

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, February 25, 2019**

Members present

J Howard Thompson
Joseph L VanKirk
Clarke Guy
Martin Siebert
Caroline King
Joseph St. Clair- Alternate

Land Use and Growth Management Staff Present

Bill Hunt, AICP, Director
Kathleen Easley, Deputy Director
Laura Kay, Planner III
Sandie Greene, Recording Secretary

County Government Supporting Staff Present

David Weiskopf, County Attorney
James Tanavage, Assistant County Attorney
Chris Kaselemis, Director Economic Development
John Deatruck, Director, Department Public Works

The meeting was called to order by Chair, Howard Thompson at approximately 6:30 p.m.

CALL TO ORDER

ROLL CALL

NEW BUSINESS

APPROVAL OF THE MINUTES

*Commissioner Guy made a motion to approve the minutes of February 11, 2019.
Commissioner Van Kirk seconded. The motion passed unanimously.*

DISCUSSION

Commission Chair Thompson moved the Introduction to an upcoming amendment to the Airport Environs provisions in the Zoning Ordinance to the first item on the Agenda.

1. Introduction to an upcoming amendment to the Airport Environs provisions in the Zoning Ordinance

Presented by: Bill Hunt, Director of Land Use and Growth Management
Guest Speakers: Chris Kaselemis, Director Economic Development and
John Deatruck, Director, Department Public Works

Chris Kaselemis, Director Economic Development introduced discussion and explanation of the Transferable Development Rights (TDR) program.

The following topics of discussion were discussed:

- The County has an in-lieu program where we offer the option to pay an in-lieu fee instead of purchasing Transferable Development Rights (TDR's) on the open market.
- The in-lieu fee above the average transaction price to encourage private sector sales/purchases.
- In-lieu fees collected by the County go towards land preservation. The last time we had an in-lieu fee was FY2009.
- In FY2018 there were only 13 private sector transactions with average prices of \$3,812. The County set the in-lieu fee at \$4,575 to encourage private sector transactions.
- It appears that the new zoning for the Lexington Park Development District Master Plan (LPDDMP) will allow for increased density; however, getting the additional density, developers will have to buy TDRs.

Exhibit 1 – Memo from Chris Kaselemis, Director of the Department of Economic Development To the CSMC and Dr. Bridgett, County Administrator regarding TDR's.

2. Lexington Park Development District Plan: Explanation of the Split Parcels from February 11, 2019 meeting.

Presented by: Kathleen Easley, Deputy Director, Land Use and Growth Management.

Kathleen Easley explained that what was thought to be split parcels with duplicate account ID's were the following:

Eric Benson of IT did a comprehensive evaluation of the duplicate parcels and identified the reasons behind the duplications as shown in Exhibit 2 email / worksheet.

Exhibit 2 – Email from Eric Benson, IT Department to Bob Kelly, Bill Hunt and Kathleen Easley regarding the explanation of the Split Parcels in question from the February 11, 2019 Planning Commission meeting.

3. Lexington Park Development District Master Plan zoning map and text amendment review

Presented by Bill Hunt, Director; Kathleen Easley, Deputy Director and Laura Kay, Planner III, Land Use and Growth Management.

Article 3 recommended changes to Zoning District Descriptions

Planning Commission Recommended changes

Page 1

- 31.4 \in blue, necessary to required
- 31.6 \in blue, needed to required
- 31.7 \in blue, needed to required

Page 2

- First sentence The uses allowed change to “the” development regulations
- 31.8 in blue “All other to “If” or “when”
- 31.13\in blue, needed to required

Page 3

- o LPDD in blue needed to required
- o 31.15 in blue needed to required

Exhibit 3 Article 3 recommended changes to Zoning District Descriptions

St. Mary's County Comprehensive Zoning Ordinance Draft of Schedule 50.4

Discussion explained that the chart provided is current with zoning already in place. The updated zonings are listed on the chart. The opportunity to make changes will be available prior to going to the Commissioners of St. Mary's County.

Exhibit 4 St. Mary's County Comprehensive Zoning Ordinance Draft of Schedule 50.4, and Use Classifications, Use Types and Location within Zoning Districts.

- The Zoning Districts in the Lexington Park Development District and Uses Zoning Districts Planning Commission Recommended Changes
 - Schedule 50.4 All Uses in Current Zoning Ordnances
 - o Wherever Boating is listed change to Boating and Vessels

Page 10

- o Item 63 add Integrated work spaces in minor product evaluations
- o Item 65 add Integrated work spaces, Electronic Services and AB Services

Exhibit 5 The Zoning Districts in the Lexington Park Development District and Uses Zoning Districts

ADJOURNMENT

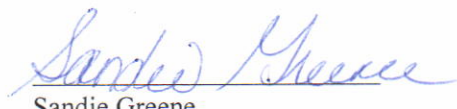
A motion to adjourn was made at 8:30 p.m. by Commissioner Guy. Commissioner VanKirk seconded. The motion passed unanimously.

Approved in open session:

March 11, 2019



 Howard Thompson
 Chairman



 Sandie Greene
 Recording Secretary