

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, October 28, 2013**

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; 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 September 23, 2013 were approved as presented.

**PUBLIC HEARING**

**1. Text amendments to the Zoning Ordinance and Subdivision Ordinance (Cont. from 8/12/13)**

**A. Subdivision around Lawfully Existing Dwellings**

Mr. Shire gave a brief overview of the proposed text amendment elaborating on some of the questions posed at the 8/12/13 meeting.

Chairman Thompson opened the hearing to public comment.

John Parlett

Mr. Parlett stated he is in favor of the text amendment and encouraged the Commission to not consider the requirement for TDRs if TDRs were not required when the house was built.

Chris Longmore

Mr. Longmore stated he is in favor of the text amendment and indicated he shares the same support for not requiring TDRs.

Tom Watts

Mr. Watts stated he is in favor of the text amendment and requiring TDRs is excessive and not necessary.

Larry O'Brien

Mr. O'Brien stated he is in favor of the text amendment and shares the feelings as the other speakers regarding TDRs.

Laura Clark

Ms. Clark stated she is in favor of the text amendment and stated she is not in favor of requiring TDRs.

Chairman Thompson closed the hearing to public comment.

***Mr. Evans made a motion that the Planning Commission, having accepted the finding of the staff report, regarding the proposed text amendment, to make the changes to the Zoning Ordinance, Chapters 52.7 and the Subdivision Ordinance Chapters 30 and 50 as described in the Staff Report, approve a resolution recommending that the Board of County Commissioners approve this amendment and that the Chair be authorized to sign a resolution on behalf of the Planning Commission transmitting this recommendation to the Board of County Commissioners and Mr. Willard seconded. The motion passed by a 6-0 vote.***

**BREAK****B. Extensions of Time**

Mr. Shire gave a brief overview of the requested text amendment that would grant extension of time limits imposed on an applicant by the Ordinance.

***Mr. Willard made a motion to change all references of April 1<sup>st</sup> to January 1, 2013 in the text amendment and Mr. Evans seconded. The motion passed by a 6-0 vote.***

Chairman Thompson opened the hearing to public comment.

John Parlett

Mr. Parlett stated he is in favor of the request for extensions of time. Mr. Parlett stated this amendment will help keep current approvals active during this trying economic time.

Chris Longmore

Mr. Longmore stated he is in favor of the request as well as several as his clients. Mr. Longmore stated his clients feel very strongly that this amendment should be approved. Mr. Longmore asked that the extensions of time not be staggered.

George Rathlev

Mr. Rathlev, on behalf of The Woods at Myrtle Point, stated they are in favor of the proposed text amendment.

Tom Watts

Mr. Watts stated he is in favor of the text amendment indicating he is in the development business and this amendment will help a lot of developers.

Guy Curley

Mr. Curley stated he is in favor of the text amendment and offered a letter of support from the Maryland National Capital Building Industry Association.

Chairman Thompson closed the hearing to public testimony.

It was the consensus of the Commission to have staff report back on a yearly basis to inform the Commission of projects that are in fact moving forward.

***Ms. Guazzo made a motion that the Planning Commission, having accepted the finding of the staff report, regarding the proposed text amendment, to make the changes to the Zoning Ordinance, Chapter 21.1 and the Subdivision Ordinance Chapter 21.1 as described in the Staff Report, approve a resolution recommending that the Board of County Commissioners approve this amendment and that the Chair be authorized to sign a resolution on behalf of the Planning Commission transmitting this recommendation to the Board of County Commissioners and Mr. Willard seconded. The motion passed by a 6-0 vote.***

**2. Zoning Map Amendment****Walden Sierra Property**

**Lot 1 (6.0 acres), Parcel 0104, Tax Map 0042**

**44861 Saint Andrews Church Road**

**Current Zoning: Rural Preservation District (RPD)**

**Proposed Zoning: Residential Mixed Use (RMX)**

Mr. Hunt gave an overview of the request for a zoning amendment stating it is staff's opinion that a mistake was made in 2010 when parcel 104 was zoned RPD rather than split-zoned to recognize the existence of Walden Sierra. Mr. Sparling provided a legal opinion regarding the requested map amendment.

Chairman Thompson opened the hearing to public comment, hearing none, closed the hearing to public comment.

***Ms. Guazzo made a motion in the matter of Control Number 13-245-001 concerning the rezoning of Lot 1, Parcel 0104, Tax Map 42 located at 44867 St. Andrews Church Road, California, Maryland approve a resolution recommending that the Board of County Commissioners approve this amendment and that the Chair be authorized to sign a resolution on behalf of the Planning Commission transmitting this recommendation to the Board of County Commissioners and Mr. Evans seconded. The motion passed by a 6-0 vote.***

## DEVELOPMENT REVIEW

### **CCSP #11-132-003 – Lot 19 St. Mary's Industrial Park**

The applicant is requesting approval of a concept site plan for a 29,872 square foot office building. The property contains 4.331 acres; is zoned I and AE; and is located at Airport View Drive, Hollywood, Maryland; Tax Map 34, Grid 07, Parcel 0548.

Owner: Premier Investment LLC  
Presenters: Hannah Pinkerton, LUGM; John Parlett, CMI General Contractors, Inc.

Mr. Parlett provided the Commission with renderings of the proposed building and gave a brief overview of the request.

***Mr. Evans made a motion in the matter of CCSP #11-132-003 St. Mary's Industrial Park Lot 19, 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 Ms. McNeill seconded. The motion passed by a 6-0 vote.***

## ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

## WORK SESSION – Not held

### **Lexington Park Development District Master Plan**

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Jada Stuckert  
Recording Secretary

Approved in open session: November 25, 2013

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Howard Thompson  
Chairman