



STAFF REPORT
Planning Commission Meeting of
March 11, 2024

Agenda Item #IV

- Reviewed in accordance with the St. Mary's County Comprehensive Zoning Ordinance #10-02

ACTION REQUESTED: Review of a concept site plan for 18 Townhouse Units.

I. DEVELOPMENT DATA

CONCEPT SITE PLAN # CSP23-0225 The Villages at Clark's Mill.
(Zoning Ordinance 10-02) (Use Types # 14, Dwelling Unit, Attached)
OWNER: FDR Holdings, LLC
AGENT: J Hopson Consulting, LLC
LOCATION: 44405, 44410, 44415, 44420, 44425 K & R Way, Hollywood
TM-034 GRID-08 PAR-613 ED-06 TAX ID-068308, 068316, 049621, 068286, 068294 & 068324
LAND USE: Residential Mixed-Use
ZONING: Residential Mixed-Use/AE-4 Overlay
ACREAGE: 3.70

CZO Chapter 31.8, Purpose of Residential Mixed-Use District (RMX)

The regulations for Residential Mixed-Use District provide opportunities for residential, office, personal, and business developments and services subject to standards that will ensure land use compatibility with adjacent residential areas. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 5 dwelling units per acre. The uses allowed in the RMX zoning district are identified in Schedule 50.4 Use Classifications.

Comprehensive Plan Page 3-6

Town Centers. Secondary growth centers are Charlotte Hall, New Market, Mechanicsville, Hollywood, Piney Point: urban in pattern and form, designated for moderately intense residential, commercial, and industrial developments supported by provision of community facilities, services (receiving areas for transferred development rights).

CZO Article 5 Use Type 14: Dwelling Units, Attached

A single structure containing multiple dwelling units placed side by side sharing common walls, but each unit has a separate front and rear access. Includes townhouses and duplexes.

II. PUBLIC HEARING NOTICE REQUIREMENTS (CZO 21.3):

The public notice for the Planning Commission Public Hearing was published in *Southern Maryland News* on February 23, 2024, and March 1, 2024. The property has been posted in accordance with CZO requirements,

Section 21.3.3. Certified mail receipts have been received and have been entered into the record of this public hearing. The agenda was posted on the website on March 4, 2024

III. BACKGROUND INFORMATION:

The Concept Site Plan was submitted for review and distributed to the TEC agencies on July 6, 2023.

IV. APPLICABLE REQUIREMENTS:

- a. St. Mary's County Comprehensive Plan. The land use for the subject property is Residential Mixed Use. A map showing the property and the land use designation is attached.
- b. St. Mary's Comprehensive Zoning Ordinance. The zoning for the subject property is Residential Mixed-Use. A map showing the property and the zoning designation is attached.
 - 1) Schedule 50.4: The use of Dwelling Unit, Attached (#14 is a permitted use in the RMX Zoning District.)
 - i. Section 51.3.14:
 - a. General Standards:
 - Site plan approval shall be required.
- c. St. Mary's Comprehensive Zoning Ordinance. Per CZO Schedule 32.1 Development Standards, the requirement for Undeveloped Open Space is 50% of lot area. Per Section 32.3.4 Alternative Open Space Standards in the RL, RH and RMX Zones. The 50% minimum open space requirement may be reduced in the RL, RH and RMX zones, to an amount determined by the Planning Commission that is not less than 30%, when:
 - The applicant is providing affordable housing in compliance with Section 32.3.1; or
 - The applicant is providing workforce housing in compliance with the Workforce Housing Policy adopted by the Board of County Commissioners.

The applicant is proposing workforce housing in compliance with the above policy as part of the overall project. The workforce housing policy can be found in Chapter 8 of the St. Mary's County Comprehensive Plan.

- d. 60.6. Concept Site Plan
 - 1) For all **non-residential** and multi-family residential projects that require major site plan approval, a concept site plan shall first be approved by the Planning Commission before the major site plan may be processed for approval by the Planning Director.
 - 2) The applicant shall create a phasing plan if the project size exceeds the County Annual Growth Policy. (**Not applicable**)
 - 3) At a regularly scheduled meeting, the Planning Commission shall receive information regarding the concept site plan from the applicant and the TEC review agencies. In addition, the Planning Commission shall consider any information presented by the public.
 - 4) In order to approve the concept plan, the Planning Commission shall make findings that the proposed development:
 - i. Is consistent with the Comprehensive Plan and applicable functional plans; the land use is Residential Mixed-Use and the zoning is Residential Mixed Use (RMX).
To be determined by the Planning Commission

- ii. May be served by adequate public facilities as required by Section 70.2.2.
To be determined by the Planning Commission
 - iii. Is consistent with the County Annual Growth Policy, including any required phasing plans.
To be determined by the Planning Commission
 - iv. Will promote the health, safety, and welfare of the general public.
To be determined by the Planning Commission
 - v. Adequately developed recreational and other community amenities are provided in accordance with the Comprehensive Plan and the Comprehensive Zoning Ordinance.
To be determined by the Planning Commission
 - vi. Is consistent with Chapter 62 design objectives.
To be determined by the Planning Commission.
- e. Section 62.3.1 Countywide Design Standards: Shown on the Concept Plan. Compliance to be determined by the Planning Commission as part of its review of section 60.6.4.vi.
- f. Section 63.2. Landscaping: Conceptual landscaping has been shown on the Concept Site Plan and must be approved by the Planning Commission.
- g. Section 63.3. Buffer Yard Requirements: A 15' type "A" buffer yard is required along Mervell Dean Road and Three Notch Road, a 65' type "B" buffer yard is required along northwestern and southeastern boundaries adjacent to single family dwellings, as well as a 75' setback along those boundaries. A "Zoning Yard Reduction Agreement" is required to reduce the 75' setback from adjacent properties with single family dwellings.
- h. Section 51.3.14.a.(4) General Standard: A 75' setback along northwestern and southeastern boundaries adjacent to single family dwelling. Applicant proposes to reduce the 75' requirement. A "Zoning Yard Reduction Agreement" is required to reduce the 75' setback from adjacent properties with single family dwellings.
- i. Section 64 Parking Requirements: The required parking for the use is 36 spaces, the site plan proposes 36 spaces, including 13 ADA spaces. All of the parking are provided in individual units' garages and/or driveways.
- j. Section 71 Sensitive Area Analysis: Staff has determined that this site of 3.7 acres contains no sensitive areas that would be affected by the proposed development.

V. OUTSTANDING ISSUES:

- a. Undeveloped Open Space reduction from a minimum of 50% (per CZO Schedule 32.1) to 30% (per CZO Section 34.3.4)
- b. Reduction of 65' "B" type buffer yard adjacent to 23706 Three Notch Road.

VI. MOTION: In the matter of CONCEPT SITE PLAN # CSP23-0225 The Villages at Clark's Mill, having accepted the staff report and having made a finding that objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been / have not been met, and noting that the referenced project has / has not met all requirements for concept approval, I move that the concept site plan be DENIED / APPROVED WITH THE FOLLOWING CONDITIONS:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.
- b. A variance to reduce the 65' "B" type buffer yard must be obtained from the Board of Appeals.
- c. A "Zoning Yard Reduction Agreement" must be recorded after Planning Commission approval and before the approval of the Major Site Plan.

VII. FINAL APPROVAL:

Following approval of the concept site plan, a final site plan must be prepared and approved by the TEC agencies and Director of the Department of Land Use and Growth Management (CZO 60.6. 1. f. 6). Approval of a final site plan by the Director shall be based on a determination that adequate public facilities, as defined in Sections 70.7 through 70.12, will be available to serve the existing development. Prior to signature approval of any site plan approved by the Planning Director, all necessary legal arrangements and financial guarantees required under this chapter shall be executed (CZO 70.2.2).

VIII. EXPIRATION:

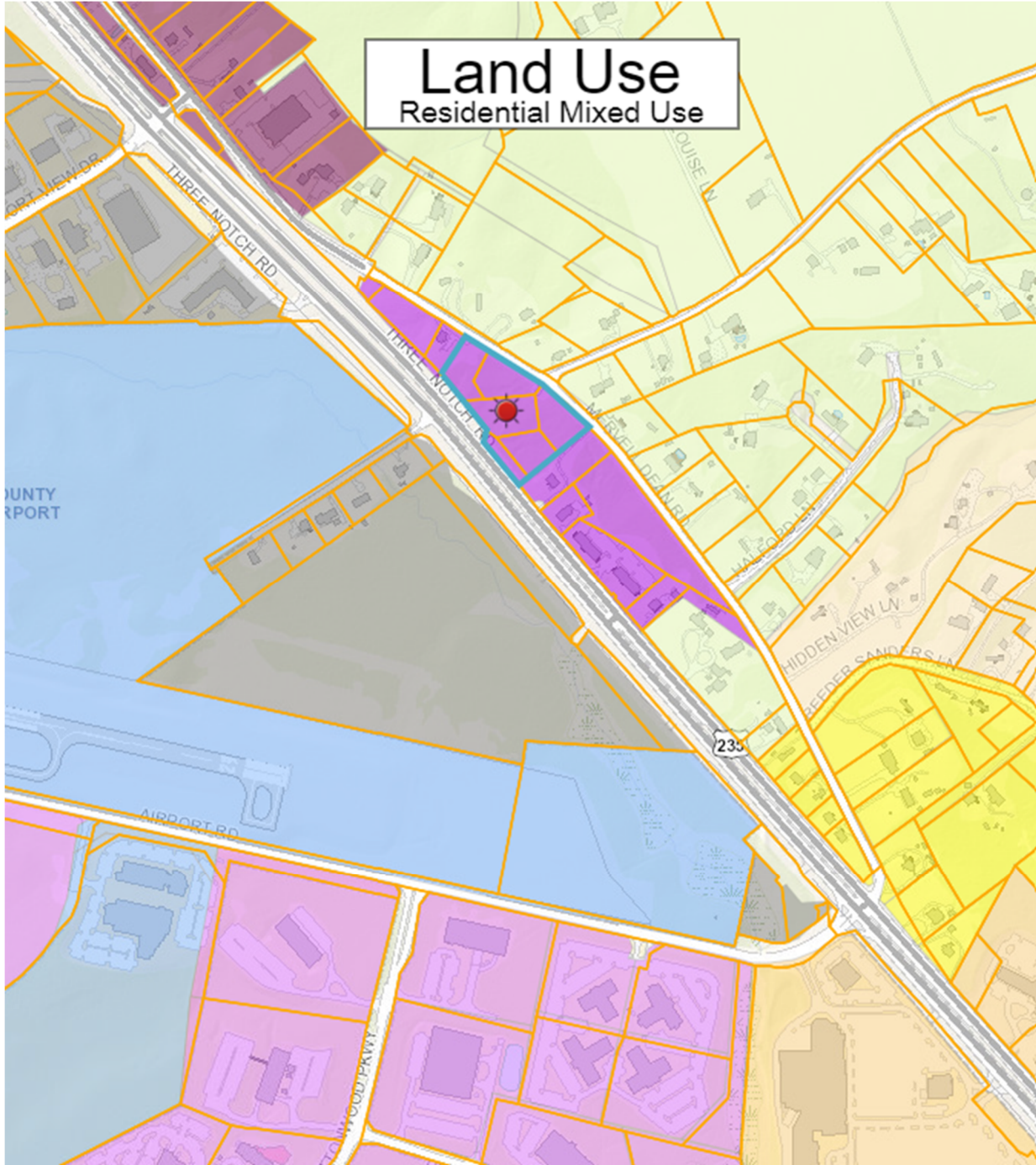
An approved **concept site plan** shall expire two years after the date of such approval unless final site plan approval has been obtained. Final approval of a major or minor site plan submitted under the provisions of this chapter shall expire one year after the date of such approval unless building permits have been obtained for construction in accordance therewith (CZO 60.9.1). A single one-year extension may be given by the Director upon written request by the applicant to be made within 30 days before the expiration of the **approved concept site plan** or final site plan. The Planning Director shall act on the request within 15 days of receipt of the request (CZO 60.9.2).

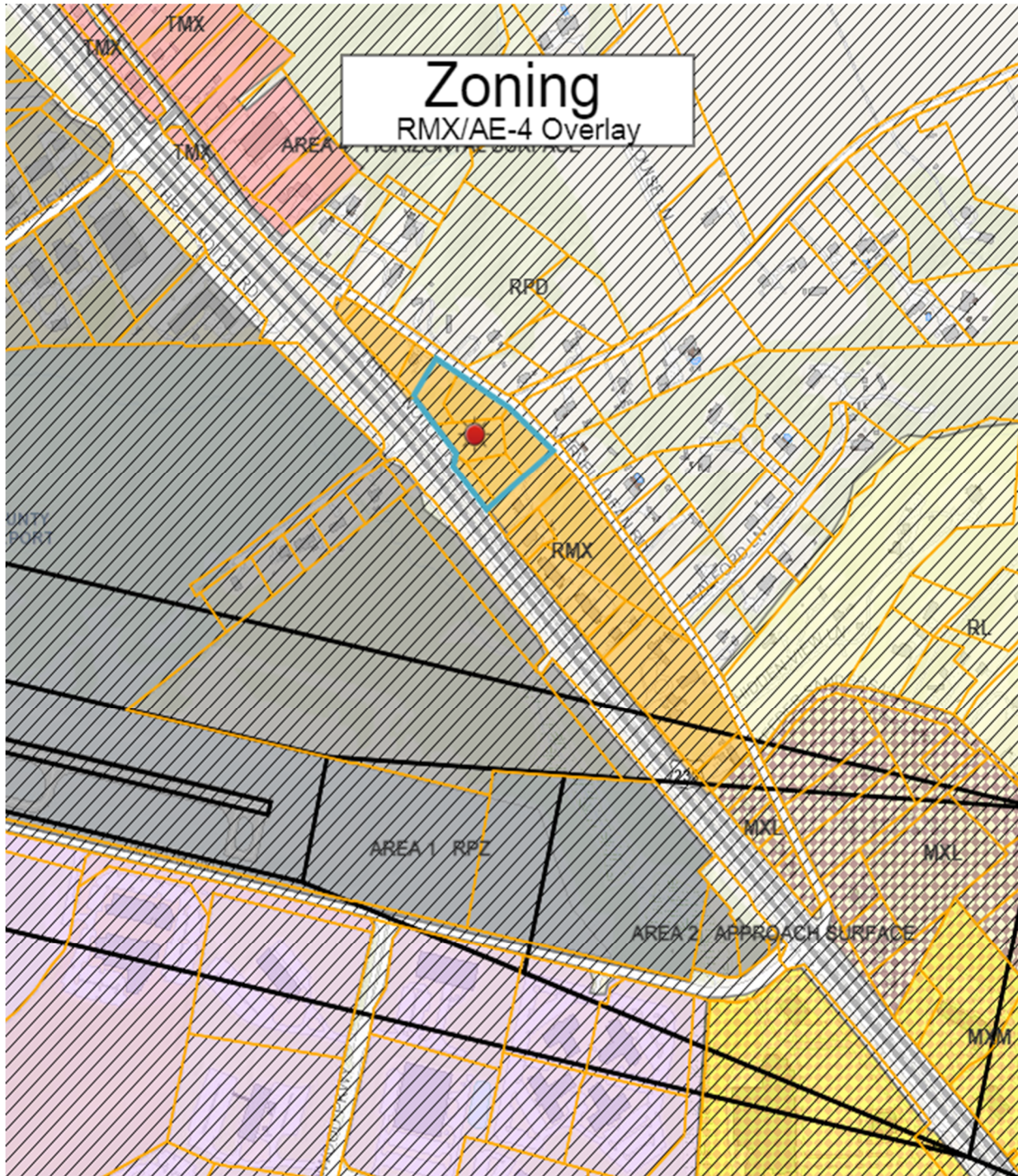
Signed: *Sianli Blasco*
Sianli Blasco, Planner III
February 29, 2024

ATTACHMENTS: **Attachment 1 - Location Map**
 Attachment 2 - Land Use Map
 Attachment 3 - Zoning Map
 Attachment 4 - Site Plan
 Attachment 5 - Color Renderings
 Attachment 6 - DPW&T Concept Site Plan Approval
 Attachment 7 - APF Report
 Attachment 8 - SHA Concept Approval
 Attachment 9 - Metropolitan Approval
 Attachment 10 - Addressing Comments/Approval
 Attachment 11 - Health Department Approval
 Attachment 12 - St. Mary's Soil Conservation District Approval
 Attachment 13 - BOE Comments
 Attachment 14 - Chapter 8 Comprehensive Plan

cc: Jay Hopson jayh@jch-llc.com







ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF
PUBLIC WORKS & TRANSPORTATION

James M. Gotsch, P.E.
Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President
Michael R. Alderson, Jr., Commissioner
Eric S. Colvin, Commissioner
Michael L. Hewitt, Commissioner
Scott R. Ostrow, Commissioner

MEMORANDUM

DATE: December 21, 2023
TO: Sianli Blasco, *Planner III*, Department of Land Use & Growth Management
FROM: Margaret Oliver, *Engineer I*, Department of Public Works & Transportation
SUBJECT: **CSP23-0225 Village at Clarks Mill, Concept Plan**
Agent: J Hopson Consulting, LLC. c/o Jay Hopson
Owner/Contract Purchaser: FDR Holdings, LLC

This Department has reviewed the revised Concept Minor Site Plan submitted on December 12, 2023, for the above referenced project. We have determined that the plan as submitted meets the requirements of this Department for **APPROVAL**. If other agency reviews cause changes to this plan version, then submit the latest version of the plan to this Department.


Minor Concept Site Plan Notes:

1. Update sheet numbering for consistency, both sheet page numbering and Concept SWM E&S sheet numbering. (Multiple Concept SWM E&S Sheet #2 and multiple page sheet #8.)

For Site Development:

1. Once the concept stormwater management and sediment and sediment and erosion control plan approval has been obtained from all applicable review agencies, the project may proceed to the site development phase per Section 3.10.3b of the St. Mary's County Stormwater Management, Grading, Erosion and Sediment Control Ordinance.
2. Per Plat 62/69, Note 12: Lots 1 thru 5 are to be accessed by the 30' access and utility easement (K&R Way), which is adjacent to Clark's Mill Road; however, proposed site plan delineates a shared access with address 23731 Mervell Dean Road. (i.e., an updated plat will be required for the site entrance as shown on the site plan. Please show the limit of existing driveway to be removed on 23731 Mervell Dean Road.)

If you have any questions regarding these comments, please do not hesitate to contact this Department.


Margaret Oliver, Engineer I *JMG*
Margaret.oliver@stmaryscountymd.gov

S:\scanned_images\Site Plans\Villages of Clarks Mill CSP23-0225\DPW CSP23-0225 Villages of Clark's Mill Concept Site Approval.doc

ST. MARY'S COUNTY GOVERNMENT
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James M. Gotsch, P.E.
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MEMORANDUM

DATE: February 29, 2024
TO: Jessica S.B. Andritz, **Director**, Department of Land Use & Growth Management
FROM: Jesse J. Harper, **Engineer III**, Department of Public Works & Transportation
SUBJECT: **CSP23-0225 The Villages of Clark's Mill, Adequate Public Facilities (APF) Review**
Agent: JHopson Consulting, LLC, c/o Jay Hopson
Owner: FDR Holdings, LLC

This Department has reviewed the APF Report Form for the referenced project and we find it is acceptable.

- Attached is a copy of the Adequate Public Facility Report form as received with the certification signed and dated February 10, 2024.
- The project is located within the Hollywood Town Center and generates less than 50 peak hour trips; therefore, no traffic impact study is required but the level-of-service (LOS) which needs to be met is a LOS 'C'.
- The site entrance is proposed to be a single full movement access point onto Mervell Dean Road.
- The intersections of Mervell Dean Road @ Clarks Landing Road and Airport Road/Mervell Dean Road @ Maryland State Road 235 (MD 235) currently operate at acceptable levels of service. The project increase in traffic does not change the LOS of these intersections.
- The project proposes to remove an existing entrance to create a joint entrance with the adjacent lot.
- A Public Work Authorization (PWA) will be required for the proposed improvements and/or modifications to the entrance on Mervell Dean Road.
- No off-site intersection improvements are needed to satisfy the LOS criteria.
- Any required road improvements should be constructed and installed before the certificate of occupancy is granted.

It is trusted that the above will assist in making the APF determination for this development. If you have any questions regarding this memo, please do not hesitate to contact this Department.


Jesse J. Harper, Engineer III *JHF*
Jesse.Harper@stmaryscountymd.gov

Attachments

cc: Jonathan Makhlof, Regional Engineer, District 5 Access Management, MDOT SHA
Jay Hopson, JHopson Consulting, LLC

S:\JHarper\Comment Letters Traffic\APF Reviews\APF Memo CSP23-0225 The Villages of Clarks Mill.doc

Adequate Public Facilities Report to Department of Public Works & Transportation

Name of Development The Villages of Clark's Mill Date February 10, 2024

LU&GM Case File No. CSP23-0225 Checked By J. Haefer Jmf

1. In accordance with Article 7 of the St. Mary's County Comprehensive Zoning Ordinance, public roads within this development will be designed and constructed in accordance with the St. Mary's County Road Ordinance, and shall adequately accommodate vehicular traffic projected by this Department.

The Development must be served by roads which have a Level of Service "D" in development districts or Level of Service "C" in all other areas.

List existing roads and intersections that are directly affected by the proposed Development. Include from the point of first egress from and ingress to the proposed Development to the intersection with the first County collector road or State road in all directions.

2. This project is **inside** / **outside** (circle one the Development District. Hollywood Town Center

3. Describe Existing Geometry, Road Conditions, ADT, PHV, LOS and Existing Speed Limit.

Existing Road(s)	Lane Width	Shoulder Width & Type	ADT	PHV	LOS	Existing Conditions
Mervell Dean Road	10'	2' asphalt	4201	431	C	30 MPH
Mervell Dean Road @ Clarks Landing Road	10'	2' asphalt	6708	639	A	30 MPH
MD 235 @ Airport Road/Mervell Dean Road	11'	10' asphalt	42,325	3967	A/C	55 MPH

4. If direct residential access to a public road is proposed, existing # lots & dwellings currently served by the access road = N/A

5. Additional # lots or units proposed = 18 townhouse units

6. Size of commercial/industrial building = N/A

7. Projected Zoning Ordinance or ITE trip generation rates = Zoning Ordinance

8. Specify independent variable used in computing ITE trip generation rates = per unit

9. Proposed ADT: 105 Proposed PHV: 8AM; 10PM Proposed LOS: A-C

10. Specify proposed/future improvements to the public facility:

Any improvements to be constructed by this developer will be in place prior to issuance of a certificate of occupancy for the homes.

11. CERTIFICATION

I hereby certify that the data shown hereon is correct, existing conditions are as stated, and projected traffic volumes will not lower the Level of Service below an acceptable Level of Service after development.

Signed: Jackie L Chandler

Date: February 10, 2024

HCS Two-Lane Highway Report

Project Information

Analyst	J. Chandler	Date	2/10/2024
Agency	Traffic Concepts, Inc.	Analysis Year	2023
Jurisdiction	St. Mary's County	Time Analyzed	PM Peak
Project Description	Mervell Dean Road	Units	U.S. Customary

Segment 1

Vehicle Inputs

Segment Type	Passing Constrained	Length, ft	5280
Measured FFS	Measured	Free-Flow Speed, mi/h	40.0

Demand and Capacity

Directional Demand Flow Rate, veh/h	459	Opposing Demand Flow Rate, veh/h	-
Peak Hour Factor	0.94	Total Trucks, %	5.00
Segment Capacity, veh/h	1700	Demand/Capacity (D/C)	0.27

Intermediate Results

Segment Vertical Class	1	Free-Flow Speed, mi/h	40.0
Speed Slope Coefficient (m)	4.62517	Speed Power Coefficient (p)	0.41674
PF Slope Coefficient (m)	-1.39581	PF Power Coefficient (p)	0.69801
In Passing Lane Effective Length?	No	Follower Density, followers/mi/ln	6.9
%Improvement to Percent Followers	0.0	%Improvement to Speed	0.0

Subsegment Data

#	Segment Type	Length, ft	Radius, ft	Superelevation, %	Average Speed, mi/h
1	Tangent	5280	-	-	37.0

Vehicle Results

Average Speed, mi/h	37.0	Percent Followers, %	55.5
Segment Travel Time, minutes	1.62	Adj. Follower Density, followers/mi/ln	6.9
Vehicle LOS	C		

Bicycle Results

Percent Occupied Parking	0	Pavement Condition Rating	4
Flow Rate Outside Lane, veh/h	459	Bicycle Effective Width, ft	12
Bicycle LOS Score	5.15	Bicycle Effective Speed Factor	3.39
Bicycle LOS	E		

Facility Results

T	VMT veh-mi/AP	VHD veh-h/p	Follower Density, followers/ mi/ln	LOS
1	108	0.22	6.9	C



STATE HIGHWAY
ADMINISTRATION
Station ID: S2003180002

County: St Marys
Town: none
Weather: CLEAR

Date: 8/3/2023 12:00:00 AM

Location: MD 944 at MD 944C/CLARKS LANDING RD

Interval: 60 Min

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	12:00	13:00	503	A	0.14	12:00PM-19:00PM	16:00	17:00	639	A	0.23

MD 944

MD 944

From North

From South

From East

From West

Begin Hour	From North				From South				From East				From West				GrandTotal				
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	TOTAL	U-Turn	Left	Through	Right	TOTAL	U-Turn	Left		Through	Right	TOTAL	
00:00	0	0	5	4	9	0	0	2	2	4	0	1	3	0	4	0	0	5	2	7	24
01:00	0	0	0	2	2	0	0	1	1	2	0	0	6	0	6	0	0	1	1	2	12
02:00	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	0	0	0	0	4
03:00	0	1	0	0	1	0	2	0	0	2	0	0	1	0	1	0	0	0	0	0	4
04:00	0	1	7	1	9	0	1	4	1	6	0	3	14	1	18	0	0	5	0	5	38
05:00	0	0	10	1	11	0	3	2	4	9	0	8	33	3	44	0	1	8	1	10	74
06:00	0	8	21	2	31	0	3	26	11	40	0	41	55	8	104	0	0	21	4	25	200
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08:00	0	18	84	3	105	0	14	55	26	95	0	50	57	16	123	0	3	12	10	25	348
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11:00	0	26	77	6	109	0	24	86	60	170	0	28	48	18	94	0	4	42	18	64	437
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20:00	0	15	40	2	57	0	19	64	35	118	0	18	25	10	53	0	2	24	23	49	277
21:00	0	5	8	4	17	0	11	28	18	57	0	2	19	5	26	0	4	22	4	30	130
22:00	0	4	17	6	27	0	7	18	8	33	0	2	22	9	33	0	4	15	2	21	114
23:00	0	2	7	3	12	0	4	7	2	13	0	5	12	0	17	0	1	12	3	16	58
TOTAL	0	282	1225	103	1610	0	345	1292	825	2462	1	664	787	255	1707	0	77	567	285	929	6708
AMPEAK	0	16	96	9	121	0	29	108	61	198	0	50	49	23	122	0	6	33	23	62	503
PMPEAK	0	16	152	9	177	0	26	142	82	250	0	55	43	20	118	0	7	57	30	94	639
DAYPEAK	0	16	152	9	177	0	26	142	82	250	0	55	43	20	118	0	7	57	30	94	639



Turning Movement Summary Report

Station ID: S2001180007

County: St. Marys

Comments:

Date: 7/18/2023 12:00:00 AM

Town: none

Location: MD 235 at MD 944F (Airport Dr)/Mervell Dean Rd

Weather: CLEAR

Interval: 60 Min

PEAK	AM PERIOD	Start	End	Volume	LOS	V/C	PM PERIOD	Start	End	Volume	LOS	V/C
Hours	6:00AM-12:00PM	07:00	08:00	2965	A	0.54	12:00PM-19:00PM	16:00	17:00	3967	C	0.76

MD 235

MERVELL DEAN DR

MD 235

MD 235

AIRPORT DR

From East

From South

From North

From West

Begin Hour	From North				From South				From East				From West				GrandTotal				
	U-Turn	Left	Through	Right	TOTAL	U-Turn	Left	Through	Right	TOTAL	U-Turn	Left	Through	Right	TOTAL	U-Turn		Left	Through	Right	TOTAL
00:00	0	0	82	3	85	1	0	46	5	52	0	1	0	0	1	0	1	0	0	1	139
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08:00	0	1	1177	130	1308	3	116	877	74	1070	0	102	18	3	123	0	68	10	46	124	2625
09:00	0	0	957	102	1059	1	80	775	76	932	0	117	16	4	137	0	56	8	41	105	2233
10:00	0	1	872	84	957	3	62	832	78	975	0	99	14	3	116	0	75	11	53	139	2187
11:00	2	1	992	96	1091	3	96	904	102	1105	0	113	15	3	131	0	95	20	149	264	2591
12:00	1	0	906	86	993	5	144	951	139	1239	0	136	18	3	157	0	90	18	140	248	2637
13:00	1	0	856	78	935	4	91	1046	112	1253	0	125	9	1	135	0	84	14	52	150	2473
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18:00	1	0	951	59	1011	32	51	943	106	1132	0	105	8	1	114	0	81	8	46	135	2392
19:00	0	0	666	44	710	36	17	767	106	926	0	89	6	3	98	0	60	12	37	109	1843
20:00	1	1	508	40	550	41	21	555	59	676	0	55	6	2	63	0	59	12	27	98	1387
21:00	1	1	401	23	426	15	10	378	38	441	0	34	2	0	36	0	22	8	7	37	940
22:00	0	0	225	8	233	7	2	263	15	287	0	11	1	1	13	0	17	1	3	21	554
23:00	0	0	129	4	133	4	2	133	11	150	0	6	0	1	7	0	5	1	5	11	301
TOTAL	11	8	16179	1403	17601	228	1230	16802	1682	19942	0	1732	191	35	1958	0	1402	233	1189	2824	42325
AMPEAK	2	0	1369	144	1515	11	187	932	58	1188	0	141	23	2	166	0	53	4	39	96	2965
PMPEAK	1	0	1230	136	1367	1	79	1709	199	1988	0	141	14	1	156	0	209	36	211	456	3967
DAYPEAK	1	0	1230	136	1367	1	79	1709	199	1988	0	141	14	1	156	0	209	36	211	456	3967

From: Pradip Patel (D5 SHA) <PPatel10@mdot.maryland.gov>
Sent: Thursday, July 6, 2023 3:30 PM
To: Sianli Blasco
Cc: Jonathan Makhoulf; Brandy Glenn; Jessica Burch
Subject: RE: CSP23-0225 The Villages of Clark's Mill SHA Review

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from OUTSIDE of St. Mary's County Government! Do not click links, open attachments or reply, unless you recognize the sender's Email Address and know the content is safe!

Good afternoon Ms. Blasco:

Thank you for the opportunity to review a pdf copy of a minor site plan submission on the referenced project. Upon review of its offer the followings:

- The proposed residential development site (3.70 acres) is located at 44405 to 44425 Marvel Dean Road, Hollywood in St. Mary's County. Proposing 14 dwelling units with 18-parking spaces and access from County/Local Road, Marvel Dean Road.
- The proposed residential development will have no impact to the MDOT MD 235 right-of-way. The MDOT SHA has no objection.

Any additional work that may result i.e., offsite mitigation or State ROW improvements will require an SHA District 5 Access Permit.

Please submit the plans and supporting documentation in PDF format using the Access Management Electronic Plans Submittal system. The system can be accessed at www.roads.maryland.gov by selecting the Business Center drop down menu and Permits and Miss Utility Information, and click the link stating, "Click here for Electronic plans Submittal Link".

If you have any questions, feel free to contact Mr. Jonathan Makhoulf at 410-841-1084 or email jmakhoulf2@mdot.maryland.gov.

Thank you,

Pradip Patel

From: Jonathan Makhoulf <JMakhoulf2@mdot.maryland.gov>
Sent: Thursday, July 6, 2023 11:41 AM
To: Pradip Patel (D5 SHA) <PPatel10@mdot.maryland.gov>
Subject: FW: CSP23-0225 The Villages of Clark's Mill



St. Mary's County Metropolitan Commission

23121 Camden Way, California, MD 20619

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Potable Water Distribution - Wastewater Collection / Treatment

Phone: 301-737-7400
FAX: 301-737-7459

**REVISED TEC AGENCY CONCEPT
APPROVAL TRANSMITTAL**

TO: Department of Land Use and Growth Management
FROM: St. Mary's County Metropolitan Commission
RE: CSP23-0225 The Villages of Clark's Mill – 44410 K & R Way
Control Number and Project Name
DATE: December 18, 2023

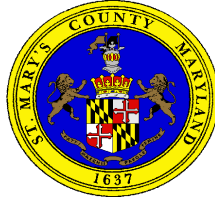
The above-referenced project satisfactorily addresses the TEC requirements for concept only and is ready for approval for the Planning Commission, if necessary.

YES **NO**

1. Water and sewer construction plans are required for MetCom review and approval. Please submit construction plans, all necessary review fees, and the review checklist directly to MetCom for review.
 - a. Zoned W-6D, a water category change is required in order to be served by the public facilities. Final site plan approval cannot be issued until the category change has been approved.

SIGNATURE: Anna Wells

Anna Wells, P.E., MetCom Senior Engineer



Robert Kelly, CIO

Case No.: CSP23-0225

ADDRESSING COMMENTS

Review Date: July 28, 2023

DESCRIPTION: CONCEPT SITE PLAN
VILLAGES OF CLARKS MILL

OWNER(S): FDR HOLDINGS, LLC

AGENT: J HOPSON CONSULTING, LLC

LOCATION: 44405, 44410, 44415, 44420 & 44425 K&R WAY, HOLLYWOOD, MD

TAX ID(S): 06-068294, 06-068308, 06-068286, 06-068314, 06-068316 &
06-049621

ACTION: REVIEW OF A CONCEPT SITE PLAN

COMMENTS:

1. The proposed access needs to be named (CSO §30.14.6.). Please send your client's choice of road name(s), in order of preference, to addressing@stmaryscountymd.gov. It is recommended they choose at least one alternate road name for the access, so a name meeting the County criteria can be reserved for their project, as soon as possible. If the access is to be a private road, the suffix must be WAY or LANE.
2. Premise addresses will be assigned when townhome/lot locations are approved or during the major site plan review.

Comments based on the plan signed 06/23/2023 and received by IT on 07/06/2023 for review. If lot configuration or right of way access is changed, the premise address(es) may need to be reassigned.

Respectfully,

Jackie Green
Addressing Technician
Dept. Information Technology
St. Mary's County Government
Tel: 301-475-4200 Ext. *1544
addressing@stmarysmd.com



ST. MARY'S COUNTY
HEALTH DEPARTMENT

Meenakshi G. Brewster, MD, MPH - Health Officer

Administration, Records & Health Services: 301 - 475 - 4330

Environmental Health: 301 - 475 - 4321

Medical Assistance Transportation: 301 - 475 - 4296

Maryland Relay Service: 1 - 800 - 735 - 2258

Email: smchd.env@maryland.gov

LUGM#: CSP23-0225

Transmittal Form

Owner/Applicant: FDR Holdings LLC

Surveyor: Hopson

Property Location: 44410 K & R Way

Tax Map: 34 Grid: 8 Parcel: 613

Section: _____ Lot: 4 District: 6

Subdivision: K & R Subdivision

Property ID: 6068308

SMCHD File #: 293-97

Date Received: 7-7-23 Number of Copies: 1

Ok For Sign-Ok For Record Set-Ok For Perc Preservation-No Objection

Needs Revisions- See Comments

Reviewed/Signed By: Rachel Murphy

Date: 8/1/23

to site plan
to concept site plan

** see comments*

Sianli Blasco

From: Jay Hopson <JayH@jhc-llc.com>
Sent: Wednesday, February 28, 2024 1:37 PM
To: Sianli Blasco; Brandy Glenn
Subject: Fwd: The Villages at Clarks Mill

CAUTION: This email originated from OUTSIDE of St. Mary's County Government! Do not click links, open attachments or reply, unless you recognize the sender's Email Address and know the content is safe!

Here is the SCD submittal. I spoke to Jesse and he will have the APF signed sometime this week or early next week.

Thanks

----- Forwarded message -----

From: bruce.young@stmarysscd.com <Bruce.Young@stmarysscd.com>
Date: Fri, Feb 23, 2024 at 1:56 PM
Subject: The Villages at Clarks Mill
To: Jay Hopson <JayH@jhc-llc.com>

Jay,

I have reviewed your last submittal and you have addressed the outstanding comments for the concept SWM E&S plan. The SCD approves the Concept SWM E&S plan and you may submit the site development plan when all other agencies have also approved the concept. I am not sure which LUGM number I need to reference. Please contact me if you have any questions.

Thank you,

Bruce A. Young

District Manager

St. Mary's Soil Conservation District

26737 Radio Station Way, Ste. B

Leonardtown, MD 20650

301-475-8402 Ext. 3

<https://stmarysscd.com>



**St. Mary's County Public Schools
Division of Supporting Services**

Department of Capital Planning
27190 Point Lookout Road
Loveville, Maryland 20656

Phone: 301-475-4256 ext. 6; Fax: 301-475-4255

Ms. Kimberly Howe
Director

July 17, 2023

FDR Holdings, LLC
c/o J Hopson Consulting, LLC
P.O. Box 462
Solomons, Maryland 20688
JAYH@JHC-LLC.COM

Case File No.:	<u>CSP 23-0225</u>
Name of File:	<u>The Villages of Clark's Mill</u>
Type of Development:	<u>Concept review of 18-unit townhouse development</u>

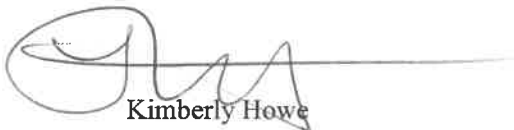
Dear Mr. Benefield:

The St. Mary's County Public Schools (SMCPS) role in the Technical Evaluation Committee (TEC) process includes a review and recommendation on bus stops for residential housing projects with five or more lots/dwelling units.

The bus stop for this project would be located at the intersection of Mervell Dean Road and the entrance to the development. This bus stop will serve elementary, middle, and high school students. Bus stops within residential developments are effective once the county formally accepts the roads within the subdivision. By school system policy, buses do not typically enter active construction sites or roads the county has not formally accepted. The above referenced bus stop has been designated based on the plan currently under review. St. Mary's County Public Schools reserves the right to review the placement of bus stops again in any future phases of development.

If you have any questions or need additional information, please do not hesitate to contact my office at (301) 475-4256, extension 6.

Sincerely,



Kimberly Howe
Director of Capital Planning

KH:meh

cc: Jessica Burch, Department of Land Use and Growth Management
Jessica.Burch@stmaryscountymd.gov

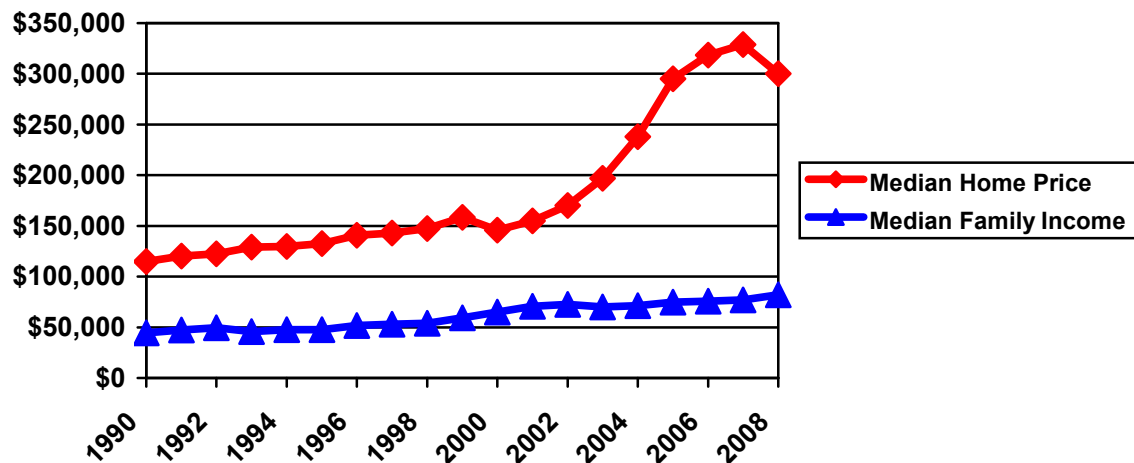
THE ST. MARY'S COUNTY COMPREHENSIVE PLAN

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WORKFORCE AND AFFORDABLE HOUSING.....	3
SAFE HOUSING IN LIVABLE COMMUNITIES.....	4

Chapter 8: HOUSING

8.1 INTRODUCTION

With an economy that was generally healthy through the first decade of the new millennium and one that consistently enjoyed job growth, especially related to the technology and defense industry, the County continues to expect prosperity. From 1999 to 2008 median household income grew at the second fastest rate of all counties in Maryland (Howard was first). Over the same time period the median home price increased 125%, far exceeding the increase in median household incomes (see chart below). This created acute challenges to meet the needs of a growing workforce.



Source: Department of Economic and Community Development 2009

Increasing housing prices through the first decade of the 21st Century, plus a lack of available housing types, coupled with increasing transportation costs, have made it difficult for many residents to live and work within their community. This plan identifies various approaches to meeting housing needs by focusing on factors such as types of housing, community trends, development incentives, and promoting home ownership for families of various income levels. Furthermore, this plan defines workforce and affordable housing to facilitate a deeper understanding of the variety of housing needed to sustain the County's economy and support the growing population.

Workforce housing is defined as housing that is affordable to families earning 45% to 110% of the County's median household income whereas low income housing is defined as affordable to families earning below 45% of the County's median household income. The following chart shows the salary/hourly wage that must be earned to meet the workforce versus low-income housing definition in 2008.

**Chart of Wages that must be earned to meet the Workforce
versus Low-Income Housing Definition**

Annual Salary	% of Median HH Income	Hourly Wage
\$36,945	45%	\$17.76
\$61,575	75%	\$29.60
\$82,100	100%	\$39.47
\$90,310	110%	\$43.42

Source: Department of Economic and Community Development 2009

In 2001, the Board of County Commissioners appointed a Fair and Affordable Housing Committee to study and report on existing conditions. That committee submitted a report early in 2002, making a number of recommendations on affordable housing in general, as well as addressing the special issues of the Lexington Manor Task Force. The committee also recommended that a housing needs assessment be done to confirm need for more affordable and low income housing. The Board of County Commissioners contracted with the Danter Company to do a study on housing.

In 2003 a county-wide housing needs assessment was conducted by the Danter Company, which compiled data from various sources, including properties surveyed, local records, interviews with local officials, real estate agents, major employers, as well as secondary demographic materials. The study examined the extent to which housing is not affordable for a significant portion of the population and household base. One consequence of the lack of affordable housing is that one out of every four members of the workforce has to reside outside of St. Mary's County. Danter recommended providing more quality rental housing, specifically for low to moderate income households, and locating such housing particularly in the Lexington Park area. This assessment should be updated to provide current and projected data on the amount and percentage of housing needed to support low and moderate income families based on the anticipated population growth and the existing trends in family income.

In May of 2007 the Community Work Force Housing Task Force, a group of individuals and representatives of organizations from the private and public sectors, reported to the County Commissioners. After explaining the need for adequate housing as a component of a policy to maintain and expand the County's workforce, the group recommended four strategies:

- Preserve the traditional and older neighborhoods of St. Mary's County to maintain the current availability of workforce housing;
- Create incentives for developers to encourage the construction of new supplies of workforce and affordable housing;
- Educate businesses and the community at large about existing State and federal housing assistance programs such as "House Keys 4 Employees" and More House for Less; and
- Promote a rich diversity of housing types and sizes to ensure home ownership opportunities within a broad range of income levels.

Affordable independent living units for seniors are also needed in St. Mary's County, especially in the northern part of the County. An issue that impedes the provision of housing in

the north is the lack of sufficient water and sewer service.

Having verified that there is a lack of housing choices for many County residents, this chapter identifies the housing issues to be addressed and states the objectives, policies and strategies targeted to respond to these issues and concerns. It will be necessary to draw from a variety of available implementation techniques to address such a pervasive and long standing concern.

8.2 HOUSING PLAN

8.2.1 **Goal:** Promote a safe, affordable, variety of housing located in livable communities.

- A. **Objective:** Encourage a variety of developments and housing types to meet the needs of citizens based on employment, demographic and economic characteristics of the population.
- i. **Policy:** A variety of housing stock, both new and existing, owner-occupied or rental should include: single-family homes (custom-built or modular), multi-family homes (town houses, duplexes, apartments), multi-story high density complexes, consistent with fire protection standards, manufactured housing built to U.S. Department of Housing and Urban Development code independent and assisted care residential facilities, and accessory apartments.
 - ii. **Policy:** Determine the optimum mix of housing types or range of costs to support the County's existing and future needs based on an evaluation of the demographic and economic characteristics of the population.
 - iii. **Policy:** Monitor the variety of the County's housing stock to ensure choices are being provided for all income levels and routinely adjust permitting and/or enhance incentives to maintain an appropriate balance of housing types. Bridge the gap between supply and the need for affordable and workforce housing.
 - iv. **Policy:** Promote the development of housing options for the elderly including independent living facilities, assisted living accommodations and nursing care facilities.
 - v. **Policy:** Permit manufactured housing, including mobile homes, in appropriate locations subject to standards required for other single-family dwelling development.
 - vi. **Policy:** Encourage inclusion of accessory apartments where parking is adequate and in accordance with standards that restrict external structural alterations so that the visual character of the neighborhood will not be adversely altered.
 - vii. **Policy:** Encourage construction and renovation of housing units to enhance and respect existing patterns of community development.
 - viii. **Policy:** Support incentive programs for rehabilitation or replacement of deteriorating housing stock.
 - ix. **Policy:** Support programs which encourage home ownership.
- B. **Objective:** Encourage the provision workforce and affordable housing.
- i. **Policy:** Award bonus density in exchange for the provision of workforce and affordable housing in the growth areas.

- ii. **Policy:** Encourage efficient design which reduces the costs and impacts of development.
 - a. Cluster to reduce land and development costs.
 - b. Encourage the construction of new housing for a variety of income levels, reduce the per project percentage of land retained for open space in the Development District from 50 percent as low as 20 percent in exchange for the construction of workforce or affordable housing.
 - c. Maximize public and private agency efficiency in providing infrastructure to the home sites.
- iii. **Policy:** Require housing developers to meet adequate public and community facilities and services requirements and to account for the costs of residential development.

C. **Objective:** Promote safe housing in livable communities.

- i. **Policy:** Emphasize quality of life in developing a variety of new community types. Prepare guidelines such as the following:
 - a. Maintain picturesque landscapes when locating housing.
 - b. Improve degraded areas by providing landscape amenities.
 - c. Enhance open space.
 - d. Create a sense of identity and place for residents.
 - e. Encourage development plans which have clear organizational patterns.
 - f. Coordinate architectural standards.
 - g. Provide a variety of housing types.
 - h. Promote and enhance open space-oriented site designs with emphasis on recreational amenities and the provision of public and private community services and facilities.
- ii. **Policy:** Assure a safe and adequate housing stock for residents.
 - a. Improve substandard housing conditions.
 - i) Undertake and regularly review the County's livability code to gauge the relevance and adequacy of the ordinance.
 - ii) Enhance enforcement of the County's livability code.
 - iii) Support housing improvement and home ownership programs.
 - iv) Require owners to demolish or adequately provide protections from the hazards of unsafe structures and abandoned uses.
 - v) Enhance regulations to enforce the elimination of slums and blight.
 - b. Enforce existing regulations that assure adequate privacy and comfort, safety from fire, flood and other hazards, and protection

from health threats.

- iii. **Policy:** Provide a mix of private and public amenities and opportunities for passive and active recreation.
- iv. **Policy:** Reduce the need for automobile travel. Increase the sense of community and neighborhood by developing mixed use communities which integrate housing, transportation, shopping, recreation and educational facilities.
- v. **Policy:** Formally promote, recognize and reward good design.
 - a. Provide increased bonus densities for enhanced design of neighborhoods located within the Development Districts
 - b. Planning commission recognition for innovative and effective community design.
 - c. Chesapeake Bay Community recognition of "Bay Friendly" environmental design.
 - d. Support green building design for energy efficiency and long-term affordability of the housing.
- vi. **Policy:** Locate residential developments so as to avoid environmentally sensitive areas and increase access to public transportation.
- vii. **Policy:** Outside of the designated growth areas, encourage development at a density and in configurations which will preserve at least 50 percent open space.
- viii. **Policy:** In designated growth areas, promote and encourage clustering of lots and infrastructure on the least environmentally sensitive lands.
- ix. **Policy:** Permit home occupations in the rural preservation district and in residential zoning districts.
 - a. Establish performance standards which will prevent negative impacts on surrounding properties.
 - b. Limit impacts to surrounding properties through guidelines for permissible uses, size of the area utilized within the home, the number of non-family employees, exterior appearance, on-premise advertising, sales and production inventory limits, access, traffic generation, vehicle and materials storage and restrictions to prevent public nuisance impacts of noise, vibration, odors and pollution.