

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION
MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, May 10, 2004**

Members present were John Taylor, Sr., Chairman; Larry Greenwell, Vice Chair; Lawrence Chase, Julia King, Steve Reeves and Howard Thompson. LUGM staff present was Denis Canavan, Director, Phil Shire, Planner IV; Jeff Jackman, Senior Planner IV, Bob Bowles, Planner I; Mark Kalmus, Planning Technician and Janice C. Blackistone, Fiscal Specialist (backup for Recording Secretary). County Attorney Heidi Dudderar was also present.

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

APPROVAL OF MINUTES – The minutes of April 26, 2004 were approved as recorded.

DEVELOPMENT REVIEW

**CWSP #03-120-031 – LIGHTHOUSE COMMONS –
SECTION 2**

Requesting review and approval of a concept site plan for Section 2, a 41-lot subdivision in order to proceed with the amendment to the Comprehensive Water and Sewerage Plan. The property contains 23.89 acres, of a parent track of 35.15 acres, is zoned RL, ID Overlay, and is located on the north side of Lighthouse Road, approximately 550 feet west of its Intersection with Maryland Route 249; Tax Map 65, Block 11, Parcels 255 & 278.

Owner: Lighthouse Road Associates, LLC
Present: Pat Mudd, of Day Tech Engineering, Inc.

Mr. Shire said the concept site plan was reviewed by all the TEC agencies in November 2003. He said there are no outstanding issues pertinent to the Comprehensive Water and Sewerage Plan.

Mr. Thompson moved that, having accepted the staff report dated May 3, 2004 and having made a finding that the referenced project has met concept plan requirements to proceed with a Comprehensive Water and Sewerage Plan amendment to change the water and sewer categories from W-6 to W-3D, and noting that the subdivision plan must return to the Planning Commission for preliminary approval, the Commission granted concept site plant approval, as requested. The motion was seconded by Mr. Reeves, passed by a vote 6-0.

CCSP #04-132-002 – BAY DISTRICT VFD

Requesting review and approval of a concept site plan for an 18,000 square foot new fire and rescue building. The property contains 10.98 acres, is zoned DMX, AICUX, APZ-2, and is located on the west side of Shangri-La Drive, at its intersection with Willows Road, Tax Map 43A, Block 17, Parcel 332.

Department Owner: Robert Braddick, of Bay District Volunteer Fire
Department Keith Fairfax, of Bay District Volunteer Fire
Present: Jon Grimm, of Loiederman Soltesz Associates, Inc.

Mr. Shire said concept site plan was reviewed by all the TEC agencies in March 2004.

Mr. Greenwell moved that, having accepted the staff report dated April 16, 2004 and having made a finding that the objectives of Section 60.5.3 of the zoning ordinance has met, and noting that the referenced project has met all requirements for concept approval, the Commission granted concept site plan approval with the understanding that a separate site plan application must be processed for the communication tower, as requested. The motion was seconded by Mr. Reeves, passed by a vote 6-0.

DECISION

ZPUD #04-245-001 – STEWARTS GRANT – PUD – AMENDMENT

Decision for a Major Amendment to the approved Planned Unit Development Plan to include school use. The property contains 405.60 acres, is zoned RH, PUD-R, and is located at the end of Carver School Boulevard, approximately 1,100 feet southeast of its intersection with Great Mills Road; Tax Map 51, Block 8, Parcel 384.

Mr. Shire said there was a Public Hearing held on April 26, 2004 and Department of Land Use & Growth Management received no written comments during open record.

Mr. Reeves moved that, having accepted the staff report dated May 4, 2004 and having made a finding that the application and accompanying development plan amendment fulfill the purpose of the zone, and that the major change as defined in the approved Planned Unit Development (PUD) development plan is consistent with the intent of PUDs in general and compatible with the surrounding development, the County Comprehensive Plan and the underlying RH zone, the Commission signed the Resolution and voted recommendation to the Board of County Commissioners for a major amendment to the approved PUD Plan to

include school use, as requested. The motion was seconded by Mr. Thompson, passed by a vote 6-0.

LAND PRESERVATION & RECREATION PLAN

Mr. Jackman asked the Commission for a meeting on June 21, 2004 for the Land Preservation & Recreation Plan. The Commission approved to schedule a meeting with Recreation & Park Board and Agricultural Land Preservation Board on June 21, 2004.

ADJOURNMENT – 6:43 p.m.

Janice C. Blackistone
Fiscal Specialist

Approved in open
session: May 24, 2004

John F. Taylor
Chairperson