

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, June 8, 2015**

Members present: Howard Thompson, Chairman; Shelby Guazzo, Susan McNeill, Martin Siebert, Hal Willard, and Merl Evans.

Members absent: Patricia Robrecht

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

***APPROVAL OF THE MINUTES – The minutes of May 11, 2015 were discussed and Shelby Guazzo made a motion to review and approve the minutes and new format at a later date, seconded by Susan McNeill. This motion passed by a 6-0 vote.***

**CONCEPT SITE PLAN # 14-13200002, LEONARDTOWN DOLLAR GENERAL**

(Zoning Ordinance 10-02) (Use # 76)

OWNER: Ronald N & Denise T Guy

AGENT: Crouse Engineering, Inc.

LOCATION: 21899 Budds Creek Rd. Leonardtown, Md. 20650

ZONING: RCL

ACREAGE: 1.56

ACTION REQUESTED: Approval of a concept site plan for a 9,100sq.ft. retail building.

A majority of the Planning Commission (the "Commission") members wished to put off consideration of this case until a member of the DPW staff could be present to respond to questions.

***Martin Siebert made a motion in the matter of CCSP # 14-13200002, Leonardtown Dollar General, to continue the hearing until June 22, 2015, seconded by Susan McNeill. This motion passed by a 6-0 vote.***

**MINOR SUBDIVISION # 13-11000032, CYPRESS PARK**

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Wildewood Residential LLC

AGENT: Duball, LLC / Soltesz

LOCATION: 23277 Huckleberry Way, California, 20619

ZONING: RL/AE

ACREAGE: 7.92

ACTION REQUESTED: Final plan review of a 7 lot minor subdivision.

The Chairman offered the owner's agent the opportunity to put off his case to a time when all seven Commission members would be present. The offer was accepted.

***Hal Willard made a motion in the matter of Minor Subdivision 13-11000032, Cypress Park, to continue the hearing until August 10, 2015, seconded by Martin Siebert. This motion passed by a 6-0 vote.***

**MAJOR SUBDIVISION # 14-12000009, BRETON KNOLLS**

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Kenneth Wentworth & Carol Choporis

AGENT: Little Silences Rest, Inc.

LOCATION: Newtowne Neck Road, Leonardtown, MD 20650

ZONING: RPD

ACREAGE: 86.99

ACTION REQUESTED: Preliminary plan approval of a 24 lot major subdivision.

The Commission noted that this was a rare new Major Subdivision in the RPD zone. The development was grandfathered from the new septic bill otherwise the maximum lots allowed would be seven.

The members of the public that spoke were concerned with the increase in traffic near the difficult intersection of Bull Road and Newtowne Neck Road; and with the closeness of some lots to a pre-existing minor subdivision. There were concerns about disturbance to wildlife and possible negative impact to existing neighbors wells. Ms. McNeill expressed her concern about the traffic at the Bull Road/Newtowne Neck intersection which she travels every day and expressed that since there were no plans to re-work that troublesome intersection she would have to vote against the matter because of the concern about the increased traffic coming on to the road so close to the intersection.

Six (6) neighbors spoke at this public hearing.

***Shelby Guazzo made a motion in the matter of Major Subdivision # 14-12000009, Breton Knolls, 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 24 lots have been met, and 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, and further noting that the lot owners fronting on the three private roads within the development will each be required to execute road maintenance agreements for the road that they live on, and further noting that item 5 of the staff analysis report concerning an inter parcel connection is not a possibility and an error, and further noting that the owner of this property that is being developed has proffered to take the forest conservation land to the east of lot 12 and add that piece of lot 12 to the parcel known as lot 24, I move that the concept site plan be APPROVED, seconded by Hal Willard. This motion passed by a 5-1 vote. Susan McNeill voted against this project.***

**CONCEPT SITE PLAN # 14-13200018, KINGS CHRISTIAN ADDITION**

(Zoning Ordinance 10-02) (Use # 30)

OWNER: Lexington Park Christian

AGENT: Mehaffey & Associates, Pc

LOCATION: 20738 Soaring Eagle Way, Callaway, MD 20620

ZONING: RL/RPD

ACREAGE: 193.96

ACTION REQUESTED: Approval of a concept site plan for a 7,197 square foot addition.

There was some discussion by the Commission concerning the approval of less parking places than was mandated. The academy being a private education institution the Commission accepted the staff's parking recommendation.

The public hearing was opened and closed without any speakers.

***Merl Evans made a motion in the matter of CCSP # 14-13200018, Kings Christian Academy 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, seconded by Hal Willard. This motion passed 6-0 vote***

**ADJOURNMENT**

A motion to adjourn was made at 9:10 p.m.

Approved in open session:                      July 13, 2015

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Howard Thompson  
Chairman