

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, April 28, 2014**

Members present were Shelby Guazzo, Vice-Chair; Patricia Robrecht, Susan McNeill, Merl Evans, and Hal Willard. Howard Thompson and Martin Seibert were excused. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior 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 April 14, 2014 were approved as presented.

DEVELOPMENT REVIEW

CCSP #12-132-003 – South Point Church

The applicant is requesting approval of a concept plan for Phase 1 of a 50,000 sq. ft. church. The property contains 49.65 acres; is zoned RPD; and is located at 43160 Saint Andrews Church Road, Leonardtown, Maryland; Tax Map 41, Grid 04, Parcel 297 in the 3rd Election District.

Owner: Southpoint Church Inc.
Presenters: Billy Mehaffey of Mehaffey & Associates, Inc.

Mr. Mehaffey indicated the plan in front of the Planning Commission tonight is not the correct plan. Mr. Mehaffey submitted the correct plan, hereby labeled as Exhibit 1 by the Recording Secretary. Ms. Guazzo and Ms. McNeill questioned the 75 foot dedication area. Mr. Mehaffey indicated he does not have the authority to say if this will in fact be deeded and dedicated to the State Highway Administration for the future widening of MD Route 4. Ms. Guazzo asked that Mr. Shire take into consideration the Planning Commission's concerns prior to final approval of the plan.

Mr. Evans made a motion in the matter of CCSP #12-132-003, SouthPoint Church, 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 and Mr. Willard seconded. After discussion the motion was withdrawn.

Mr. Evans made a motion in the matter of CCSP #12-132-003, SouthPoint Church, 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 Planning Commission used the applicant Exhibit 1 in making their decision, hereby described as the Overall Boundary & Environment Features Plan page 2 of 4 dated February 2012, also noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved and Mr. Willard seconded. The motion passed by a 5-0 vote.

CCSP #13-132-015 – Davis Building Cottonwood Parkway

The applicant is requesting approval of a concept plan review of a 20,000 square foot Flex Space Building. The property contains 5.76 acres; is zoned OBP/AE; and is located at 23540 Cottonwood Parkway, California, Maryland; Tax Map 34, Grid 14, Parcel 576 in the 8th Election District.

Owner: W.M. Davis, Inc.
Presenters: Jonathan Blasco

Mr. Evans made a motion in the matter of CCSP #13-132-015 Davis Building at Cottonwood Parkway, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 if 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 and Mr. Willard seconded. The motion passed by a 5-0 vote.

DISCUSSION

Update on potential sewerage in Charlotte Hall/Golden Beach

A group of forty-three concerned citizens attended the meeting and voiced their concerns. So be it noted that each of the forty-three who spoke were opposed to potential sewerage service in the Charlotte Hall/Golden Beach area.

ADJOURNMENT

The meeting was adjourned at 8:45 pm.

Jada Stuckert
Recording Secretary

Approved in open session: May 12, 2014

Howard Thompson
Chairman