

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, October 25, 2004**

Members present were John Taylor, Chairman; Lawrence Chase; Steve Reeves; Joseph St. Clair; and Howard Thompson. Department of Land Use and Growth Management staff present was Jeff Jackman, Senior Planner IV; Trish Guy, Planner II; Bob Bowles, Plans Reviewer I; 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 October 12, 2004 were approved as recorded.

DEVELOPMENT REVIEW

SSUB #04-120-007 – FORREST FARM SUBDIVISION, Section 3, Phase 6

Requesting preliminary review of a 19-lot major subdivision. The property contains 20.20 acres, is zoned Rural Preservation District (RPD), and is located on the east side of Brown Road approximately 1.5 miles north of MD Route 4 in Maryland; Tax Map 33, Grid 16, Parcel 24.

Owner: Qualshire Land Development, LLC
Agent: John B. Norris, Jr., of NG&O Engineering, Inc.

Ms. Guy explained that this project is a grandfathered project, and has been reviewed under St. Mary's County Zoning Ordinance 90-11 and the Subdivision Regulations of 1978. The standard subdivision plan for Section 3, Phase 6 was reviewed by TEC in March 2004 and has received preliminary approval from all of the TEC agencies.

Mr. Reeves moved that having accepted the staff report, dated October 14, 2004, and having made a finding of adequate facilities, except for stormwater management as noted on the checklist in the file, and noting that the project must meet all TEC requirements, and must return to the Planning Commission for final approval, the Planning Commission grant preliminary subdivision approval, as requested. The motion was seconded by Mr. St. Clair and passed by a 5 - 0 vote.

SSUB #04-120-010 – FORREST FARM SUBDIVISION, Section 3, Phase 7

Requesting preliminary review of a 29-lot major subdivision. The property contains 38.883 acres, is zoned Rural Preservation District (RPD), Airport Environs (AE) Overlay, and is located on the east side of Brown Road approximately 1.5 miles north of MD Route 4 in Maryland; Tax Map 33, Grid 16, Parcel 273.

Owner: Qualshire Land Development, LLC
Agent: John B. Norris, Jr., of NG&O Engineering, Inc.

Ms. Guy explained that this project is also a grandfathered project, and has been reviewed under St. Mary's County Zoning Ordinance 90-11 and the Subdivision Regulations of 1978. The standard subdivision plan for Section 3, Phase 7 was reviewed by TEC in April 2004 and has received preliminary approval from all of the TEC agencies.

Mr. Reeves moved that having accepted the staff report, dated October 14, 2004, and having made a finding of adequate facilities, except for stormwater management as noted on the checklist in the file, and noting that the project must meet all TEC requirements, and return to the Planning Commission for final approval, the Planning Commission grant preliminary subdivision approval, as requested. The motion was seconded by Mr. St. Clair and passed by a 5 - 0 vote.

CWSP #03-132-025 – CECIL'S MILL TOWNHOUSES

Requesting review and approval of a concept site plan for 124 Townhouses in order to proceed with an amendment to the Comprehensive Water and Sewerage Plan. The property contains 25.3 acres, is zoned Residential Low-Density (RL) and Corridor Mixed Use (CMX), and is located on the west side of Great Mills Road approximately 900 feet north of its intersection with MD Route 5 in Maryland; Tax Map 51, Grid 13, Parcel 36 and Tax Map 50, Grid 18, Parcels 213 & 278.

Owner: Beck & Beck, LLC
Agent: Dean Wilkinson, of R.A. Barrett, Inc.

Mr. Chase asked if this property is located within the Development District. Ms. Guy responded that it is within the Lexington Park Development District.

Mr. St. Clair moved that having accepted the staff report, dated October 14, 2004, and having made a finding that the referenced project meets concept plan requirements to proceed with a Comprehensive Water and Sewerage Plan amendment to change the water category from S-6 to S-3D, and noting that the site plan must return to the Planning Commission for concept review and approval, the Planning Commission grant concept plan approval, as requested. The motion was seconded by Mr. Reeves and passed by a 5 - 0 vote.

PSUB #03-120-032 – STALLMAN SUBDIVISION, Section 6, Phases 1 & 2

Requesting preliminary review of a 94-lot major subdivision. The property contains 49.16 acres, is zoned Residential Low-Density (RL), and is located on the west side of Chancellors Run Road approximately 800 feet south of its intersection with Rutherford Drive in Maryland; Tax Map 43, Grid 19, Parcel 120.

Owner: David Lindsey
Agent: Larry Day, of Day Tech Engineering, LLC

Ms. Guy explained that the applicant is proposing a \$350 per lot fee toward off-site mitigation for the impact on the intersection of Chancellors Run Road and Buck Hewitt Road. John Groeger, Deputy Director of the Department of Public Works & Transportation (DPW&T), explained that three developments are going to participate in this project in paying a fee in lieu of construction for the improvement at the intersection of Chancellors Run Road and Buck Hewitt Road prior to recordation of the plats. The improvement will be constructed by DPW&T once adequate funds have been received.

Mr. Thompson moved that having accepted the staff report, dated October 15, 2004, and having made findings pursuant to Section 30.5.5 of the St. Mary's County Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate facilities as described in the Director's Report in the file, the Planning Commission grant preliminary subdivision plan approval, as requested. The motion was seconded by Mr. Chase and passed by a 5 – 0 vote.

DISCUSSION/REVIEW

WILDEWOOD ANNUAL REPORT

Cindy Greb, representing the Wildewood Planned Unit Development (PUD), provided a status report as required under the approved PUD. She explained that over the past year site plans for 293 garden apartments and a 14-unit model home park were approved, and that 274 units were permitted. To date 1,495 units of the 3,792 allowed units have been constructed. She explained that their future plans include building at least 100-150 units per year, as long as the market will bear that volume.

CAPITAL IMPROVEMENT PLAN

Director of Finance, Elaine Kramer, provided summary schedules to the Planning Commission members related to Capital Projects in the 2005 Budget Book. She explained that she wanted to offer the opportunity to the Planning Commission members to identify concerns and particular projects that they want the Capital Improvements Group to look at. She said that the number one priority of the County Commissioners is adequate capacity at the schools.

HERITAGE MANOR

Mr. Taylor explained that a letter was received from Dugan, McKissick, & Wood, LLC regarding the Heritage Manor Subdivision CWSP amendment discussed at the last meeting. The motion was made, and carried, to recommend denial of the requested change in the St. Mary's County Comprehensive Water and Sewerage Plan to the Board of County Commissioners. The applicant has requested reconsideration of the Planning Commission's decision to recommend denial of this amendment. Mr. Taylor explained that, if an applicant requests reconsideration of the decision, any of the Commission members who voted in favor of the denial of the request can make a motion for re-consideration at one of the next two meetings, if they would like to do so. If none of those members voting for denial of the request during the original vote make the request for reconsideration at one of the next two meetings, then no reconsideration of the request will take place.

ADJOURNMENT

The meeting was adjourned at 7:12 p.m.

Sharon J. Sharrer
Recording Secretary

Approved in open session: November 8, 2004

John F. Taylor, Sr.
Chairperson