

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION
MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, April 26, 2004**

Members present were John Taylor, Sr., Chairman; Lawrence Chase, Steve Reeves, Joseph St. Clair and Howard Thompson. LUGM staff present was Phil Shire, Planner IV; Trish Guy, Planner II; Bob Bowles, Planner I; Mark Kalmus, Planning Technician and Janice C. Blackistone, Fiscal Specialist (backup for Recording Secretary). County Attorney Heidi Dudderar was also present.

The Chair called the meeting to order at 6:31 p.m.

APPROVAL OF MINUTES – The minutes of April 12, 2004 were approved as recorded.

PUBLIC HEARING

MAJOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT PLAN - #ZPUD #04-245-001-STEWARTS GRANT

Legal Ad published in The Enterprise on 4/7/04 and 4/14/04

Mr. Shire presented the Stewarts Grant Planned Unit Development (PUD) Amendment to include the school use into the PUD development plan. He said the original PUD development plan containing 423 acres was approved in 1997. He stated the school site was donated to St. Mary's County by Joseph Knott, and contained 33.17 acres.

Mr. Shire said the requested amendment to the PUD development plan will be sought in two stages. The first stage will be to include the school use into the development plan, which will expedite the proposed George Washington Carver Elementary School. The second stage will be the amended design of the remaining PUD property.

Mr. Shire asked the Commission for a decision to be made at the May 10, 2004 Planning Commission's meeting as it is already scheduled for a public hearing meeting with the Board of County Commissioners on May 18, 2004.

Bill McKissick, of Dugan & McKissick, stated Joseph Knott is a principle owner of Stewarts Grant PUD, he was not the original developer that created the Stewarts Grant PUD but he donated 33.17 acres to the St. Mary's County Board of Education (BOE). Mr. McKissick said Mr. Knott has been working with the BOE to expedite this process and moving forward with the development of the remainder of the property. He said Mr. Knott did not want to hold up the school so he has allowed the school to move forward in processing.

Brad Clements, of the St. Mary's County Board of Education, said this project has been moving quickly. He said they have relocated George Washington Carver School this past September. He further said they are looking at 14 months of a construction period on the project with starting in August 2004. He stated they are trying to move rather quickly on this project because there is still a need for two more elementary schools.

Herb Redman, of DH Steffens Company, said this original PUD was approved in 1997 for 622 single family attached apartments dwelling units. He said there is 12 1/2 acres that could be used for open space and developed open space. He further said there are ball fields included in the open space and soccer fields plus basketball courts that Stewarts Grant will receive credit for.

Mr. Redman said Parcel "B" contained 36 acres considered high density use; it contained 20 units per acre with high rise townhouses of 680 to 720 units. He stated when Mr. Knott donated the 33.17 acres, what they did was realign the road, which originally went through the open space. He said they did not come back for a minor amendment; the road is still there just shifted over several hundred feet.

Chris Ho, of Whitman, Requardt and Associates, LLP, said the access to the school will be provided by a 400 foot extension of Harvard School Boulevard with additional improvements to this road will include a dedicated right turn lane at Great Mills Road and a construction of a new traffic signal. He said there is a proposed driveway entrance, a dedicated bus loop for 15 buses, a separated parking for parents and facility drop off lane. There will be an isolated service area for maintenance and delivery operations and there are a total of 102 parking spaces proposed. He further said they are proposing softball and soccer ball fields, play areas, two basketball courts and jogging/running path. He stated the site also allows room for future expansion. He said a 6-foot chain link fence on three sides of the property as well as lighting will provide security to the property.

Steve Bates, of Marshall Craft Associates Architect, presented the architectural overview of the school. He said 80 percent of the school will be on the lower level and on one end there will be music room, gymnasium and food court making the height of the building 29 feet. He stated the brick will be buff in color and school is designed to fit into the neighborhood.

Mr. McKissick asked the Commission if the testimonies could be incorporated into the public hearing.

The Commission conducted and closed a public hearing with no comments leaving the record open for 10 days for written comment.

DEVELOPMENT REVIEW

**CCSP #03-132-026 – GEORGE WASHINGTON
CARVER ELEMENTARY**

Requesting review and approval of a concept site plan for a proposed 64,000 square foot, 541 student, elementary school. The property contains 33.17 acres, is zoned RH, PUD 4.0, and is located end of Carver School Boulevard; Tax Map 51, Block 8, Parcel 634.

Owner: St. Mary's County Public Schools

Mr. Shire said the concept site plan was reviewed by all the TEC agencies in November 2003. He said the outstanding issues include the finalization of PUD amendment to allow school use within the PUD and the Comprehensive Water and Sewerage Plan (CWSP) must be amended to facilitate use of public water and sewer.

The Chair open and closed to public comment.

Mr. St. Clair moved that, having accepted the staff report dated April 16, 2004 and having made a finding that the objectives of Section 60.5.3 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval as a prerequisite for amendment of the Comprehensive Water and Sewerage Plan, and prerequisite for final site plan approval, the Commission granted concept site plan approval with the understanding that the PUD amendment to allow the school use within the PUD be approved and completed prior to final site plan approval, as requested. The motion was seconded by Mr. Reeves, passed by a vote 5-0.

CCSP #04-120-003 – TWIN PONDS – SECTION 2

Requesting review and approval of a concept site plan for a 65-lot subdivision in order to proceed with the amendment to the Comprehensive Water and Sewerage Plan. The property contains 67.8 acres, is zoned RL, AE Overlay, and is located end of FWD Drive, approximately 1,600 feet east of its intersection with Maryland Route 245; Tax Map 26, Block 18, Parcel 95.

Owner: The Dean Partnership c/o Frank Dean

Ms. Guy said concept site plan was reviewed by all the TEC agencies in March 2004. She said staff supports the concept plan approval for the express purpose of amending the CWSP.

Mr. Reeves moved that, having accepted the staff report dated April 16, 2004 and having made a finding that the referenced project meets concept plan requirements to proceed with a Comprehensive Water and Sewerage Plan amendment to change the water and sewer categories from W-6 and S-6 to W-3D and S-3D, and noting that the subdivision plan must return to the Planning Commission for preliminary approval, the Commission granted concept site plan approval, as requested. The motion was seconded by Mr. Thompson, passed by a vote 5-0.

CCSP #03-132-02 – COMFORT SUITES HOTEL & CONFERENCE CENTER

Requesting review and approval of a concept site plan for 66,000 square foot hotel, restaurant, lounge and conference center. The property contains 4.70 acres, is zoned CMX, AE Overlay, and is located on the northeast side of Maryland Route 235, approximately 600 feet southwest of its intersection of its intersection with Mervell Dean Road; Tax Map 34, Block 9, Parcel 158.

Owner: Daniel L. Rebarchick
Present: John Norris, NG&O Engineering, Inc.

Mr. Shire said the concept site plan was reviewed by all the TEC agencies in November 2003. He said staff is pressing for a service lane across the back of the parcel for some future service road to tie into Route 235. He stated this proposed construction lies around 100 foot outside or beyond of Area 2 which is an approach in the airport runway and final site plan approval will be contingent to the proposed construction will meet all of the evaluation required by the Federal Aviation Requirements.

Mr. Norris stated Mr. Rebarchick's daughter Dana will be the manager for the Comfort Suites. He said the stormwater management will be a challenged so they will try to do the cross connections. He stated the building will be four stories with 74 rooms with a pool, and a restaurant and lounge on the lower level and on the upper level a banquet facility.

Mr. Rebarchick, owner of Lenny's Restaurant and Sleep Inn, said over the years he has found that with the growth in the County banquet and the catering businesses are still limited and he wants create something to give back to the community. He said with this proposed development he will enlarge the restaurant area plus add a separate bar area with adding a second floor, a bridal suite, a presidential suite and a gift shop. He further said there will be two adjacent meeting rooms and two separate cooking facilities one on the top floor for the banquet and the other on the first floor for the restaurant. He stated they are putting in an elevator to meet all the ADA requirements. He said he is working with the architect to have a grand foyer with an inviting stairway taking you up to the second floor.

The Chair asked if this building would be bigger than the hotel next door. Mr. Norris replied yes, it is about the same square footage.

Mr. St. Clair moved that, having accepted the staff report dated April 16, 2004 and having made a finding that the objectives of Section 60.5.3 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, the Commission granted concept site plan approval, as requested. The motion was seconded by Mr. Thompson, passed by a vote 5-0.

CCSP #00-120-032 – WOODS & STREAMS HOMES

Requesting a review and approval of a concept site plan for 77-lot subdivision in order to proceed with the amendment to the Comprehensive Water and Sewerage Plan. The property contains 44.823 acres, is zoned RL, and is located on the east side of Maryland Route 237, approximately 4,000 feet north of its intersection with Maryland Route 246; Tax 43, Block 17, Parcel 332.

Owner: H. W. Miller & Sons, Inc.
Present: John Norris, NG&O Engineering, Inc.

Ms. Guy said the concept site plan was reviewed by all the TEC agencies September 2000 and predates the current Comprehensive Zoning Ordinance. She said all future submissions must meet the requirements of the Comprehensive Zoning Ordinance 02-01 and the Subdivision Ordinance #02-02, including Adequate Public Facilities.

Mr. Norris said there was a death in the family which is the reason the development was put on hold.

Mr. Thompson moved that, having accepted the staff report dated April 16, 2004 and having made a finding that the referenced project meets concept plan requirements to proceed with an administrative Comprehensive Water and Sewerage Plan amendment to change the water and sewer categories from W-6 and S-6 to W-3D and S-3D, and noting that the subdivision plan must return to the Planning Commission for preliminary approval, the Commission granted concept site plan approval, as requested. The motion was seconded by Mr. Reeves, passed by a vote 5-0.

CCSP #03-132-030 – MAZEL SUBDIVISION – PHASES 1-4

Requesting review and approval of a concept site plan for 109 townhouses and 7 single family lots. The property contains 22 acres, is zoned RL, RH, AE Overlay, and is located at the end of Dooley Lane, approximately 1,000 feet south of its intersection with Maryland Route 235; Tax Map 42, Block 6, Parcels 18 & 165.

Owner: Thomas Builders
Present: Robert Eitel, of Bowman Consulting Group

Mr. Shire said the concept site plan was reviewed at the December 2003 TEC review. He said the subdivision of this development will be processed under a separate application.

Mr. Eitel said this property will access Old Rolling Road which go out to Three Notch Road through the area defined as FDR Boulevard. He said the road access is through a 64 foot right-of-way which was defined on the Laurel Glen record plat. He further said there will be an on site pump station which will pump a short distance and not across the property. He stated there are two kinds of stormwater management proposed on site which meets all the standards for water quality and grade control. He said the buffer from wetlands is 25 foot and have all been met or exceeded.

The Chair open and closed to public comment.

Mr. Reeves moved that, having accepted the amended staff report dated April 16, 2004 and having made a finding that the objectives of Section 60.5.3 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, the Commission granted concept site plan approval, as requested. The motion was seconded by Mr. Thompson, passed by a vote 5-0.

**CCSP #04-131-004 – CHARLOTTE HALL BUSINESS PARK –
LOTS 11 & 12**

Requesting review and approval of a concept site plan for a 14,600 square foot office and a 4,500 square foot storage and warehouse. The property contains 2.81 acres, is zoned TMX, and is located on the south side of Golden Beach Road, on Business Center Drive; Tax Map 1, Block 22, Parcel 124.

Owner/Present: John Parlett, of Burch Properties, LLC

Ms. Guy said the concept site plan was reviewed by all the TEC agencies in March 2004.

Mr. Parlett said this property will be occupied by his own company for office space, garage and warehouse with additional building on the property for rental office space. He said they are presently served by Adequate Public Facility with a public water system and he will be installing on-site depositor systems as part of the master stormwater management system for the entire business park. He stated they do have one small sensitive area on this site that is non-tidal wetlands that he will provide adequate buffers completely around that area.

Mr. Chase moved that, having accepted the staff report dated April 16, 2004 and having made a finding that the objectives of Section 60.5.3 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, the Commission granted concept site plan approval, as requested. The motion was seconded by Mr. Thompson, passed by a vote 5-0.

ADJOURNMENT – 7:31 p.m.

Janice C. Blackistone
Fiscal Specialist

Approved in open
session: May 10, 2004

John F. Taylor