

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

*William B. Hunt, Director, AICP*



**COMMISSIONERS OF ST MARY'S COUNTY**

*James R. Guy, President  
Eric Colvin, Commissioner  
Michael L. Hewitt, 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:** August 9, 2019  
**SUBJ:** August 2019 TEC Review Cycle

A Meeting has been scheduled for August 28, 2019 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 September 3, 2019, BEFORE 5:00 p.m.**

1. CONCEPT SITE PLAN # 19-13200013, BRETON BAY TOWNHOUSES  
(Zoning Ordinance 10-02) (Use Type #14, Dwelling Unit, Attached) **Critical Area**  
OWNER: Breton Bay Recreation Inc  
AGENT: Pat Mudd, Mudd Engineering  
LOCATION: 21935 Society Hill Rd  
TM-040 GRID-14 PAR-0187 ED-03 TAX ID-026477  
LAND USE: Rural Residential  
ZONING: RNC/RCA/PUD-5.0  
ACREAGE: 197.4  
ACTION REQUESTED: Review of an 84-unit Townhouse project.
2. CONCEPT SITE PLAN # 19-13200014, R.E MICHEL COMPANY  
(Zoning Ordinance 10-02) (Use Type # 81, Wholesaling and Distribution Center)  
OWNER: Skywater Hollywood LLC  
AGENT: Davis, Bowen & Friedel, Inc  
LOCATION: \*Unassigned  
TM-034 GRID-01 PAR-0548 ED-06 TAX ID-018254  
LAND USE: Industrial Areas  
ZONING: I/AE-3  
ACREAGE: 2.78  
ACTION REQUESTED: Review of a 15,000 square foot HVAC wholesaling and distribution.
3. MINOR SUBDIVISION # 19-11000020, LOT 6 BEAVERS REST  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **Historic Site**  
OWNER: Goldsborough Lillian G L/E Eta  
Agent: VARC, LLC  
LOCATION: 43350 Saint Johns Rd  
TM-026 GRID-23 PAR-0194 ED-03 TAX ID-000508  
LAND USE: Rural Preservation  
ZONING: RPD/AE  
ACREAGE: 30.20  
ACTION REQUESTED: Review of a 1-lot minor subdivision.

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4. MINOR SUBDIVISION # 19-11000021, BEALE PROPERTY P/O TWO BROTHERS  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **Historic Site**  
OWNER: Beale Robert D & Jennifer Beale  
AGENT: Chesapeake Trails Surveying  
LOCATION: 26820 Queentree Rd  
TM-014 GRID-16 PAR-0083 ED-06 TAX ID-029817  
LAND USE: Rural Preservation  
ZONING: RPD  
ACREAGE: 10.64  
ACTION REQUESTED: Review of a 3-lot minor subdivision.
  
5. MINOR SUBDIVISION # 19-11000022, THOMAS PROPERTY LOTS 3 & 4  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **ALPD**  
OWNER: Thomas Philip  
AGENT: Chesapeake Trails Surveying  
LOCATION: 25895 Philip Thomas Ln  
TM-017 GRID-18 PAR-0043 ED-04 TAX ID-015894  
LAND USE: Rural Preservation  
ZONING: RPD  
ACREAGE: 88.52  
ACTION REQUESTED: Review of a 2-lot minor subdivision.
  
6. MINOR SUBDIVISION # 19-11000023, TIEDE ESTATES  
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)  
OWNER: Tiede Jason G  
LOCATION: Three Notch Rd  
TM-009 GRID-15 PAR-0339 ED-05 TAX ID-046661  
LAND USE: Rural Preservation  
ZONING: RPD/Huntersville Rural Legacy Area  
ACREAGE: 7.09  
ACTION REQUESTED: Review of a 1-lot minor subdivision.