

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

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Martin Siebert, and Hal Willard. Merl Evans was excused. 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; 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 July 14, 2014 were approved as presented.

DECISION

CWSP #14-200-001 – Woodmore (Thompson Property)

Chairman Thompson indicated this hearing is being continued from the July 14, 2014 meeting and that all members have reviewed all pertinent information. Chairman Thompson clarified for the public that this is simply an application for a water and sewerage change for this particular property. Mr. Siebert implied he did not receive adequate answers to his questions regarding abutting property owners being required to hook up to the system and whether or not MetCom acknowledges an issue with water pressure in the area. Chairman Thompson read the meeting minutes from the July 14, 2014 meeting to clarify.

Mr. Sparling reminded the Commission that there are seven specific standards that have to be addressed and recommend the Commission stick to deciding these seven standards. Mr. Longmore indicated economic profitability should not be taken into consideration due to the fact that there is no requirement for the abutting neighbors to hook up to the system. Mr. Willard stated this application is simply going through the process to accelerate the process by bumping it up from 6-10 years to 3-5 years. Ms. Robrecht asked what happens if the Commission denies the application tonight. Mr. Shire indicated the application would go to the Board of County Commissioners and if they denied it, the application could be appealed in Circuit Court. Ms. Guazzo stated the applicant is only requesting 50 hook-ups and each hook-up is a single-family dwelling on a large lot. Ms. Guazzo indicated she has a few minor concerns however is in fact in favor of this application.

Ms. Guazzo made a motion in the matter of requested amendments to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the Woodmore Subdivision, Case No. 14-200-001: having accepted the staff report dated May 21, 2014, noting that Section 1.5.3(D)(3)(5) of the staff report was amended to delete language after "(Three Notch Road)" and having held a public hearing on the request to amend the CWSP, having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the environment Article of the Maryland Annotated Code and of consistency with the St. Mary's County Comprehensive Plan, I move that the Planning Commission recommend to the Commissioners of St. Mary's County that service area maps III-34 and IV-34 be amended to change the service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for property described as Tax Map 34, Grid 1, Parcel 127, at 43946 Sandy Bottom Road in the 6th Election District; I further move that the Chair be authorized to sign a resolution on behalf of the Planning Commission to transmit this recommendation to the Commissioners of St. Mary's County and Ms. McNeill seconded. The motion passed by a 4-2 vote with Mr. Siebert and Ms. Robrecht opposed.

PUBLIC HEARING**PSUB #13-120-001 – Norris Woods Subdivision**

The applicant is requesting preliminary subdivision approval of 44 lots; per the Annual Growth Policy (AGP), 25 lots will be allotted. The property contains 22.67 acres, is zoned RL, and is located at 45567 & 45571 Norris Road, Great Mills, Maryland; Tax Map 42, Grid 18, Parcel 79 & 173.

Owner: D2 Affordable Development, LLC
Present: Butch Bailey, Nokleby; Pat Mudd, Mudd Engineering

Ms. Guazzo asked for a definition of affordable housing. Mr. Bowles stated section 32.3.1 of the Ordinance lists the standards for affordable housing. Ms. Guazzo asked who monitors the household income to make sure buyers meet the affordable housing requirements. Mr. Bowles indicated the developer monitors this and LUGM further reviews this during the permitting process. Ms. Robrecht referenced the email from Mr. John Groeger of the Department of Public Works and asked if the new regulations for stormwater management would have to be met. Mr. Bowles stated yes, the new standards would have to be met prior to final approval.

Ms. Guazzo referenced standard eight (8) in the staff report regarding adequate developed recreational amenities stating this is simply an overgrown path that leads to nowhere. Chairman Thompson asked if sidewalks would be provided. Mr. Bailey stated sidewalks are not proposed for this project and that the path leads to the St. Mary's River Watershed. Ms. Guazzo and Ms. McNeill indicated the path leads to a piece of property where there is no recreational facility. Chairman Thompson indicated there isn't actually a pathway to the park it's just a pathway to wooded land. Mr. Bailey stated sidewalks could be placed on Norris Woods Street.

Pat Mudd stated the new stormwater management regulations discourage curb and gutter communities because they hinder developers when using roadside ditches for stormwater management. Use open road sections. Mr. Mudd stated the Department of Public Works, who approve stormwater management, cannot require curb and gutter systems because the Maryland Department of the Environment wants open road sections. Ms. Guazzo indicated if this is the case some tot lots or a small playground should be incorporated for children within the subdivision. Mr. Mudd indicated the developer would be willing to build a tot lot in the vicinity of lots 31-32.

Chairman Thompson opened the hearing to public comment.

Mr. Gary Lohman

Mr. Lohman commented that the water management plan for this new development should not contribute to the already insufficient water management of Heards Estates. Mr. Lohman indicated there is also an issue with the curvature of Norris-Chancellor Run intersection which needs to be further looked at. Mr. Lohman asked if this development would be a single-family, occupant owned or would it be low-income rental properties.

Mr. Doug Hallbry - owner of the property

Mr. Hallbry indicated these will be single family homes that will be sold, not rented. Mr. Hallbry indicated he would certainly follow the rules when it comes to the affordable housing requirements. Chairman Thompson asked how Mr. Hallbry feels about the tot lot. Mr. Hallbry indicated he is willing to build a nice tot lot.

Chairman Thompson closed the hearing to public comment.

Mr. Siebert made a motion in the matter of PSUB #13-120-001, Norris Woods Subdivision, containing 44 lots, having accepted the staff report and having made a finding pursuant to the objectives of Section 30.5.5 of the Subdivision Ordinance, including adequate public

facilities, except for schools, and in compliance with the Annual Growth Policy for the first 25 lots, as described in the Director's Report, noting that the referenced project has met all requirements for preliminary plan approval, I move that the preliminary subdivision plan be approved subject to the developer's agreed upon tot lot and Mr. Willard seconded. The motion passed by a 6-0 vote.

DISCUSSION

Lexington Park Development District Draft Master Plan

Mr. Jackman indicated the next worksession is scheduled for August 4, 2014.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: August 11, 2014

Howard Thompson
Chairman