

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, November 23, 2009**

Members present were Brandon Hayden, Vice-Chairman; Shelby Guazzo, Susan McNeill, Merl Evans, Martin Siebert, and Lawrence Chase. Stephen Reeves was excused. Department of Land Use & Growth Management (LUGM) staff present were Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Yvonne Chaillet, Zoning Administrator; Dave Berry, Planner II; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

Mr. Hayden called the meeting to order at 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of November 9, 2009 were approved as presented. Ms. Guazzo asked for clarification of a discussion in the minutes regarding further subdividing farmettes stating she would speak with Mr. Bowles later for further clarification.

DEVELOPMENT REVIEW

MSUB #07-110-060 – Great St. Thomas Subdivision

Ms. Harrington gave an overview of the request for a 1 additional lot on a private road stating there are no outstanding issues that would affect a decision tonight. Ms. McNeill asked if there was a road maintenance agreement in affect. Ms. Harrington stated the road maintenance agreement is a condition of approval. Mr. Mike Bailey stated there is one in affect for two of the lots and a new maintenance agreement will be made between these two lots and the requested additional lot.

Mr. Siebert made a motion in the matter of MSUB #07-110-060, Great St. Thomas Subdivision, having accepted the staff report and having made findings pursuant to Section 30.11.4 of the Subdivision Ordinance (Criteria for Approval of a Family Conveyance), I move that the Family Conveyance subdivision plan be approved, with the condition that agreements ensuring access to, and use and maintenance of, the road shall be recorded prior to recordation of the plat and Mr. Evans seconded. The motion passed by a 6-0 vote.

CCSP #08-132-003 – Home 2 Suites (AKA Candlewood Suites)

Mr. Berry gave an overview of the request for a 60,152 sq. foot hotel stating final findings for adequate public facilities will be made administratively by the Planning Director, as a prerequisite to final site plan approval and there are no outstanding issues that would affect a decision tonight. Mr. Berry stated on 10-26-09 the Planning Commission recommended that the building be moved forward ten (10) feet, that a seven foot fence be added in the rear, lighting be placed no higher than 15 feet and the lighting must be placed on the property line facing the building. Mr. Berry stated on 11-06-09 the applicant submitted a revised plan with the following changes:

1. The building has been moved forward 30 feet and is now 65 feet from the rear property line.
2. The rear "A" buffer now includes an eight (8) foot fence.
3. A two lane drive isle has been added and 37 parking spaces have been moved to the rear of the building.
4. All lighting will comply with Section 61.3 standards and will not cause light levels at the property line in excess of .05 foot candles above the background present.
5. A drive isle and canopy has been added at the front of the building.

Mr. Hayden asked what the intent of the proposed FDR Boulevard is. Mr. Berry stated it is to be a neighborhood friendly road. Ms. Guazzo asked about the right-in and right-out stating this would limit access from Valley Road. Mr. Berry stated this is correct. Mr. Brian Norris stated there will be a streetscape between the north and southbound lanes therefore the right-in and right-out is

necessary. Ms. Guazzo stated staff and the developer did a great job addressing the concerns of the Planning Commission. Ms. Guazzo asked that the bottom of the eight (8) foot fence be located at the edge of the parking area. Mr. Norris stated the fence will actually be 8'8" due to the slope.

Ms. Guazzo made a motion in the matter of CCSP #08-132-003, Home 2 Suites, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the 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 and Ms. McNeill seconded. The motion passed by a 5-0-1 vote with Mr. Chase abstaining.

ANNOUNCEMENTS

Analysis of the Effectiveness of the County TDR Program for Land Conservation

Mr. Berlage gave an overview of the analysis stating we have 202,569 acres of rural land. Mr. Berlage stated 61,713 acres of land is in parcels smaller than 15 acres which makes them ineligible for conservation funding. Mr. Berlage stated there are currently 33,984 acres of land in protected parcels therefore leaving 106,872 acres of unprotected land in parcels greater than 15 acres in size. Mr. Berlage gave an overview of the priority preservation area that will be established by the draft comprehensive plan.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: December 14, 2009

Stephen T. Reeves
Chairman