

**St. Mary's County Government**  
**DEPARTMENT OF LAND USE**  
**AND GROWTH MANAGEMENT**

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*William B. Hunt, AICP, Deputy Director*



**Board of County Commissioners**  
Francis Jack Russell, President  
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**MEMORANDUM:**

**TO:** Technical Evaluation Committee  
**FROM:** Land Use & Growth Management /Plans Review  
**DATE:** September 12, 2014  
**SUBJ:** October, 2014 TEC Review Cycle

A meeting has been scheduled for October 9, 2014 at 1:30 p.m. at the Department of Land Use and Growth Management; 23150 Leonard Hall Drive, Leonardtown, Maryland to discuss any issues there may be prior to issuing final comments to the applicants. **FINAL** TEC Comments are due in this office for copying and distribution to the owner and their representatives by **MONDAY, October 13, 2014 BEFORE 5:00 p.m.**

1. CONCEPT SITE PLAN # 14-13200014, FREEDOM THERAPY  
(Zoning Ordinance 10-02) (Use # 16 & 34)  
OWNER: Midbrien LLC  
AGENT: Little Silences Rest, Inc.  
LOCATION: 28055 Three Notch Rd., Mechanicsville, MD 20659  
TM-009 GRID-14 PAR-0007 ED-05 TAX ID-014069  
ZONING: TMX  
ACREAGE: 1.63  
ACTION REQUESTED: Review of a concept site plan for an outpatient center and four apartments.
  
2. CONCEPT SITE PLAN # 14-13200015, SOUTHGATE RETAIL CENTER  
(Zoning Ordinance 10-02) (Use # 65, 73, 77)  
OWNER: Beck & Beck LLC  
AGENT: Jay Hopson  
LOCATION: Three Notch Rd., Lexington Park, MD 20653  
TM-052 GRID-08 PAR-0144 ED-08 TAX ID-067279  
ZONING: CMX/APZ-2  
ACREAGE: 2.74  
ACTION REQUESTED: Review of a concept site plan for two 9,882 square foot buildings for potential personal business service, restaurant or retail sales limited use.
  
3. MINOR SITE PLAN # 14-13100041, CREEK TOWING  
(Zoning Ordinance 10-02) (Use # 65,120)  
OWNER: Earley Properties LLC  
AGENT: Nokleby Surveying Inc.  
LOCATION: 27516 Old Village Rd., Mechanicsville, MD 20659  
TM-009 GRID-21 PAR-0054 ED-05 TAX ID-035945  
ZONING: RCL  
ACREAGE: 1.17  
ACTION REQUESTED: Review of a minor site plan for a towing business and impound lot.

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4. MINOR SITE PLAN # 14-13100043, TROSSBACH FUEL SALES

(Zoning Ordinance 02-01) (Use # 60)

OWNER: RJA Enterprises Inc.

AGENT: Chesapeake Trails Surveying

LOCATION: 20943 Point Lookout Rd., Callaway, MD 20620

TM-050 GRID-16 PAR-0275 ED-02 TAX ID-023466

ZONING: VMX

ACREAGE: 1.19

ACTION REQUESTED: Review of a minor site plan for the placement of an 8,000 gallon fuel tank.

5. MINOR SUBDIVISION # 14-11000031, VALLANDINGHAM FARMS LOT 1

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **MALPF/ALPD**

OWNER: Vallandingham Farms LLC

AGENT: Ben Dyer & Associates

LOCATION: 39850 Sunnyside Rd., Leonardtown, MD 20659

TM-024 GRID-18 PAR-0005 ED-03 TAX ID-026183

ZONING: RPD

ACREAGE: 169.9

ACTION REQUESTED: Review of a one lot minor subdivision.

6. MINOR SUBDIVISION # 14-11000032, RUTH DRURY ESTATES

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **Critical Area**

OWNER: Ruth S. Drury

AGENT: Nokelby Surveying Inc.

LOCATION: 49603 Airedele Rd., Ridge, MD 20680

TM-071 GRID-14 PAR-0240 ED-01 TAX ID-007572

ZONING: RPD/RCA

ACREAGE: 25.560

ACTION REQUESTED: Review of a three lot minor subdivision.

For information, contact Brandy Glenn, Department of Land Use and Growth Management at (301) 475-4200 x 1529 or: [Brandy.Glenn@stmarysmd.com](mailto:Brandy.Glenn@stmarysmd.com).