

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION
MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, August 25, 2003**

Members present were John F. Taylor, Sr., Chairperson; Larry Greenwell, Vice Chair; Lawrence Chase, Julie King, Jim Raley, Steve Reeves, and Joe St. Clair. 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. Assistant County Attorney Linda Springrose was also in attendance.

A list of attendees is on file in LUGM. The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF MINUTES

The minutes of August 11, 2003 were approved as recorded.

DEVELOPMENT REVIEW

CCSP #03-132-005 – AIRPORT HANGAR EXPANSION

Requesting Concept review and approval for a 68,047 square foot hangar. The property contains 5.057 acres, is zoned Industrial (AE Airport Environs Overlay), and is located at the end of Airport Road at the County Airport; Tax Map 34, Block 07, Parcel 151.

Owner: St. Mary's Board of County Commissioners
Present: Steve Bildman and Pat Weaver, Airport Developers

Mr. Shire stated that there are no outstanding issues with the site plan and staff recommends approval of the concept plan to allow the applicant to proceed with an administrative Comprehensive Water and Sewerage Plan (CWSP) to change the water and sewer categories from W-6/S-6 to W-3D/S-3D.

Because the Comprehensive Zoning Ordinance designated Airports as a Conditional Use in the Industrial Zone, a text amendment will be required designating them as a Permitted Use in Industrial, with a footnote that, because the Airport has its own Master Plan, it will be treated as a Permitted Use. An amendment to the Airport Master Plan extending the Airport boundary to include the proposed hangar will also be required. George Erichsen, the Department of Public Works & Transportation Director, supports the amendments and is meeting tonight with the Airport Advisory Board to get their input for the public hearing which must be held on the proposed amendments. The alternative to the amendments would be to pursue Board of Appeals' approval of a conditional use, which would also require a public hearing, and the Board could place limitations on a conditional use approval. Staff recommends approval of the Concept Plan

with the condition that final approval not be granted until the two amendments have been done, which could be accomplished in about 60 days.

Mr. Raley asked if we are setting a precedent by taking this action? Mr. Shire replied that, prior to ZO #Z-02-01, the Airport was a Permitted Use in the Industrial Zone. He said the amendment will be specific to this one airport only and will not open the door to other airports. Mr. Canavan said there are two routes the applicant could take and staff prefers the amendments. He said a lot of work has been done on the Airport Master Plan and it has been adopted by the County Commissioners, so there is no need to delegate the County Commissioners' authority to the Board of Appeals and pursue the conditional use when, in fact, the Commissioners have already made the decision that they want the Airport to expand in accordance with the overall master plan. The public hearings will be brought back to the Planning Commission for a recommendation to the County Commissioners prior to the Commissioners' decision.

Pat Weaver, one of the developers of the Airport, said they purchased 5 acres of road access around the site and donated it to the County in exchange for the lease the Commissioners signed in July 2002 allowing them to develop the site for airport use. This is added land which has already been reviewed by the FAA and an environmental analysis has been done, but it was not added to the Master Plan because of the timing – they could not start that process until the lease was signed.

Ms. King moved that, having made a finding that the objectives of Section 60.5.3 of the Zoning Ordinance have been met and that the project has met all requirements for concept approval, the concept site plan be approved in order for the applicant to:

- (1) **Proceed with amendment of the CWSP categories from W-6/S-6 to W-3D/S-3D.**
- (2) **Proceed with the final site plan approval process, subject to the conditions that final site plan approval be withheld until final approval of the proposed text amendment to the Zoning Ordinance and the Airport Master Plan amendment.**

The motion was seconded by Mr. St. Clair and passed by 7-0.

MJSB #03-120-024 – FORREST FARMS SUBDIVISION, Section 3, Phase 5

FSUB #95-2434 – GREENBRIER, Section 3

Deferred at developers' requests.

DISCUSSION

JULY 2003 EDUCATIONAL FACILITIES PLAN

Present: Brad Clements and Kimberly Howe, St. Mary's County Public Schools

Prior to the presentation by Mr. Clements and Ms. Howe, Mr. Canavan advised that the County Commissioners are moving forward to solicit members for the proposed Adequate Public Facilities Task Force. The first task will be school capacity, followed by traffic.

Mr. Clements and Ms. Howe presented the Facilities Plan for July 2003, stating that this is the first time the Board is looking at new school buildings to meet our capacity needs, so we are moving toward a different direction than in the past. Ms. Howe said they are projecting the need for a first and second new elementary school and are monitoring a need for a new secondary school, trying to determine the best place for it. They know they have to have a majority of the population, they know they have overcrowding projected to occur, and they are looking at how to handle it, particularly with the potential for BRAC '05, to see how that plays out.

They have done a comparison of proposed renovations to Leonardtown, Greenview Knolls, and Mechanicsville versus a new elementary school and find that: 1) they would not get enough seats out of the renovation projects and 2) a new school would save us around \$7,000,000 local. The renovation projects have been moved into outer years of the Capital Improvements Program and will continue to be monitored.

A Draft Local Capital Improvements Program for FY 2005–2010 shows the status of renovation and addition projects and the proposed new schools: George Washington Carver replacement school to be completed in FY 2006; a new elementary school for the MD 235/4 Corridor to be completed in FY 2007; a new middle/high school to begin in FY 2007 with proposed completion in FY 2010; a new elementary school at a site to be determined to begin in FY 2009 with proposed completion in FY 2012; and a new middle school to begin in 2010 with proposed completion in FY 2013. The Draft Program will be presented to the Board of Ed next week.

The Commission discussed the Commissioners' APF Task Force. Ms. King asked how long the task force will be convened? Mr. Canavan said he doesn't know, but the findings of the task force will ultimately result in a change to the APF provisions of the Zoning Ordinance. Mr. Raley asked if the areas are being reviewed one at a time and if there is not a need for an integrated plan? Mr. Canavan replied that we should have a Transportation Plan in '04 and that element is essential for school facilities. He said that is why it is imperative that Public Schools participate with the task force and provide technical assistance. The County will take a look at proposed development and try to match it with facilities, both existing and planned, both schools and roads. He said whereas you can mitigate roads you cannot mitigate for schools and, if you fail either one, you don't pass APF and must wait in a queue until capacity becomes available.

Mr. Greenwell moved to recommend approval of the Educational Facilities Master Plan to the County Commissioners, as presented. Seconded by Mr. St. Clair and passed by 7-0.

ADJOURNMENT – 7:15 p.m.

Approved in open
session: September 8, 2003

Peggy Childs
Recording Secretary

Thomas L. Greenwell
Vice Chair