

**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**

*William B. Hunt, AICP, Director*



**COMMISSIONERS OF ST MARY'S COUNTY**

*James R. Guy, President  
Michael L. Hewitt, Commissioner  
Tom Jarboe, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner*

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**MEMORANDUM**

**TO:** Technical Evaluation Committee  
**FROM:** Land Use & Growth Management-Plans Review  
**DATE:** May 1, 2018  
**SUBJ:** May 2018 TEC Review Cycle

A Meeting has been scheduled for May 23, 2018, at 1:30 p.m. at the Department of Land Use and Growth Management; 23150 Leonard Hall Drive, Leonardtown, MD to discuss any issues there may be prior to issuing final comments to the applicants. **FINAL** TEC Comments are due in this office for copying and distribution to the owner and their representatives by **Tuesday, May 29, 2018, BEFORE 5:00 p.m.**

- 1. CONCEPT SITE PLAN # 18-13200007, CHANCELLOR'S RUN PICKLEBALL COURTS**  
(Zoning Ordinance 10-02) (Use # 35, Public Recreation Facility)  
OWNER: State Of Maryland Department of Natural Resources  
AGENT: Johnson, Mirmiran & Thompson  
LOCATION: 21903 Chancellors Run Road, Great Mills, MD 20634  
TM-043 GRID-19 PAR-0090 ED-08 TAX ID-013365  
LAND USE: Public Open Space  
ZONING: Residential, Low Density District  
ACREAGE: 44.67  
ACTION REQUESTED: Review of a Concept Site Plan for a 15,682 square foot area in Chancellor's Run Regional Park that will encompass 6 Pickleball Courts.
- 2. CONCEPT SITE PLAN # 18-13200008, VA OUTPATIENT CLINIC**  
(Zoning Ordinance 10-02) (Use #34, Outpatient Care Center)  
OWNER: Charlotte Hall Commerce Center  
AGENT: Soltesz & Associates  
LOCATION: Three Notch Road, Charlotte Hall, MD 20622  
TM-004 GRID-10 PAR-0083 ED-05 TAX ID-062438  
LAND USE: Mixed Use Moderate Intensity  
ZONING: Town Center Mixed Use District  
ACREAGE: 7.96  
ACTION REQUESTED: Review of a Concept Site Plan for a 24,000 square foot VA Community-Based Outpatient Clinic.
- 3. MINOR SUBDIVISION # 18-11000007, BUCKLER**  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)  
OWNER: Hank W Sr. & Doris Buckler  
AGENT: R Victor Buckler  
LOCATION: 28933 Three Notch Road, Mechanicsville, MD 20659  
TM-004 GRID-23 PAR-0116 ED-05 TAX ID-023130  
LAND USE: Residential Low Density  
ZONING: Residential Low Density District  
ACREAGE: 15.05  
ACTION REQUESTED: Review of a 2-lot Minor Subdivision.

- 4. MINOR SUBDIVISION # 18-11000008, EVELYN GRACE LOT 7**  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)  
OWNER: James L. & Deborah L. Hills  
AGENT: Donald J. Ocker  
LOCATION: 20533 Point Lookout Road, Great Mills, MD 20634  
TM-050 GRID-23 PAR-0199 ED-02 TAX ID-042495  
LAND USE: Rural Preservation  
ZONING: Rural Preservation District  
ACREAGE: 63.85  
ACTION REQUESTED: Review of a 1-lot Minor Subdivision.
  
- 5. MINOR SUBDIVISION # 18-11000009, WILLOW BOTTOM** **Critical Area**  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)  
OWNER: James Lewis Knott  
AGENT: R. Victor Buckler  
LOCATION: 42499 Knotts Landing Way, Leonardtown, MD 20650  
TM-056 GRID-02 PAR-0197 ED-03 TAX ID-048918  
LAND USE: Rural Preservation  
ZONING: Rural Preservation District/Resource Conservation Area Overlay  
ACREAGE: 26.71  
ACTION REQUESTED: Review of a 1-lot Minor Subdivision.
  
- 6. MINOR SUBDIVISION # 18-11000010, PARACLETES PARADISE**  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)  
OWNER: John Oster Thompson  
AGENT: Robert Trautman  
LOCATION: 44920 Upton Lane, Hollywood, MD 20636  
TM-027 GRID-07 PAR-0883 ED-06 TAX ID-052479  
LAND USE: Rural Preservation  
ZONING: Rural Preservation District  
ACREAGE: 25.206  
ACTION REQUESTED: Review of a 1-lot Minor Subdivision.
  
- 7. MINOR SUBDIVISION # 18-11000011, MEADOW FIELD**  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)  
OWNER: Meadow Field Properties Inc.  
AGENT: D. H. Steffens, Inc.  
LOCATION: 40725 Delabrooke Road, Mechanicsville, MD 20659  
TM-010 GRID-20 PAR-0006 ED-05 TAX ID-002788  
LAND USE: Rural Preservation  
ZONING: Rural Preservation District  
ACREAGE: 207.30  
ACTION REQUESTED: Review of a 1-lot Minor Subdivision.

**8. MINOR SUBDIVISION # 18-11000012, LOT 5 BIRCH HANGER**

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

OWNER: Francis William Schoenbauer

AGENT: D. H. Steffens, Inc.

LOCATION: 26821 Baptist Church Road, Mechanicsville, MD 20659

TM-013 GRID-13 PAR-0219 ED-04 TAX ID-059409

LAND USE: Rural Preservation

ZONING: Rural Preservation District

ACREAGE: 60.51

ACTION REQUESTED: Review of a 1-lot Minor Subdivision.

**9. MINOR SUBDIVISION # 18-11000013, PART OF HAPHAZARD LOTS 1 & 2**

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

OWNER: Kenneth C Wood

AGENT: VARC, LLC.

TM-014 GRID-01 PAR-0192, 0325, 0334 ED-05 TAX ID-005752, 049733, 055393

LAND USE: Rural Preservation

ZONING: Rural Preservation District

ACREAGE: 31.429

ACTION REQUESTED: Review of a 2-lot Minor Subdivision.