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**MEMORANDUM**

**TO:** Technical Evaluation Committee  
**FROM:** Land Use & Growth Management-Plans Review  
**DATE:** July 1, 2018  
**SUBJ:** July 2018 TEC Review Cycle

A Meeting has been scheduled for July 25, 2018, at 1:30 p.m. at the Department of Land Use and Growth Management; 23150 Leonard Hall Drive, Leonardtown, MD 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, July 30, 2018, BEFORE 5:00 p.m.**

**1. CONCEPT SITE PLAN # 18-13200012, SOUTHPPOINT CHURCH**

(Zoning Ordinance 10-02) (Use # 38, Religious Assembly)

OWNER: Southpoint Church Inc.

AGENT: Mehaffey & Associates, PC

LOCATION: 43160 Saint Andrews Church Road, Leonardtown, MD 20650

TM-041 GRID-04 PAR-0297 ED-03 TAX ID-088731

LAND USE: Rural Preservation

ZONING: Rural Preservation District/Airport Environs Area Overlay

ACREAGE: 49.65

ACTION REQUESTED: Review of a Concept Site Plan for a 27,890 square foot Religious Assembly.

**2. CONCEPT SITE PLAN # 18-13200013, SOUTHSTAR CONCRETE PLANT REDEVELOPMENT**

(Zoning Ordinance 10-02) (Use #48 Convenience Store, #60 Fuel Sales, #62 Motor Vehicle Maintenance Service, Minor (Car Wash) #70 Restaurant)

OWNER: Southstar Limited Partnership

AGENT: Ken Findley, St. John Properties

LOCATION: 23344 Three Notch Road, Hollywood, MD 20636

TM-034 GRID-10, 15 PAR-0433, 0521 ED-08 TAX ID-009848, 009856

LAND USE: Industrial Areas

ZONING: Industrial/Airport Environs Area 4 Overlay/PUD-C2 Overlay

ACREAGE: 6.66

ACTION REQUESTED: Review of a Concept Site Plan for two restaurants, a convenience store, car wash and fuel sales totaling 289,936 square feet.

**3. CONCEPT SITE PLAN # 18-13200014, PRODUCTION PRODUCTS INC.**

(Zoning Ordinance 10-02) (Use #80, Warehouse and Storage)

OWNER: Charlotte Hall Center Inc.

AGENT: Soltesz & Associates

LOCATION: 37327 Carpenter Lane, Charlotte Hall, MD 20622

TM-004 GRID-10 PAR-0491 ED-05 TAX ID-067820

LAND USE: Industrial Areas

ZONING: Industrial

ACREAGE: 3.00

ACTION REQUESTED: Review of a Concept Site Plan for a 24,000 square foot Storage Warehouse.