

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Tuesday, October 11, 2011**

Members present were Brandon Hayden, Chairman; Shelby Guazzo, Joe Meinert, Susan McNeill, Merl Evans and Martin Siebert. Hal Willard 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.

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

APPROVAL OF THE MINUTES – The minutes of September 12, 2011 were approved as presented.

FAMILY CONVEYANCE

MSUB #09-110-044 – Hazel Minor Subdivision

The applicant is requesting preliminary review of two (2) additional lots on a private road in accordance with the St. Mary's County Subdivision Ordinance 02-02, Section 30.14.4, Family conveyance Provision. The property contains 24.671 acres; is zoned RPD; and is located at 45240 & 045250 Irvings Place and 45275 Rainbow Lane in Callaway, MD 20620. Tax Map 57, Grid 05, Parcel 10 and 328.

Owner: Hazel Knott and Mary Rita Archer
Presenters: Jeanine Harrington, LUGM; Robert Trautman

Mr. Evans made a motion in the matter of MSUB #09-110-044, Hazel Minor Subdivision Lots 3 and 4, having accepted the staff report and having made findings pursuant to Section 30.14.4 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 Ms. Guazzo seconded. The motion passed by a 5-0-1 vote with Mr. Seibert abstaining.

DEVELOPMENT REVIEW

CCSP #05-132-028 – Alloy (Triton Metals Industrial Park)

The applicant is requesting re-review and re-approval of a concept site plan for a 34,400 additional square feet for a total of 90,748 square feet. The property contains 13.95 acres; is zoned Industrial; and is located at 43979 Airport View Drive, California, MD 20619; Tax Map 34, Grid 7, Parcel 548.

Owner: Kmahl Properties, LLC
Presenters: David Berry, LUGM; John Norris Jr., and Gavin Poole

Mr. Seibert made a motion in the matter of CCSP #05-132-028. Alloy Park (Triton Metals), 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 6-0 vote.

CCSP #11-132-008 – Three Notch Crossing (Longhorn Steakhouse)

The applicant is requesting review of a concept site plan for a restaurant and personal business services. The property contains 3.21 acres; is zoned RMX and AE; and is located at 23054 and 23064 Three Notch Road, California, MD 20619; Tax Map 34, Grid 23, Parcel 75 and 76.

Owner: Three Notch Road, LLC
Presenters: David Berry, LUGM; John Groeger, DPW&T; Mr.

Mr. Meinert made a motion in the matter of CCSP #11-132-008, Three Notch Crossing (Longhorn Steakhouse), 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. Evans seconded. The motion passed by a 6-0 vote.

CCSP #11-132-009 – SOMD Bounty

The applicant is requesting review and approval of a concept site plan for a farmers market. The property contains 1.64 acres; is zoned RMX; and is located at 22900 Three Notch Road, California, MD 20619; Tax Map 35A, Grid 00, Parcel 01.

Owner: Orie P. Beasley
 Presenters: David Berry, LUGM; John Groeger, DPW&T; Billy Mehaffey, Mehaffey and Associates; and John Massey

Mr. Evans made a motion in the matter of CCSP #11-132-009, SOMD Bounty, 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.

Ms. Guazzo stated she would not be voting in favor of this project. Ms. Guazzo stated she feels the residential land owners in the rear of this commercial parcel are not being protected by requiring a “C” buffer with a fence as the Commission has required in the past for other commercial site plans. Ms. Guazzo stated even though this project is deemed agricultural it is in fact a commercial enterprise with customers coming and going. Mr. Hayden agreed.

Mr. Meinert seconded and the motion passed by a 4-2 vote with Mr. Hayden and Ms. Guazzo opposed.

ANNOUNCEMENTS

Religious Freedom National Scenic Byway Presentation by Jennifer Pitts

The Star Spangled Banner Byway, Civil War Trail, and Potomac Heritage Trail Presentation by Carolyn Laray and Gracie Brady

Lexington Park Parks and Recreation Plan (LPPRP) Presentation by Phil Rollins

ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Jada Stuckert
 Recording Secretary

Approved in open session: October 24, 2011

Brandon Hayden
 Chairman