

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, August 25, 2008**

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

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

**APPROVAL OF THE MINUTES** – The minutes of August 11, 2008 were approved as presented.

**FAMILY CONVEYANCE**

**Minor Subdivision #07-110-086 – Schumacher Subdivision Re-Sub of Lot 500-2A** – Mr. Berry gave an overview of the request for an additional lot on a private road stating there are no outstanding issues pertaining to the family conveyance. Mr. Berry recommended approval of the family conveyance.

Ms. Guazzo asked why the reserve area was not shown on the plat. Mr. Berry stated this is normally shown on the vicinity map. Ms. Guazzo asked that the reserve area be shown on the plat to avoid confusion. Ms. McNeill asked if the road was public or private. Mr. Higgs explained the portions of the road which are maintained by the County and State utilizing the site plan.

***Mr. Hayden made a motion in the matter of MSUB #07-110-086, Schumacher Subdivision Re-subdivision of Lot 500-2A, having accepted the staff report and having made findings pursuant to Section 30.11.4 of the Subdivision Ordinance (Criteria for Approval of a Family Conveyance), I move that the Family conveyance subdivision plan be approved, with the condition that agreements ensuring access to, and use and maintenance of, the road if required shall be recorded prior to the recordation of the plat and the reserve density area shall be shown on the plat and Mr. Chase seconded. The motion passed by a 6-0 vote.***

**DISCUSSION**

**Board of Education's Educational Facilities Master Plan:** Mr. Clements gave an overview of the master plan stating now that the APF regulations have been adopted the master plan will have to be updated.

Ms. Howe gave a PowerPoint presentation which reviewed the master plan updates, elementary school capacity needs, secondary school capacity needs, high school capacity needs, and the project list for FY 2010 through FY 2016. Mr. Evans asked if the State is now less apt to fund proposed new construction if it is not located in a development district. Ms. Howe stated yes, the State wants to see construction in the more populated development districts however the State does not preclude construction outside the development district. Ms. Guazzo asked that the plan list the schools by geographical area rather than alphabetically in the future. Mr. Clements stated this could be done with the next update.

**Comprehensive Plan Update**

- **Summary of Five Community Meetings:** Mr. Canavan gave an overview of the five community meetings held throughout the County during July. Mr. Canavan stated out of all the comments received the key suggestions were to take advantage of the northern growth areas, provide water and sewer in growth areas and preserve the rural character

of the County. Mr. Canavan stated other concerns included forest conservation, environmental, and traffic. Mr. Canavan stated staff will be moving forward and plans to have draft language by spring of 2009 and an adoption date of July 2009.

Mr. Canavan stated he is continuously looking for ways to reach out to the public. Mr. Canavan stated he would like to have all the summary information placed on the County website and explore the idea of a survey to gather additional information from the public. Mr. Canavan stated he would explore this idea and report back at the next meeting.

- **Workforce Housing 8-11-08:** Mr. Canavan stated workforce housing is an element in the comprehensive plan. Mr. Canavan stated staff will be moving forward placing draft language in the comprehensive plan and providing it to the Planning Commission for comments.

Mr. Canavan stated at the last meeting Mr. Evans if you bolster the density opportunity in various zones you may encourage developers to take the density bonus when they can derive some market rate units. Mr. Canavan stated the question was posed "Can we move forward with a text amendment prior to the approval of the master plan?" Mr. Canavan offered to draft the text amendment if the Planning Commission so chooses. Ms. Guazzo stated if you increase the density you then have to apply TDR's. Ms. Guazzo stated if we reduce the open space to attract workforce housing it would require the purchase of more TDR's. Ms. Guazzo stated this is a consideration to talk about.

Ms. Guazzo stated Montgomery County allows the developer to pay a fee to mitigate out of the requirement to provide workforce housing. Ms. Guazzo recommended looking further into this provision when we are discussing workforce housing and its possible text amendment.

Mr. Canavan stated he does not believe the Workforce Housing Task Force has come to a point where they are willing to mandate workforce housing be provided however they would want to peruse encouraging it, which is through higher density. Mr. Canavan stated the Planning Commission can expect to hear more about this in the future.

- **AG Land Preservation:** Mr. Canavan provided the Commission with more background information on the agricultural priority area which is in conformance with House Bill 2 and is part of the comprehensive plan. Mr. Canavan stated this will be on the Planning Commission's next agenda.

#### **ANNOUNCEMENTS - None**

#### **ADJOURNMENT**

The meeting was adjourned at 7:52 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:      September 8, 2008

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Stephen T. Reeves  
Chairman