



ST. MARY'S COUNTY PLANNING COMMISSION

**AGENDA**

6:30 P.M. Monday, November 25, 2013

St. Mary's County Governmental Center

Chesapeake Building Public Meeting Room

Located at 41770 Baldrige Street, Leonardtown, Maryland

- I. Call to Order
- II. Agenda Review/Additions – Deletions
- III. Review/Approval of Minutes for October 28, 2013
- IV. Public Hearing
  1. **CONCEPT WATER SEWER PLAN #13-20000001, B.Morgan Property, Town Creek Manor Subdivision**  
amend service area map IV-35 to change the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for 1.0 acres described as Tax Map 35A, Grid 16, Parcel 14, Lot 500-17, Block B, Section 6, Town Creek Manor Subdivision (also known as 45630 Legerton Lane, Lexington Park, MD) in the 8<sup>th</sup> Election District in anticipation of providing public sewerage service to a proposed residential subdivision. Lot 500-17A is proposed to be subdivided to create Lot 5000-17 (with existing dwelling) and Lot 5000-17B.
- V. Development Review
  2. **CONCEPT SITE PLAN # 12-13200009, SOUTH GATE SELF-STORAGE**  
(Zoning Ordinance 10-02) (Use # 66)  
OWNER/AGENT: Beck & Beck LLC  
LOCATION: 21179 Three Notch Rd. Lexington Park, 20653  
TM-052 GRID-08 PAR-0144 ED-08 TAX ID-059942  
ZONING: CMX/APZ-2  
ACREAGE: 3.25  
ACTION REQUESTED: Approval of a Concept Site Plan for four (4) storage buildings totaling 52,890sq.ft.
  3. **PUD # 04-13200010 Lexington Exchange (aka) Oak Crest Center, PUD**  
(Zoning Ordinance 10-02 and Approved PUD Document  
Owner: St. John Properties, Inc.  
Agent: Karen Watsic, P.E., Development Manager, St. John Properties  
Location: Northeast side of Three Notch Road MD Route 235 approximately 3,100 feet northwest of its intersection with Patuxent Beach Road MD Route 4  
TM-34-GRID-10-PAR-292- ED-8-TAX ID-015546  
Zoning PUD-IP, AE overlay  
Acreage 146.4  
ACTION REQUESTED: Review and approval of a minor revised layout to an approved Planned Unit Development Plan, (PUD)

VI. Discussion

4. **Planning Commission (PC) Schedule and Technical Evaluation Committee (TEC) Schedule Approval for 2014**
5. **Citizens Advisory Committee**
6. **Lexington Park Development District Plan**

VII. Adjournment

The Next Scheduled Planning Commission meeting December 2, 2013 (Work Session) and December 9, 2013

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

The meeting may be videotaped and aired live and may be rebroadcast on Cable Channel 95. To view the schedule for Channel 95, please log on to <http://www.co.saint-marys.md.us/docs/ch95/>.