

**ST. MARY'S COUNTY
BOARD OF COUNTY COMMISSIONERS'
ZONING ORDINANCE WORK SESSION
Governmental Center
Thursday, September 20, 2001**

Present: Commissioner Shelby P. Guazzo
 Commissioner Thomas A. Mattingly, Sr.
 Commissioner Daniel H. Raley (*arrived 7:35 p.m.*)
 Jon Grimm, Director, Planning and Zoning
 John B. Norris, III, Deputy County Attorney
 Sonny Burch, Development Review Forum
 Guy Curley, Development Review Forum (*arrived 9:00 p.m.*)
 Peggy Childs, Planning and Zoning, Recording Secretary

CALL TO ORDER

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

Under cover of his 9/20/01 memo, Mr. Grimm provided Chapter 62 revision comments from the Development Review Forum for review at a subsequent date. The Commissioners directed the following changes to Chapters 63 as proposed by Mr. Grimm in his September 19, 2001 memorandum and concurred with by the DRF, and to Chapters 64 and 65:

Chapter 63 – Landscaping and Buffer Yards

- Page 63-1, lines 33-36 – Delete.
- Page 63-1, line 38 – Strike last 3 words; strike lines 42 and 43.
- Page 63-2 – Strike lines 10 and 11; strike lines 36-39. Subparagraph (2) becomes item 4.a
- Page 63-2 - Correct page break and move line 44 to heading at top of Page 63-3 – Schedule 63.3.4.b: Species Variety.
- Page 63-3, line 3 – Add to end of first sentence “as required by Chapter 75, Forest Conservation.” Delete balance of line 3 and lines 4, 5, and 6. Last line of Schedule 63.3.4.f, Size of Plant Material (above line 17) – Change to read “1 gallon *or flats*” Add new provisions after both line 24 and line 35 that “Bioretention facilities that are not fenced may contribute toward landscaping or bufferyard requirements.”
- Page 63-3, lines 14 and 15 – Delete after “minimums” to end of sentence; place period after “minimums.”
- Page 63-3, line 16 – Correct schedule number of 63.3.4.g.
- Page 63-4 – Add a provision after line 15 that “Bufferyard plantings may contribute to and must conform to Section 63.3 landscaping requirements.” Replace footnote 4 in order to “allow reduction of up to 1/3 of Bufferyards B or C if a six-foot berm, fence or combination thereof is provided.” Add period after “provided that the fence provides a solid visual barrier”
- Page 63-4, line 16 – Delete footnote 5 in column “B”.
- Page 63-5 – Specify the length of each bufferyard section as “100 linear feet” and reverse shrub/evergreen plantings to conform to the text in 63.4.3 for the C bufferyard (*27 shrubs, 14 evergreens*).
- Secretary's note: Page 63-6, lines 24 and 25 – Add “a” after “in” in line 24 and strike first “a” in line 25.
- Page 63-7, Schedule 63.4.5 – Buffer Yard Requirements – Under Residential Column L in Residential H row, change “A” to “B”

Chapter 64 – Off Street Parking and Loading

- Page 64-2, lines 9-12 – Correct sentence structure
- Page 64-2, line 47 – Delete entire line
- Page 64-5, #62 - Use current requirement of 4 parking spaces per 1,000 sq. ft. as a working number for office space but compare this to what the Navy requested in their memo and provide that to commissioners. Look at #45 and #55 – conference facilities and hotel/motel lodging.
- Page 64-5 #37, Rural Practice – change to one space per 200 square feet to match Outpatient Care Center.
- Page 64-6 – Correct chart to show spaces per 500 sq. ft. or 1,000 sq. ft., instead of varying square footage.
- Page 64-6, line 75, Retail Sales, General – Pencil in 5 spaces per 1,000 sq. ft. of gross floor area and let the DRF come back with comments. Mr. Grimm made a comment that, generally speaking, the numbers in Schedule 64.3.1, Off-Street Parking Standards, are about half of what we have today. Commissioner Guazzo stated that is too severe, and we should aim for $\frac{3}{4}$ of what we have today as a cap.
- Page 64-8, lines 4 and 5 – Make sure this is a general comment and is not restricted to RSC. Delete “shall.”
- Mr. Grimm suggests considering using the provision of bioretention facilities as an incentive to increase parking. He will work together with Mr. Erichsen to provide suggestions that would offset the increased parking for the commissioners’ consideration.
- Page 64-4, line 29 – Government Facility, 64-5, line 47 – Convenience Store, and 64-5, line 59 – Motor Fuel Sales – increase the number of parking spaces.
- Page 64-9, lines 12-13 – Delete.
- Page 64-10, line 5 – Delete “unless this requirement is waived by the Planning Director.”
- Page 64-11, line 9 – Rewrite to read, “If necessary, a loading space shall be screened on three sides by a fence, wall, or hedge at least 6 feet in height, so as to not be visible from a street.” Staff to crosscheck with Chapter 62 to see if this is redundant.
- Page 64-12, after line 26 – Add a provision that innovative landscaping within a parking lot be considered as an incentive for increased parking, as long as the minimum 10% landscaping requirement is met.

Chapter 65 – Signs

- Page 65-1, lines 27 and 36 – Add “retail commercial advertising” before the word “signs” and coordinate with sign definitions.
- Page 65-2, line 20 – Add a provision that temporary signs for civic or non-profit organization-sponsored events are exempt.
- Page 65-2 – lines 25-27 – Eliminate.
- Page 65-3, lines 4-5 and 9-10 – Eliminate.
- Page 65-3, line 32 – Delete “subject to approval of the Planning Director.”
- Page 65-4, lines 10-12 – Eliminate.
- Page 65-4, lines 27-29 – move to new position below Schedule 65.3.1.a
- Page 65-5, lines 8-9 – Eliminate.
- Page 65-6, line above 3 – Place figure title in correct position.
- Correct sign types based upon definition consolidation.
- Page 65-7, lines 2-3 – Eliminate.
- Page 65-8, line 6 – Eliminate.
- Page 65-4, line 5 – Look at increasing distance to 15 miles from business location.
- Page 65-9, line 6 – Increase size to 32 square feet but impose height limitation.
- Page 65-8, lines 11-16 – Change to reflect that no electric, revolving, repeat-message signs, no flashing signs and no change in intensity of illumination of signs shall be permitted, except for those showing time and temperature.

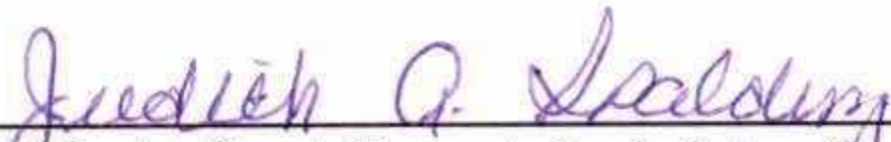
During discussion, Mr. Grimm agreed to check into the following items and report back to the commissioners:

- Requirements for landscaping plant survival – 60% after 2 years in the Critical Area; Mr. Grimm will check on general requirements.
- Page 64-5 – Provide comparison of 4 spaces per 1,000 sq. ft. for office space with what Navy requested in their memo for offices they propose to lease.
- Schedule 64.3.2, Parking table – do these figures apply to gross square feet or net square feet?
- Crosscheck Page 64-11, line 9 with Chapter 62 to see if this provision is redundant.
- Sign provision that “no signs shall be attached to the roof.” Jon will check to see how (and where) this provision ended up.

ADJOURNMENT

The work session was concluded at 9:20 p.m.

**Minutes Approved by the
Board of County Commissioners on 10/02/01**



**Judith A. Spalding, Administrative Assistant
to the Board of County Commissioners**