

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, June 11, 2012**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Dave Berry, Planner II; and Jada Stuckert, Recording Secretary. County Attorney George Sparling was also present.

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

APPROVAL OF THE MINUTES – The minutes of May 14, 2012 were approved as presented.

DEVELOPMENT REVIEW

CCSP #07-132-023 – Dollar General Store (AKA Victoria Station)

The applicant is requesting a re-review and approval of a previously approved Concept Site Plan that will now become a Retail Sales Limited only use; the building will be 12,636 sq. ft. The property contains 2.69 acres; is zoned RCL; and is located at 27300 Old Village Road, Mechanicsville, MD 20659; Tax Map 9, Grid 21, Parcel 186.

Owner: William J. Fitzgerald
Presenters: David Berry, LUGM and Ken Crouse of Crouse Engineering

Ms. Guazzo made a motion in the matter of CCSP #07-132-023 Dollar General, 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 Mr. Willard seconded. The motion passed by a 7-0 vote.

PSUB #11-142-006 – Abandonment of Fairview Street and P/O Grandview Street

The applicant is requesting approval to abandon Fairview Street and part of Grandview Street. The property contains 506 acres; is zoned RPD; and is located at the intersection of Fairview Street (not built) and Morganza Turner Road .30 miles south of Grandview Haven Drive (built). Tax Map 18, Grid 5, Parcel 13.

Owner: The Board of County Commissioners for St. Mary's County
Presenters: David Berry, LUGM; Dean Wilkerson of R.A. Barrett; and John Groeger of DPW&T

Mr. Siebert made a motion in the matter of Major Subdivision #11-142-006, Grandview Haven, Phase 2, Abandonment of Fairview Street and P/O Grandview Street, having accepted the staff report and having made a finding that adequate public facilities for roads will continue to exist, I move that the applicant's request to abandon Fairview Street and part of Grandview Street be approved and that the applicant be directed to record a Confirmatory Plat removing the abandoned roads and stating the reason for the plat referencing this approval and a proposed alignment of the public access trail with Laurel Grove Road intersection and Mr. Evans seconded. The motion passed by a 7-0 vote.

DISCUSSION

Planning Commission Annual Report

No action was taken.

ADJOURNMENT

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

Jada Stuckert
Recording Secretary

Approved in open session: June 25, 2012

Howard Thompson
Chairman