

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

*William B. Hunt, AICP, Director
Kathleen Easley, AICP, Deputy Director*



COMMISSIONERS OF ST MARY'S COUNTY

*James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner*

MEMORANDUM

TO: Technical Evaluation Committee
FROM: Land Use & Growth Management-Plans Review
DATE: September 10, 2018
SUBJ: September 2018 TEC Review Cycle

A Meeting has been scheduled for September 26, 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, October 1, 2018, BEFORE 5:00 p.m.**

1. CONCEPT SITE PLAN # 18-13200017, FIRST COLONY PATUXENT BAPTIST CHURCH

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

OWNER: Marcas LLC

AGENT: Lorenzi, Dodds & Gunnill, Inc.

LOCATION: Camden Way, California MD 20619

TM-034 GRID-22 PAR-0689 ED-08 TAX ID-160368

LAND USE: Mixed Use Medium Intensity

ZONING: Community Commercial (CC), PUD-X, AE-4

ACREAGE: 3.93

ACTION REQUESTED: Review of a Concept Plan for a 26,850 square foot religious assembly.

2. MAJOR SUBDIVISION # 18-12000002, NORRIS WOODS MAJOR SUBDIVISION

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: D2 Affordable Development LLC

AGENT: VARC LLC

LOCATION: 45567 & 45571 Norris Road, Great Mills, MD 20634

TM-042 GRID-18 PAR-0079, 0173 ED-08 TAX ID-054428, 010544

LAND USE: Residential Medium Density

ZONING: Residential Low Density District (RL)

ACREAGE: 22.67

ACTION REQUESTED: Review of a 44-lot Major Subdivision.

3. MINOR SUBDIVISION # 18-11000023, JOHNSON SUBDIVISION LOT 1, OUTPARCEL A

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Edwin P. Johnson Jr. **Maryland Agricultural Land Preservation Fund Easement**

AGENT: Little Silences Rest, Inc.

LOCATION: 22796 Budds Creek Rd., Leonardtown, MD 20650

TM-024 GRID-24 PAR-0015 ED-03 TAX ID-012948

LAND USE: Rural Preservation

ZONING: Rural Preservation District (RPD)

ACREAGE: 121.23

ACTION REQUESTED: Review of a 1-lot Minor Subdivision.

- 4. MINOR SUBDIVISION # 18-1100024, MUELLER SUBDIVISION**
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)
OWNER: Richard T. & Elizabeth Mueller
AGENT: Little Silences Rest, Inc.
LOCATION: 29764 Three Notch Road, Mechanicsville, MD 20659
TM-004 GRID-04 PAR-281 ED-05 TAX ID-016967
LAND USE: Mixed-Use Moderate-Intensity
ZONING: Town Center Mixed Use (TMX)
ACREAGE: 3.05
ACTION REQUESTED: Review of a 2-lot Minor Subdivision.
- 5. MINOR SUBDIVISION # 18-1100025, GILLASPY FAMILY SUBDIVISION**
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **Critical Area**
OWNER: Gillaspy Family LLC.
AGENT: Little Silences Rest, Inc.
LOCATION: Steer Horn Neck Road, Hollywood, MD 20636
TM-027 GRID-05 PAR-0913 ED-06 TAX ID-057802
LAND USE: Rural Preservation
ZONING: Rural Preservation District (RPD)/Resource Conservation Area (RCA)
ACREAGE: 17.67
ACTION REQUESTED: Review of a 1-lot Minor Subdivision.
- 6. MINOR SUBDIVISION # 18-1100026, CHARLOTTE HALL COMMERCE CENTER**
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)
OWNER: Charlotte Hall Commerce Center
AGENT: Soltesz & Associates
LOCATION: Three Notch Road, Charlotte Hall, MD 20622
TM-004 GRID-10 PAR-0083 ED-05 TAX ID-062438
LAND USE: Mixed Use Moderate Intensity
ZONING: Town Center Mixed Use (TMX)
ACREAGE: 57.55
ACTION REQUESTED: Review of a 1-lot Minor Subdivision.
- 7. CONFIRMATORY PLAT # 18-14200009, VERONICA MATTINGLY CONFIRMATORY PLAT**
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **Critical Area**
OWNER: Olivia Richardson
AGENT: D. H. Steffens, Inc.
LOCATION: Golden Thompson Rd., Avenue, MD 20609
TM-046 GRID-18 PAR-0496 ED-07 TAX ID-036531
LAND USE: Rural Preservation
ZONING: Rural Preservation District (RPD)/Limited Development Area (LDA)
ACREAGE: 9.91
ACTION REQUESTED: Review of a Confirmatory Plat to remove the family conveyance note.