

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, December 10, 2007**

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

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

APPROVAL OF THE MINUTES – The minutes of November 26, 2007 were approved as presented.

DEVELOPMENT REVIEW

Concept Site Plan #05-132-009 – Virginia Knolls

Mr. Bowles gave an overview of the staff report which recommended approval for 100 townhouse units for 55 and older to be placed in Hollywood. Mr. Bowles stated the review and approval of the traffic study analysis, design enhancements and approximately 40 TDR's will be needed to reach the proposed density of 100 units, and the final findings for adequate public facilities will be made administratively by the Planning Director as a prerequisite to the final site plan approval.

Mr. Jerry Nokelby gave an overview of the traffic study stating the road to the development would be designed to county standards with an interparcel connector. Mr. Nokelby stated the applicant has worked with DPW&T for all the traffic mitigation including the round-a-bout. Mr. Nokelby stated LUGM staff did not agree with the 18 driveways so the applicant has agreed to have two parking areas instead of 18 driveways. Mr. Thompson asked about the second entrance to the development. Mr. Nokelby stated the road being built to County standards will bisect the property; therefore, would be utilized for two entrances. Mr. Thompson asked about Airport View Drive. Mr. Nokelby explained the traffic mitigation plan for Airport V Drive.

Mr. Thompson asked about the zoning surrounding this property. Mr. Shire stated there is zoning such as TMX and RL zoning. Mr. Nokelby stated there if a full 50-foot buffer surrounding the property. Mr. Thompson asked about the general notes which stated the townhouses will be sold to 55 and older until APF becomes available. Mr. Bowles stated the applicant is requesting to be placed in the queue to be considered for APF if school seats become available. Mr. Thompson asked how this would work. Mr. Nokelby stated the Homeowners Association would have to agree to open the development up to regular tenants. Mr. Evans recommended ½ of the development be 55 and older and ½ of the development be opened up as normal townhouses when APF becomes available. Ms. Guazzo agreed with Mr. Evan's idea of phasing for APF.

Mr. Evans asked about the accessibility to the townhouses for persons 55 and older. Mr. Nokelby stated elevators may be installed. Mr. Thompson stated the traffic plan is out of date and should be updated. Mr. Nokelby stated the traffic plan is being worked on and will be submitted to staff prior to final approval.

Ms. Guazzo made a motion in the matter of CCSP #05-132-009 – Virginia Knolls, having accepted the staff report and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, and further requiring the project come back to the Planning Commission for preliminary subdivision approval and further requiring the project be designed to meet the Maryland Legislature Stormwater Management Act that was effective October 31, 2007, I move that the concept site plan be approved and Mr. Chase seconded. The motion passed by a 5-1 vote with Mr. Thompson opposed.

Concept Site Plan #04-132-010 – Oak Crest Center

Mr. Bowles gave an overview of the staff report which recommended approval for a 902,820 square foot of mixed use development to be located on the northeast side of MD Route 235, northwest of its intersection with MD Route 4. Mr. Reeves stated this PUD is 17 years old and recommended it be forwarded to the County Commissioners for review.

After discussion, Mr. Thompson made a motion in the matter of CCSP #04-132-010, Oak Crest Center, having read the staff report and made a finding that the project due to the passage of time and other outstanding issues, I move that the Planning Commission forward this application to the Board of County Commissioners for review of the Planned Unit Development (PUD) and send input to the Planning Commission at their discretion for further use by the Planning Commission per 44-5 and Ms. Guazzo seconded. Mr. Evans asked what information the BOCC would base their decision on. Mr. Canavan stated the applicant could supplement their development plan with submit historical data, market trends, etc. Mr. Canavan stated the BOCC could take direction from the technical staff, DPW&T as well as take some public input. The motion passed by a 6-0 vote.

ANNOUNCEMENTS – Merry Christmas

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: January 14, 2008

Stephen T. Reeves
Chairman