

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, November 25, 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; Dave Chapman, Capital Facilities Planner; Hannah Pinkerton, Planner II and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of October 28, 2013 were approved as presented.

PUBLIC HEARING

CWSP #13-200-002 – B. Morgan Property

Proposal to amend service area map IV-35 to change the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for 1.0 acre described as Tax Map 35A, Grid 16, Parcel 14, Lot 500-17, Block B, Section 6, Town Creek Manor Subdivision (also known as 45630 Legerton Lane, Lexington Park, MD) in the 8th Election District in anticipation of providing public sewerage service to a proposed residential subdivision. Lot 500-17 is proposed to be subdivided to create Lot 5000-17A (with existing dwelling) and Lot 5000-17B.

Dave Chapman gave an overview of the requested amendment to the Comprehensive Water and Sewer Plan. Ms. Hollander, METCOM testified to the existing location of water and sewer lines. Mr. Bill Higgs, LSR Inc. indicated the wells would not be shared and approval of the wells would have to be approved by the Health Department.

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

Ms. McNeill made a motion in the matter of a requested amendment to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) for the proposed B. Morgan Property, Town Creek Manor Subdivision, Case No. 13-200-002: having accepted the staff report dated November 4, 2013, and having held a public hearing on the request to amend the CWSP, and 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 Board of County Commissioners that service area map IV-35 be amended to change the service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for property described as Tax Map 35A, Grid 16, Parcel 14, Lot 500-17, Block B, Section 6, Town Creek Manor Subdivision in the 8th Election District; and 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 Mr. Siebert seconded. The motion passed by a 7-0 vote.

DEVELOPMENT REVIEW

CCSP #12-132-009 – South Gate Self Storage

The applicant is requesting concept approval for four (4) storage buildings totaling 52,890 square feet. The property contains 3.25 acres; is zoned CMX/APZ-2; and is located at 21179 Three Notch Road, Lexington Park, Maryland; Tax Map 52, Grid 8, Parcel 144.

Owner: Beck & Beck, LLC
Presenters: Bob Bowles, LUGM;

Mr. Thompson stated the Planning Commission wanted to make sure the applicant received his Board of Appeals approvals as well as come back to the Commission to show elevations. Attorney David Weiskopf

indicated the Board of Appeals need a confirmation of approval of the concept site plan. Mr. Jay Hopson indicated the applicant is ready to move forward to the Board of Appeals with this application.

Mr. Evans made a motion in the matter of CCSP #12-132-009 South Gate Self-Storage, having accepted the staff report and having made a finding that the objectives of Section 60.6.4 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, to be forwarded to the Board of Appeals and Mr. Willard seconded. The motion passed by a 5-2 vote with Ms. Guazzo and Ms. McNeill opposed.

PUD #04-132-010 – Lexington Exchange (aka) Oak Crest Center, PUD

The applicant is requesting review and approval of a minor amendment to an approved Planned Unit Development Plan (PUD). The property contains 146.4 acres; is zoned PUD-IP, AE Overlay; and is located on the Northeast side of Three Notch Road on MD Route 235 approximately 3,100 feet northwest of its intersection with Patuxent Beach Road on MD Route 4; Tax Map 34, Grid 10, Parcel 292.

Owner: St. John Properties, Inc.
Presenters: Bob Bowles, LUGM; Chris Longmore, Attorney for the Applicant.

Mr. Bowles gave an overview of the property and request. Mr. Longmore gave an overview of the request.

Mr. Siebert made a motion in the matter of PUD Amendment #04-132-010, Lexington Exchange, aka Oak Crest Center, Minor Amendment, having accepted the staff report and having made a finding that the objectives of Section 44.4, of the zoning ordinance have been met, noting that the referenced project has met all requirements for approval, I move that this minor amendment to the approved PUD Plan be approved and Ms. Robrecht seconded. The motion passed by a 7-0 vote.

DISCUSSION

Planning Commission (PC) Schedule and Technical Evaluation Committee (TEC) Schedule Approval for 2014

Citizens Advisory Committee

Lexington Park Development District Plan

ADJOURNMENT

The meeting was adjourned at 9:00 pm.

Jada Stuckert
Recording Secretary

Approved in open session: December 9, 2013

Howard Thompson
Chairman