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**STAFF REPORT**  
Planning Commission Meeting of  
September 22, 2014

Agenda Item #1

- Reviewed in accordance with the 2009 Comprehensive Plan, and Zoning Ordinance #10-02

I. **DEVELOPMENT DATA:**

CONCEPT SITE PLAN # 14-13200009, WANAMAKER AUTO DEALERSHIP

(Zoning Ordinance 10-02) (Use # 75)

OWNER: Wanamaker Properties

AGENT: Collinson, Oliff, & Associates

LOCATION: Three Notch Rd., California, MD. 20619

TM-043 GRID-01 PAR-0127 & 0479 ED-08 TAX ID-055335 & 065144

ZONING: CMX/CC/RH

ACREAGE: 6.89

ACTION REQUESTED: Review and approval of a 22,960 S. F. Auto Sales and Service.

II. **NOTIFICATION:**

Notice of this public hearing was advertised in *The Enterprise* on September 3, 2014 and September 10, 2014, and the property was posted.

III. **APPLICABLE REGULATIONS:**

a. **St. Mary's County Comprehensive Plan**

- i. Section 4.1.1 Goal: Concentrate development in suitable areas.
- ii. Section 4.1.1b Objective: Concentrate the majority of growth in development districts.
- iii. Section 4.1.1.B Policy: Maintain visual and functional qualities of development through adherence to site standards.
- iv. Section 4.1.3 Apply excellent community design principles to the built environment, especially in the development districts, town centers, and village centers.
- v. Section 4.1.3.F. Objective: Site design that maximizes attractiveness and connectivity.
- vi. Section 4.1.3.E. Policy: Require all projects to include adequate landscaping, including trees, shrubs and ground cover, especially in parking areas. Do not allow large expanses of paved area without adequate green space.

b. **St. Mary's County Comprehensive Zoning Ordinance**

- i. Section 60.6 Concept Site Plan
- ii. Section 61.3 Lighting Standards
- iii. Section 62.3 Countywide Design Objectives
- iv. Section 62.6 Commercial and Mixed Use Development Standards
- v. Section 63.2 Landscaping Requirements
- vi. Section 63.3 Buffer Yard Requirements

- vii. Section 64. Parking Requirements
- viii. Section 70 Adequate Public Facilities

#### IV. BACKGROUND INFORMATION:

- a. The plan was reviewed during the July 10, 2014 TEC cycle.

#### V. OUTSTANDING ISSUES:

- a. Final findings for adequate public facilities will be made administratively by the Planning Director, as a prerequisite to final site plan approval.
- b. St. Mary's County Commissioners must grant permission to cross their right of way which now contains the existing hiker/biker portion of Three Notch Trail prior to final signature approval.
- c. In order to develop parcel 127, a Boundary Line Adjustment Plat must be approved to combine the existing two lots prior to final signature approval.
- d. Parcel 479 is an agricultural parcel and not a parcel of record. This parcel must go through the subdivision process to become a legally existing parcel of record including access, in order to be developed prior to final signature approval.
- e. A variance to reduce the required 65' 'B' buffer yard along Route 235 is required from the Board of Appeals prior to final signature approval. The buffer yard must be widened along Route 235 in order for staff to support the variance.
- f. Parcel 479 is W-6D. A Water Service Category change and connection to a public water system is required prior to final signature approval.

#### VI. STAFF ANALYSIS:

- a. Location Analysis – This project is located on the southbound side of Maryland Route 235, approximately one quarter mile northwest of the intersection of Route 235 and Chancellor's Run Road.
- b. Site Analysis – The site consists of three parcels totaling 6.89 acres. The site is currently vacant except for a tennis court on parcel 479 which is to be removed. Staff believes the site is well suited for the proposed use, once it is converted to a buildable parcel.
- c. Sensitive Areas Analysis – This site contains wetlands on the western side of parcel 479 and an intermittent stream on the southern side of the parcel which will be buffered appropriately and will not affect the proposed development. There are no other sensitive areas on site that will affect the proposed development.
- d. Overall Project Analysis – This plan proposes a new 14,560 square foot auto sales building and a new 8,400 square foot auto service building. The plan also proposes relocating an existing right of way crossing that accesses the MetCom parcel right of way to the proposed crossing to providing access to parcel 479.
- e. Entrance and Traffic Flow – This project proposes a new entrance off of Three Notch Road and an inter-parcel connection with the existing commercial property to the west. A future inter-parcel connection is proposed to the east. Drive aisles and parking are designed in such a manner as to allow for smooth traffic flow throughout the site.
- f. Parking – Schedule 64.3.1 sets the maximum parking for each use. The maximum spots allowed are 54 and spots proposed are 54. Appropriate handicap accessible spots are proposed.

- g. Buffer Yard Requirements – A 30 foot C buffer yard is required between the site and the adjoining Hickory Hills Subdivision, which has been provided. A variance to reduce the required 65' B buffer yard along Route 235 is required from the Board of Appeals prior to final signature approval. The buffer yard must be widened along Route 235 in order for staff to support the variance.
- h. Landscaping and Lighting –The concept landscaping and lighting plan is acceptable for concept approval.
- i. Other Special Considerations – Staff has not identified any other issues that require special consideration, other than the outstanding issues listed above.
- j. Section 60.6.3 states: At a regularly scheduled meeting, the Planning Commission shall receive information regarding the concept site plan from the applicant and the Technical Evaluation Committee (TEC). In addition, the Planning Commission shall consider any information presented by the public.
- k. Section 60.6.4 of the zoning ordinance requires the Planning Commission to make findings that the proposed development (*staff comments in italics*):
  - i. Is consistent with the Comprehensive Plan and applicable functional plans:  
*Staff Analysis: This project is within the Lexington Park Development District, an area where growth is to occur. The site is zoned Community Commercial (CC), Corridor Mixed Use (CMX) and Residential High Density (RH). Proposed auto sales and service, parking, landscaping, and lighting are all in accordance with the Comprehensive Zoning Ordinance. Staff believes this project is consistent with, and promotes the goals and objectives of the Comprehensive Plan.*
  - ii. May be served by adequate public facilities as required by Section 70.2.2, and  
*Staff Analysis: This site is to be served by public water and a sewer system. As part of the review process, the availability of all adequate facilities will be further defined and resolved through subsequent engineering studies and the final design will be in accordance with Chapter 70 of the zoning ordinance. For the purpose of approving the concept plan, pending review of a traffic impact study, staff has not identified any issues that would prevent a favorable determination that adequate facilities are, or could be made available for this project. Should an issue arise, no site plan approval will be granted until Chapter 70 requirements have been met.*
  - iii. Is consistent with the County Annual Growth Policy, including any required phasing plans:  
*Staff Analysis: The proposed commercial use is not subject to the Annual Growth Policy.*
  - iv. Will promote the health, safety and welfare of the general public  
*Staff Analysis: The construction and operation of the auto sales and service facilities will provide additional job opportunities to the area.*
  - v. Adequately developed recreational and other community amenities are provided in accordance with the Comprehensive Plan and the Comprehensive Zoning Ordinance.  
*Staff Analysis: Staff believes that given the proposed use, this requirement is not practical for this site.*
  - vi. Is consistent with countywide design objectives

*Staff Analysis: The proposed building utilizes plentiful windows and a human scale at the entrance. Staff believes this project is consistent with the countywide design objectives of Chapter 62 of the Comprehensive Zoning Ordinance with appropriate buffering.*

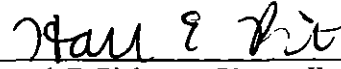
**VII. RECOMMENDATION:**

Staff believes this plan is in keeping with the goals and objectives of the Comprehensive Plan. Staff recommends approval of this Concept Site Plan.

Staff offers the following motion (with modifications and additions pending discussion):

1. **Motion for Approval:** "In the matter of CCSP #14-13200009, Wanamaker Auto Dealership, 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 with the following conditions:
  1. Crossing the Commissioners' right-of-way be approved; and
  2. Boundary Line Adjustment Plat and Subdivision Plat be recorded; along with a Comprehensive Water and Sewerage Amendment prior to final approval, and
  3. A variance from the buffer yard requirements is approved."

Signed:

  
\_\_\_\_\_  
Hannah E. Pinkerton, Planner II  
September 12, 2014



ATTACHMENTS: Attachment 1 – Location Map  
Attachment 2 – Health Department Slip  
Attachment 3 – Metropolitan Commission Approval slip  
Attachment 4 – St. Mary's County Soil Conservation District Approval Slip  
Attachment 5 – Department of Public Works Approval Slip  
Attachment 6 - State Highway Administration Approval Slip  
Attachment 7 – Architectural Elevation Drawings  
Attachment 8 – Site Plan

Cc: Patuxent Hotel Land, LLC  
980 Hospitality Way  
Aberdeen, MD 21001-1779

Collinson, Oliff & Associates, Inc.  
c/o Dan Kelsh  
P.O. Box 2209  
Prince Frederick, MD 20678



TEC SUBMITTAL  
CLERICAL NEEDS BY:

TEC MONTH OF: July 2014

DUE TO L.U.G.M. 71 / 10 / 2014  
L.U.G.M. NO.: 14-132-009

TAX #: \*  
Z.P. #:

**St. Mary's County Health Department  
Environmental Health**

P.O. Box 316  
Leonardtown, MD 20650  
301-475-4321 (phone)  
301-475-4373 (fax)



FAX TO:  
COA

@ 410-535-3103  
1 PAGES



Meenakshi G. Brewster, MD, MPH  
Health Officer

Daryl Calvano  
Environmental Health Director

**PUBLIC WATER & SEWER PLAT REVIEW CHECKLIST**

Owner/Applicant: Wanamaker Properties Surveyor: COA  
Property Location: Three Notch Rd Election District: 8th

Purpose: (check one)  SUBDIVISION  BLAP  CONFIRMATORY

Tax Map: 43 Block: 1 Parcel: 127<sup>479</sup> Sec:  Lot:  Subdivision: Wanamaker

DO NOT WRITE UNDER THIS LINE - HEALTH DEPARTMENT USE ONLY

HD FILE	
PWS	X
Rec.	1 P & 1 copy of Development Review Application
DATE RECEIVED:	<u>6/12</u> , 2014
& LOGGED IN:	<u>6/12</u> , 2014
APPROVED:	<u>Rensions needed</u> <u>BW</u> 6/16/14

Auto Dealership

GENERAL NOTES:

- Property ID Block (including: Tax Map, Block & Parcel)
- REV Meets Comprehensive Water & Sewer Plan (categories indicated) \* list water and sewer categorie
- REV Allocation letter (indicating specific number of EDU's) \* need allocation letter
- Review Fee Remitted
- Surveyor's Signature & Stamp
- REV Vicinity Map \* needs north arrow
- North Arrow
- N/A GAP required

Reviewed by: BW Date: 6/16/14

RECEIVED

JUL 03 2014

ATTACHMENT 2



**St. Mary's County Metropolitan Commission**

23121 Camden Way California, MD 20619

Serving St. Mary's County  
Potable Water Distribution - Wastewater Collection / Treatment

Phone: 301-737-7400  
FAX: 301-737-7458

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**TEC AGENCY APPROVAL VERIFICATION SLIP  
TRANSMITTAL FOR PLANNING COMMISSION REVIEW**

**TO:** Department of Land Use and Growth Management, Attn: Phil Shire

**FROM:** St. Mary's County Metropolitan Commission

**RE:** 14-132-009 Wanamaker Auto Dealership  
Control Number and Project Name

**DATE:** July 14, 2014

The above-referenced project satisfactorily addresses the TEC comments and is ready for approval for the Planning Commission.

YES  X

NO \_\_\_\_\_

1. Parcel 479 is zoned W-6D, a water service category change is required in order to be served by public water.
2. Water and sewer construction plans are required for MetCom review and approval. Please submit construction plans, all necessary review fees, and the review checklist directly to MetCom for review.

**ATTACHMENT**  3

**SIGNATURE:**

*Christy Sterling-Hollander*

Christy Sterling-Hollander, P. E., Assistant Engineer

[dkelsh@coainc.com](mailto:dkelsh@coainc.com)

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**From:** Jane Sanders [<mailto:Jane.Sanders@stmarysscd.com>]  
**Sent:** Tuesday, August 12, 2014 2:48 PM  
**To:** Dan Kelsh  
**Subject:** Concept Site Plan

August 12, 2014.

Dan,

The revised CONCEPT SWM/E&S plan is approvable. Once you have obtained approval of the CONCEPT plan from DPW&T, then you can proceed to the site plan development step. Review fees will be due for steps 2 and 3. Step 2 fee is based on disturbed area (disturbed area in acres times \$150.00 per acre plus \$100.00 application fee) and step 3 fee is \$500.00.

If you have any questions, please let me know.

Thanks,

Jane Sanders  
St. Mary's Soil Conservation District  
26737 Radio Station Way  
Leonardtown, MD 20650  
301-475-8402, x109  
FAX: 301-475-8391  
[www.stmarysscd.com](http://www.stmarysscd.com)



ATTACHMENT 4



ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF  
PUBLIC WORKS & TRANSPORTATION  
George A. Erichsen, P.E., Director



COMMISSIONERS OF ST. MARY'S COUNTY  
Francis Jack Russell, President  
Lawrence D. Jarboe, Commissioner  
Cynthia L. Jones, Commissioner  
Todd B. Morgan, Commissioner  
Daniel L. Morris, Commissioner

August 21, 2014

Mr. Daniel J. Keish, P.E.  
COA, Inc.  
P. O. Box 2209 – 110 Main Street  
Prince Frederick, Maryland 20678

RE: Wanamaker Auto, Concept Plan  
File #12-132-009

Dear Mr. Keish:

This Department has approved the revised concept plan submitted on August 15, 2014. Once the concept stormwater management and sediment and erosion control plan approval is obtained from all applicable review agencies, the project may proceed to the site development phase (Phase 2) per the St. Mary's County Stormwater Management Ordinance.

Please note the following required for the Phase 2 Site Development Plan:

- It is understood that easements will be required for the proposed access road crossing the Old Railroad and SMECO rights-of-way prior to Phase 2 Site Development Plan approval. Please submit a formal written request to abandon the prior approved crossing and request an alternate crossing location as soon as possible.
- If approved, the Three Notch Trail crossing will need to be designed carefully to assure safety.
- This Department does not recommend discharging runoff directly into the Commissioners of St. Mary's County right-of-way. If no other options are available, an easement will be required for discharging runoff (from MB10# 1C and 1G) into the right-of-way and adequate outfall demonstrated.
- Groundwater Recharge (Rev) must be addressed. Standard detailed stormwater management computations (with equations and values shown) are required with the Site Development Plan to assure the required Rev and ESD volumes will be met.
- Soil testing will be required to identify highly erodible soils and groundwater elevations in ESD and outfall areas.
- A Traffic Impact Study will be required prior to site plan approval.
- Correct the steep grades on the east side of the parking lot.
- Adequate outfall where runoff from the site will discharge to the existing stream on the south side of the site. Provide clarification of the classification of the stream. For instance, with the adjacent wetland shown, the stream is likely to be perennial with an associated floodplain. At a minimum, address the flows (Q) and velocities (V) and provide measures to assure erosion will not occur downstream of the outfalls. Assure the stream banks will be protected. Contact the MDE/COE regarding possible stream/wetlands impacts and/or State permit requirements.

If you have any questions or comments, please do not hesitate to contact this Department.

Very truly yours,

Margaret C. Lewis  
Engineer

cc: Mark Fisher, Telecom capital Group, Inc.  
Bob Bowles, Department of Land Use and Growth Management  
Bruce Young, St. Mary's Soil Conservation District

ATTACHMENT 5

S:\MCML REVIEW\COA Wanamaker Auto 8.11 8.13 8.18.docxdoc

P.O. BOX 508 • THE ARNOLD BUILDING • 44825 ST. ANDREWS CHURCH RD. • CALIFORNIA, MD 20619  
PHONE 301.863.8400 • FAX 301.863.8810 • www.co.saint-marys.md.us

**Bob Bowles - Wanamaker Auto Dealer SHA#: 14APSM015XX**

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**From:** Michelle Madzelan <MMadzelan@sha.state.md.us>  
**To:** "bob.bowles@stmarysmd.com" <bob.bowles@stmarysmd.com>  
**Date:** 8/22/2014 1:30 PM  
**Subject:** Wanamaker Auto Dealer SHA#: 14APSM015XX

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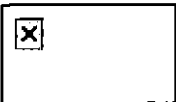
Good afternoon Bob,

It appears that the Wanamaker Auto Dealer project concept is acceptable as it was submitted. As the project develops, SHA would expect to see the traffic impact study that would be in accordance with the County APFO and the SHA Access Manual.

Take care,

**Michelle Madzelan, PE**  
Consultant to the Access Management Division

Maryland State Highway Administration  
Office of Highway Development  
707 N. Calvert Street, Mailstop C-302  
Baltimore, Maryland 21202  
Direct (410) 545-8869  
Toll Free (800) 876-4742 X8869



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**ATTACHMENT** 6



