

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, August 13, 2018**

Members present: Howard Thompson-Chair; Joseph VanKirk –Vice Chair; Martin Siebert, Hal Willard, Clarke Guy, Joseph Fazekas, William Hall and Caroline King, Alternate

Kathleen Easley, Deputy Director; Brandy Glenn, Planner II; Laura Kay, Planner II and Shelia Smith, Office Manager; were present from the Department of Land Use and Growth Management.

Randy Guy, President, St. Mary's County Commissioner; David Weiskopf, Acting County Attorney Arthur Shepherd, Director, Recreation and Parks and Donald Mills, Engineer III, Department of Public Works and Transportation.

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

APPROVAL OF THE MINUTES

Commissioner Guy made a motion to approve the minutes of July 23, 2018.

Commissioner Willard seconded. The motion passed unanimously.

DISCUSSION

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

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

Guest Speaker: Arthur Shepherd, Director, Recreation and Parks presented an overview of Myrtle Point Park, 24050 Patuxent Blvd, California, MD 20619.

In 1997, 192 acres were purchased at \$1.75 million dollars with project Open Space funds. In 2005 the park was deemed a Nature Park. A Nature Park is meant for passive recreation. The leisure park use includes activities like hiking trails, water front activities, fishing, nature, running restrooms and/or potable restrooms and an amphitheater.

This very active nature park typically has 200 visitors on the weekends and doubles that on holidays. Currently the park has had a project of removing invasive species to allow the native species to continue to grow. This park like Elms Beach in Lexington Park and Snow Hill Park in Mechanicsville has a fee for use of cars, monitoring and clean-up of the park. A season pass can be purchased for individuals who plan to use the park multiple times in the summer months.

PUBLIC HEARING

1. ZONING MAP CHANGE REQUEST #18-24500001 HOLLYWOOD VOLUNTEER RESCUE SQUAD

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

OWNER: Hollywood Volunteer Rescue Squad, Inc.

AGENT: April M. Johnson

LOCATION: 43256 Rescue Lane, Hollywood, MD 20636

TM-026 GRID-05 PAR-0311 ED-06 TAX ID-041256

LAND USE: Rural Preservation – Public Lands

ZONING: Rural Preservation District

ACREAGE: 1.59

ACTION REQUESTED: Review a request to change the zoning from Rural Preservation District (RPD) to Rural Commercial Limited (RCL).

Presented by: Kathleen Easley, Land Use and Growth Management

Exhibit 1- Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments 1- Zoning Map Amendment Application, Prepared by Hollywood Volunteer Rescue Squad, Inc.

Speakers Representing: Hollywood Volunteer Rescue Squad:

April Johnson, President, Hollywood Volunteer Rescue Squad, 25315 Allstone Lane, Hollywood MD 20636

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

Commissioner Guy made the motion "The Planning Commission, in consideration of the above Findings of Fact, hereby determines that the petition to rezone the subject property meets the criteria for change from Rural Preservation District to Rural Commercial Limited, as a Zoning Map Amendment, based upon the finding of a substantial change in the character of the neighborhood in which the subject property is located."

Commissioner Siebert seconded. The vote was unanimous.

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: Town Center Mixed Use Open Space

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.

Presented by: Laura Kay, Planner II Land Use and Growth Management

Exhibit 1- Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachment 1 – Location Map

Attachment 2 – Land Use Map

Attachment 3 – Zoning Map

Attachment 4 – Charlotte Hall Town Center map

Attachment 5 – Priority Funding Area Map

Attachment 6 – Site Plan

Attachment 7 – Conceptual Rendering

Attachment 8 – Traffic Impact Study

Attachment 9 – State Highway Administration Approval

- Attachment 10 – Department of Public Works & Transportation TIS Comments
 - Attachment 11 – Department of Public Works & Transportation Approval
 - Attachment 12 – Health Department Approval
 - Attachment 13 – Metropolitan Commission Approval
 - Attachment 14 – St. Mary’s Soil Conservation District Approval
- Exhibit 3- Staff PowerPoint Presentation

Speakers Representing the VA Outpatient Clinic on Three Notch Road, Charlotte Hall, MD 20622
 Ken Crouse, Soltesz, INC., 401 Post Office Road, Suite 103, Waldorf, MD 20602
 Brian Biddle, Vice President, Lenhart Traffic Consulting Inc., 645 Baltimore Annapolis Boulevard, Suite 214, Serverna Park, MD 21146
 John Parlett, 29971 Business Center Drive, Charlotte Hall, MD 20622

Exhibit 4- Applicant Powerpoint presentation by Ken Crouse, Soltesz

Vice- Chairman VanKirk opened the hearing to public comment.
 John Parlett, Parlett Affiliated Companies, 29971 Business Center Drive, Charlotte Hall, MD 20622
 Randy Guy, President, St. Mary’s County Commissioners, Veteran, 39398 Ledford Drive, Clements MD 20624

Exhibit 5: Email was received in support, Edward Chamberlain, 29777 Donna Drive, Mechanicsville MD 20659

Hearing no others, the case was closed to public comments.

Commissioner Willard made a motion: In the matter of Concept Site Plan # 18-13200008, VA Outpatient Clinic, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved.


Commissioner Fazekas seconded. The vote was 5 for, 0 against and 3 abstain.

*For: Joseph VanKirk –Vice Chair; Caroline King, Hal Willard, Joseph Fazekas and William Hall
 Abstain- Howard Thompson, Chair; Martin Siebert and Clarke Guy*


ADJOURNMENT

A motion to adjourn was made at 7:45 p.m. by Commissioner Fazekas. Commissioner Hall seconded. The motion passed unanimously.

Approved in open session: August 30, 2018



 Joseph VanKirk
 Vice Chair



 Shelia Smith
 Office Manager, Land Use and Growth Management