the morning peak hour traffic is turning left, and he thinks that turning traffic will prefer the two left lanes.

Mr. Greenwell moved that, having made a finding that the project meets concept plan requirements for a CWSP amendment, the concept plan be approved to allow the administrative amendment to proceed. Seconded by Mr. St. Clair and passed by 5-0.

Mr. Greenwell moved that, having made findings that the objectives of Section 60.5.3 of the Zoning Ordinance have been met, the concept site plan be approved, subject to the conditions that appropriate traffic impact mitigation measures are implemented and appropriate buffers provided to protect the character of adjacent neighborhoods. Seconded by Mr. St. Clair and passed by 5-0.

CCSP #02-130-094 – AT&T Wireless at Dorsey Park

150' cell tower and equipment – Tax Map 26, Block 14, Parcel 226

CCSP #02-135-024 – AT&T Wireless at Oakville Convenience

Center

181' cell tower and equipment – Tax Map 14, Block 24, Parcel 110

CCSP #02-135-015 – AT&T Wireless (Anderson)

199' cell tower and equipment – Tax Map 24, Block 19, Parcel 98

All three projects have received Conditional Use Approval from the Board of Appeals and have been reviewed by the TEC agencies and the County's tower consultant. Staff recommends approval, stating that the Standards for Conditional Use approval coincide with findings the Planning Commission must make for concept plan approval, and all have been met.

Mr. Greenwell moved that, having made a finding that the objectives of Section 60.5.3 of the Ordinance have been met, the three projects be approved. Seconded by Mr. St. Clair and passed by 5-0.

PRESENTATION

Sub-Plan Series: Lexington Park Plan

(formerly Lexington Park-Tulagi Place Master Plan)

Present: Robin Finnacom, Plan Director

Ms. Finnacom advised that the Lexington Park Plan was the first sub-sector plan to be undertaken by the County and the first to be adopted, the purpose of the Plan being to revitalize the Lexington Park area and make it more pedestrian friendly. Many of the Plan's proposed improvements have now been implemented, including the construction of the new Post Office, the new Lexington Park Library, the expansion and renovation of the Lexington Park Elementary School, the John F. Lancaster Park, and the first phase of Nicolet,

the County's first park with a central park feel, and now the County is proposing to update the Plan.

Under the proposed update, the second phase of Nicolet Park will be constructed with a new access, from FDR Boulevard Extended. Easily recognized entrance points on MD 235 will identify the areas of California and Lexington Park, with the newly-constructed Daugherty Conference Center and hotel and the proposed Patuxent River Naval Air Museum marking the gateway to Lexington Park. Below Pegg Road, 235 will narrow from 3 travel lanes and one turn lane to 2 travel lanes and one turn lane; continuous sidewalks along 235 will be accented in brick in the "core" area of Lexington Park and will go to full brick from Shangri-La Drive to Tulagi Place. Landscaping will be more intense in this area along the median and the sides of 235 and utilities will be underground on the Navy side, with decorative lighting throughout that area.

On the Great Mills side of Lexington Park, there is an unadopted Concept Plan for the 19 acres where the new swimming pool is being developed. That property will eventually be used as a passive recreational area with perhaps a multi-purpose community center to announce that you are arriving in Lexington Park. The County has been in constant planning with State Highway to look at physical improvements along MD 246 (Great Mills Road) and we have received funding for development of a concept plan for full, continuous sidewalks, a partial median strip in the upper end of the road, decorative lighting, landscaping, and resurfacing the road to address stormwater management and handicapped access. Funding for design engineering has been delayed indefinitely because of the State's budget constraints, and Ms. Finnacom said she is sending a memorandum to the County Commissioners saying that this is a project we need to get back on track. Focus will be on the 1.4 mile section of Great Mills Road from St. Mary's Square to Coral Drive, which has not been touched since 1975.

Once 235 is completed, the Visitor function for the Naval Air Station will return to Gate 2, because moving it to Gate 1 has been very damaging to business owners in Lexington Park. Lei Drive will be extended from the Flat Tops to a proposed traffic circle and out to Willows Road. Ms. Finnacom said she has been working with property owners on façade improvements, matching grants for landscaping, and we have built 500 feet of FDR Boulevard from Shangri-la Drive to access the library. That leaves 700 feet to go in the "core" and the land must be acquired from the current property owners. It is possible that property owners in Patuxent Park may be eligible for historic tax credits for home improvements. Ms. Finnacom said a lot has been done under this Plan and there is very little to go; we have the big ticket items in place; we just have to connect them.

Following the presentation, the Commission agreed to participate in a workshop on the Plan Update with County staff and ERM, the planning consultant, on September 15, 2003 in the Lexington Park Library.

ADJOURNMENT – 7:15 p.m.

Approved in open
session: August 25, 2003

Peggy Childs
Recording Secretary

John F. Taylor, Sr.
Chairperson