

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, June 22, 2015**

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

Members absent: None

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

**APPROVAL OF THE MINUTES** – The minutes of June 8, 2015 were approved as presented.

**Minor Subdivision # 14-11000030, Hanson Subdivision**

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) Critical Area/ Floodplain

OWNER: Lucy Mae Hanson

LOCATION: 19131 Russell Road, Valley Lee, MD 20692

ZONING: RPD/RCA

ACREAGE: 17.74

ACTION REQUESTED: Preliminary review of 2 additional lots on a private road in accordance with the St. Mary's County Subdivision Ordinance 10-01, Section 30.14.4, Family Conveyance Provision.

Commissioner McNeill could not vote to approve this Family Conveyance at this time because there might be a question as to if the deeds would make this Conveyance illegal in accordance with the provision in the Subdivision Ordinance.

After testimony of the neighbors and applicant, the Planning Commission (the "Commission") was assured that a Road Maintenance Agreement would be executed with all the willing property owners signing the agreement.

Four (4) neighbors spoke at this public hearing.

***Commissioner McNeill made a motion in the matter of MSUB # 14-11000030, Hanson Subdivision, That this case be postponed until the next available meeting and give time to the County Attorney to look into the question as to the deeds and the property being passed out of the hands of the record property owner to make it subject to this condition of Section 30.14.14 of the Subdivision Ordinance, in that the sale and transfer of the lots shall be limited to the property owners of record on or before May 25, 2004, to determine if the transfer out of the property owners of record effected the legal ability of the property owners to do this application in that it appears it may on its face not comply with the relative provision, Commissioner Siebert seconded. This motion failed by a 2-5 vote, with Commissioner Thompson, Commissioner Guazzo, Commissioner Robrecht, Commissioner Evans, and Commissioner Willard voting against the motion.***

***Commissioner Robrecht made a motion in the matter of MSUB # 14-11000030, Hanson Subdivision, having accepted the staff report and having made findings pursuant to Section 30.14.14 of the Subdivision Ordinance (Criteria for Approval of a Family Conveyance), I move that the Family Conveyance subdivision plan be APPROVED, with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat, Commissioner Willard seconded. This motion passed by a 5-2 vote with Commissioner McNeill and Commissioner Seibert voting against the motion.***

**Concept Site Plan #14-1320002, 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: Review and approval of a concept site plan for a 9,100sq.ft. retail building

The Commission concurred after hearing the public testimony that the State Highway Administration should be contacted regarding the traffic concerns and given a copy of the June 22, 2015 Planning Commission meeting.

The Commission concurred that the Board of Education should be contacted and asked about moving the current bus stop at the beginning of Eddie Nelson Road further down Eddie Nelson Road once Dollar General has been built.

Commissioner McNeill could not vote in favor of this project because the traffic concerns were too many and should be addressed before further development should occur.

Five (5) neighbors spoke at this public hearing.

***Commissioner Evans made a motion in the matter of CCSP # 14-1320002, Leonardtown Dollar General, 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 and revised landscaping plan be APPROVED, Commissioner Siebert seconded. This motion passed by a 5-2 vote with Commissioner McNeill and Commissioner Robrecht voting against the motion.***

**ADJOURNMENT**

A motion to adjourn was made at 10:20 p.m.

Approved in open session: July 13, 2015

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Howard Thompson  
Chairman