

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, December 14, 2015**

Members present: Howard Thompson - Chairman, Shelby Guazzo – Vice Chair, Hal Willard, Martin Siebert, Merl Evans, and Patricia Robrecht.

Members absent: Susan McNeill

The meeting was called to order by Chairman Howard Thompson at approximately 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of October 26, 2015 and November 9, 2015 were approved as presented.

PRESENTATION

1. Newtowne Neck State Park Master Plan PowerPoint Presentation by Mary Owens, Chief Planner for the Maryland Department of Natural Resources

PUBLIC HEARING

2. Concept Site Plan # 15-13200002, Hollywood Commercial Center

(Zoning Ordinance 10-02) (Use # 48,60,73,76)

OWNER: Dean Partnership, LLP

AGENT: Kimley/Horn and Associates, Inc.

LOCATION: 24813 Hollywood Road, Hollywood, MD 20636

TM-026 GRID-11 PAR-0179 ED-06 TAX ID-012418

ZONING: TMX/AE

ACREAGE: 14.22

ACTION REQUESTED: Concept site plan approval for a 50,200 square foot multiple use commercial center.

The following adjoining property owners were notified of this public hearing:

1. Brian Granados & Nancy Granados – 24858 Three Notch Road
2. Juanita Modlin – Three Notch Road
3. Michael Taylor – 24780 Old Three Notch Road
4. Lawrence Buchanan – 24770 Old Three Notch Road
5. Arnold Joy & Loretta Joy – 24760 Old Three Notch Road
6. William Mattingly & Brenda Raley – 24746 Old Three Notch Road
7. Scott & Michelle Long – 24725 Nelson Hill Way
8. Robert & Jennifer Boothe – 24720 Old Three Notch Road
9. James & Diane Stallings – 24702 Old Three Notch Road
10. Buddy & Jackline Winslow – 24700 Sotterley Road
11. Burch Oil Company – 24686 Three Notch Road
12. SMECO – Three Notch Road
13. Hollywood Volunteer Fire Department – 24801 Three Notch Road
14. Shirley Peeling – 24702 Sotterley Road
15. DR & F, LLC – Three Notch Road

Chairman Thompson opened the matter up for public testimony.

Speakers:

1. Brian Granados – Resident, Three Notch Road
2. Diane Johnson – Resident, Three Notch Road
3. Mike Thompson – Resident, Thompson Farm Lane

4. Joe Kubinec – Resident, Whiskey Creek Road
5. Barbara Thompson – Resident, Thompson Farm Lane

Issues identified:

1. Safety issues in regards to roadways.
2. Lack of information and participation from State Highway Administration.
3. Inter-parcel connector shown on site plan where future development will occur.

*Commissioner Siebert made a motion to continue the matter until the January 25, 2016 meeting in order to receive additional information and will also allow written testimony until that date. Commissioner Robrecht seconded. **The motion passed unanimously.***

3. Concept Site Plan # 15-13200005, St. Mary's Metropolitan Commission Building Expansion

(Zoning Ordinance 10-02) (Use # 80)

OWNER: St. Mary's County Metropolitan Commission

AGENT: Mudd Engineering, LLC

LOCATION: 43990 Commerce Avenue, Hollywood, MD 20636

TM-034 GRID-01 PAR-0681 ED-06 TAX ID-057810 and 018173

ZONING: I/AE

ACREAGE: 4.20

ACTION REQUESTED: Concept site plan approval for a 1,760 square foot building expansion and 4,830 square foot new building.

Chairman Thompson opened the matter up for public testimony.

Speakers:

None

Chairman Thompson closed the matter for public testimony.

*Commissioner Evans made a motion in the matter of CCSP #15-13200005, Metropolitan Commission Building expansion and addition, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be APPROVED. Commissioner Siebert seconded. **The motion passed unanimously.***

4. Concept Site Plan # 15-13200009, Real Life Wesleyan Church

(Zoning Ordinance 10-02) (Use # 38)

OWNER: Chesapeake District of the Wesleyan Church

AGENT: J. Hopson Consulting, LLC

LOCATION: 27399 Old Village Road, Mechanicsville, MD 20659

TM-009 GRID-21 PAR-0358 ED-05 TAX ID-057884

ZONING: RPD

ACREAGE: 25.00

ACTION REQUESTED: Concept site plan approval for a 17,245 square foot church.

Chairman Thompson opened the matter up for public testimony.

Speakers:

Clarke Guy – Resident, Guy Family Way

Richard Guy – Resident, Guy Family Way

Frank Wheatley – Resident, Baptist Church Road

Issues identified:

1. Stormwater run-off to adjacent properties.