

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, June 11, 2018**

Members present: Joseph VanKirk –Vice Chair; Martin Siebert, Clarke Guy, Hal Willard, William Hall, Joseph Fazekas and Caroline King, Alternate

Absent: Howard Thompson-Chair

Bill Hunt, Director; Sandie Greene, Recording Secretary; and Laura Kay, Planner II were present from the Department of Land Use and Growth Management.

David Weiskopf, Acting County Attorney, James Tanavage, Assistant County Attorney  
John Groeger, Deputy Director; Donald Mills, Engineer III, Department of Public Works and Transportation  
Andrew Balchin, Assistant Engineer, St. Mary's Metropolitan Commission

The meeting was called to order by Vice Chair, Joseph VanKirk at approximately 6:30 p.m.

**APPROVAL OF THE MINUTES**

*Commissioner Guy made a motion to approve the minutes of May 14, 2018.  
Commissioner Willard seconded. The motion passed unanimously.*

**PUBLIC HEARING**

1. CONCEPT SITE PLAN # 18-13200003, Toyota Annex North  
(Zoning Ordinance 10-02) (Use # 75)  
Owner/Contract Purchaser: Lexington Properties LLC/LP Real Estate Inc.  
Agent: Soltesz & Associates  
Location: 22518 Three Notch Rd, California, MD 20619  
TM-0043 GRID-0003 PAR-0211 ED-08 TAX ID-144338  
Land Use: Mixed-Use Medium-Intensity  
Zoning: Corridor Mixed Use, CMX  
Acreage: 3.83  
Action Requested: Review of a Concept Site Plan for a 15,000 square foot, retail auto sales and service building.

Presented by: Laura Kay, Planner II, Land Use and Growth Management

Exhibit 1 – Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments:

- 1 – Location Map
- 2 – Land Use Map
- 3 – Zoning Map
- 4 – Site Plan
- 5 - Open Space Exhibit
- 6 – Conceptual Rendering
- 7 – Traffic Impact Study
- 8 – Adequate Public Facilities Report
- 9 – State highway Administration Approval

- 10 - Department of Public Works and Transportation Approval
- 11 – Health Department Approval
- 12 – Metropolitan Commission Approval
- 13 – St. Mary’s Soil Conservation District Approval

Speakers Representing Toyota Annex North

JD Blackwell, LP Real Estate, INC, 22500 Three Notch Road, Lexington Park, MD 20653

Chris Longmore ESQ of Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101, Lexington Park, MD 20653

Applicant Exhibit 1- Power Point Presentation

Speaker representing the Department of Public Works and Transportation: John Groeger, Deputy Director

Public Speakers: Peter D’Arista, 22500 Three Notch Road, Lexington Park, MD 20653

*Commissioner Guy made the motion: In the matter of CONCEPT SITE PLAN# 18-13200003, Toyota Annex North, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive 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: Applicant must secure a dimensional variance to the 20% undeveloped open space from the Board of Appeals along with other applicable variances to include both front and rear buffer yards. Commissioner Siebert seconded. The motion passed unanimously.*

2. CONCEPT SITE PLAN # 18-13200004, TRACTOR SUPPLY CHARLOTTE HALL  
(Zoning Ordinance 10-02) (Use # 76)  
OWNER: JLH Properties of Virginia II, LLC  
AGENT: J Hopson Consulting, LLC  
LOCATION: 37662 Mount Wolf Rd, Charlotte Hall, MD 20622  
TM-0001 GRID-0016 PAR-0044 ED-05 TAX ID-062489  
LAND USE: Mixed Uses - Moderate Intensity  
ZONING: Town Center Mixed Use, TMX  
ACREAGE: 15.97 (Lease Parcel 3.16)  
ACTION REQUESTED: Review of a Concept Site Plan for a 19,097 square foot, retail sales building.

Commissioner Martin Siebert recused himself from the Tractor Supply Charlotte Hall discussion and vote due to past business with John Parlett, Parlett Affiliated Companies

Presented by: Laura Kay, Planner II, Land Use and Growth Management

Exhibit 1 – Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments:

- 1 – Location Map
- 2 – Land Use Map
- 3 – Zoning Map
- 4 – Site Plan
- 5 – Conceptual Rendering

- 6 - Parking Reduction Request Letter
- 7 - Adequate Public Facilities Report
- 8 - State highway Administration Approval
- 9 - Department of Public Works and Transportation Approval
- 10 - Health Department Approval
- 11 - Metropolitan Commission Approval
- 12 - St. Mary's Soil Conservation District Approval

Speakers representing the Department of Public Works and Transportation:  
John Groeger, Deputy Director and Donald Mills, Engineer III,

Speakers Representing Tractor Supply, Charlotte Hall  
Jay Hopson, J Hopson Consulting, LLC, PO Box 462, Solomon's, MD 20688  
John Parlett, Parlett Affiliated Companies, 29971 Business Center Drive, Charlotte Hall, MD 20622

Applicant Exhibit 1- Power Point Presentation

Public Speaker: Edwin Winegrove, 37750 Indian Creek Road, Charlotte MD, 20622

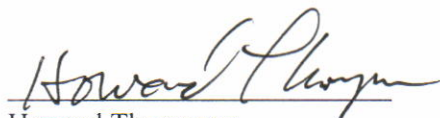
*Commissioner Guy made the motion: In the matter of CONCEPT SITE PLAN # 18-13200004, Tractor Supply Charlotte Hall, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved to include the reduction of parking spaces to 79.*

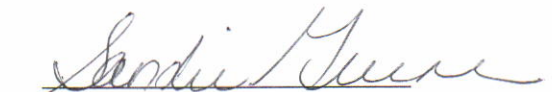
*Commissioner Willard seconded. The motion passed unanimously.*

**ADJOURNMENT**

*A motion to adjourn was made at 9:45 p.m. by Commissioner Guy. Commissioner Hall seconded. The motion passed unanimously.*

Approved in open session: June 25, 2018

  
Howard Thompson  
Chairman

  
Sandie Greene  
Recording Secretary