

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, April 14, 2014**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bill Hunt, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; David Chapman, Capital Facilities Planner; Hannah Pinkerton, Planner II; and Jada Stuckert, Recording Secretary. County Attorney George Sparling was also present.

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

**APPROVAL OF THE MINUTES** – The minutes of March 10, 2014 were approved as presented.

**PUBLIC HEARING**

**CWSP #13-200-003 – Estates at Joy Chapel Section Two**

The applicant is requesting to amend service area maps III-27 to change the water and sewer service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 2 to 5 years, developer financed) for 6.84 acres described as Tax Map 27, Grid 19, Parcel 431, Outparcel A of the Estates of Joy Chapel Subdivision. The property is located at the northeast corner of the Joy Chapel Road intersection with Mervell Dean Road (MD Route 944) in the Hollywood Town Center of the 6<sup>th</sup> Election District. The service category changes are requested in anticipation of providing public water and sewerage service for proposed multifamily development.

Owner: Trustees of the Mark and Joanne Dillow Revocable Trusts  
Presenters: David Chapman, LUGM; Wayne Hunt, Little Silences Rest for the Applicant

Mr. Chapman gave an overview of the request indicating the requested amendment was advertised on March 28, 2014 and April 4, 2014 as required by law. Ms. Guazzo indicated she only has a small map of the acreage to be amended and in the past we have also used this time to review the proposed development on the property. Ms. Guazzo asked if this project would be coming back to the Planning Commission for concept review and approval. Mr. Chapman stated it would.

Mr. Wayne Hunt, Little Silences Rest gave a brief overview of the requested amendment and giving additional information regarding the development itself. Ms. Guazzo asked questions regarding the buildings themselves. Chairman Thompson indicated this project will increase traffic and indicated the houses are very close to the road. Mr. Hunt indicated the applicant would look at buffers when it comes time for concept site plan approval.

Mrs. Christina Hollander, Metcom, indicated there will not be any adjoining properties required to hook into the new system.

Chairman Thompson opened the hearing to public comment.

Mr. Jacob King

Mr. King indicated he has clay soil which does not drain well therefore he is concerned about the water runoff and water pressure. Mr. King stated he is concerned that this project has been kept so secret. Mr. King also indicated the certified mailing did not indicate that any actual development would be taking place.

Mr. Rick Gladwell

Mr. Gladwell indicated he was concerned that there was no notice in the certified mailing about the proposed development of the property. Mr. Gladwell indicated he was told that once this is approved the applicant could break ground and begin building. Mr. Gladwell stated the information provided tonight is not sufficient as far as the drawings. Mr. Gladwell indicated he is concerned that there will now be multi-family dwellings next to single family dwellings. Mr. Gladwell stated the traffic and noise is going to be considerable due to the lack of buffer yards. Mr. Gladwell stated he would be less concerned if it were single family homes rather than multi-family. Mr. Gladwell indicated the developer turned over their development to the Homeowner Association and that meeting is being held tonight. Mr. Gladwell indicated it's strange that this hearing and the HOA meeting are being held on the same night.

Ms. McNeill indicated we need to check on the certified mail letters to make sure the entire notice was sent. Ms. McNeill stated she is concerned that it appears the last sentence of the notice was not included.

Mr. Bob Russell

Mr. Russell stated he shares concerns about the traffic and the runoff from the potential development. Mr. Russell stated this development will not only increase the traffic and runoff but also the amount of people on this tiny two mile strip of Joy Chapel Road. Mr. Russell asked that the Planning Commission take this project under serious consideration before approving.

Mr. Dan Davis

Mr. Davis echoed his fellow neighbors comments. Mr. Davis Mr. Bowles stated the applicant can build 34 units in that zone. Mr. Davis asked if the current pump station can handle this type of development. Ms. Hollander stated this pump station may or may not need to be upgraded but this will be discussed and reviewed during the concept site plan process. Ms. Hollander also discussed the reduction in water pressure. Mr. Davis stated he is concerned that the only place for a parking lot is in front of the proposed buildings which will be an eyesore when driving down Joy Chapel Road. Mr. Davis indicated he is opposed to multi-family homes. Mr. Davis stated once this multi-family is approved it may be opening the door for others. Ms. Guazzo indicated Mr. Davis could in fact attend the County Commissioners public hearing to voice his concerns there. Mr. Davis asked that every person on Joy Chapel be notified of public hearings.

Mr. Shire explained the water and sewer category needs to be changed prior to the applicant moving forward to the concept review and approval stage. Mr. Shire reminded the Commission and member of the audience that final approval of the water and sewer category change will come from the Board of County Commissioners.

***Mr. Evans made a motion to continue the public hearing to May 12, 2014 and Mr. Willard seconded. The motion passed by a 7-0 vote.***

**DEVELOPMENT REVIEW****PSUB #13-120-003 – Christmas Hill Section Three**

The applicant is requesting preliminary plan review and approval of a 19 lot major subdivision. The property contains 124.23 acres; is zoned RPD and RCA; and is located at 19290 Pristine Way, Drayden, Maryland in the 2<sup>nd</sup> Election District; Tax Map 58, Grid 22, Parcel 82.

Owner: Rachelle Millison, Trustee

Presenters: Hannah Pinkerton, LUGM; Wayne Hunt, Little Silences Rest Inc. for the applicant

Mr. Hunt indicated the applicant is trying to reduce the amount of disturbance to the more sensitive areas. Mr. Hunt stated because this is a grandfathered project it is now moving forward. Ms. Guazzo asked if the owners of lots be able to build in the Critical Area. Mr. Hunt stated no.

***Mr. Evans made a motion in the matter of PSUB #13-120-003, Christmas Hill Section Three, having accepted the staff report and having made a finding that the objectives of Section 30.5.5 of the Subdivision Ordinance for the proposed 19 lots have been met, noting that the referenced project has met all requirements for Preliminary Plan approval, and final site plan and/or record plat approvals may be granted administratively upon receipt of final approvals from all agencies, I move that the site plan be approved and Ms. Robrecht seconded. The motion passed by a 7-0 vote.***

**ANNOUNCEMENTS**

Chairman Thompson announced that the American Planning Association of Maryland will be holding a work session regarding Beyond Terrapin Run on May 1, 2014 from 8:30 a.m. to 12:00 p.m. in Annapolis. Chairman Thompson asked that Planning Commission members attend if possible.

**ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

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Jada Stuckert  
Recording Secretary

Approved in open session:                      April 28, 2014

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Howard Thompson  
Chairman