



ST. MARY'S COUNTY PLANNING COMMISSION
AGENDA

6:30 P.M. Monday, February 11, 2019
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
- IV. Public Hearing
 1. **CONCEPT SITE PLAN #18-13200005, RIVER'S CREST K-9 SERVICES**
(Zoning Ordinance 10-02) (Use #41, Animal Boarding; #43, Animal Sales and Service)
OWNER: Sheral A. and Joseph A. St. Clair
AGENT: Shawn Cathcart
LOCATION: 38520 Ah Ha Lane, Avenue MD 20609
TM-0031 GRID-0019 PAR-0299 ED-07 TAX ID-038658
LAND USE: Rural Preservation
ZONING: Rural Preservation District
ACREAGE: 34.24
ACTION REQUESTED: Review of a Concept Site Plan for a canine boarding and training facility.
Click [HERE](#) for the Staff Report
Click [HERE](#) for the Site Plan
 2. **CONCEPT SITE PLAN # 18-13200013, SOUTHSTAR REDEVELOPMENT**
(Zoning Ordinance 1974) (Restaurant, Automobile Filing Station, Car Wash, Candy & Ice Cream Store, Food Store, Grocery Store)
OWNER: Southstar Limited Partnership
AGENT: St. John Properties
LOCATION: 23344 Three Notch Rd, California MD 20619
TM-0034 GRID-0010 & 0015 PAR-0433 & 0521 ED-08 TAX ID-009848 & 009856
LAND USE: Industrial Areas
ZONING: Industrial, I / AE / PUD-IP
ACREAGE: 6.77
ACTION REQUESTED: Review of a Concept Site Plan for a 5,376s.f. Convenience store, 1,248s.f. car wash, 5,280s.f. fuel canopy, 5,520s.f. Restaurant and 8,520s.f. Restaurant.
Click [HERE](#) for the Staff Report
Click [HERE](#) for the Site Plan
Click [HERE](#) for the Renderings
Click [HERE](#) for the Traffic Impact Study

V. Discussion

3. **Lexington Park Development District Master Plan zoning map and text amendment review**
Click [HERE](#) for the Lexington Park Development District Land Use and Zoning Reference Guide
Click [HERE](#) for the St. Mary's County Comprehensive Zoning Ordinance Draft of Schedule 50.4, Use Classifications, Use Types and Location within Zoning Districts.
Click [HERE](#) for Uses in the Zoning Districts in the Lexington Park Development District

VI. Adjournment

The next scheduled Planning Commission meeting is February 25, 2019

For more information, contact Nicholas Colvin, Department of Land Use and Growth Management at (301) 475-4200*1520 or at Nicholas.Colvin@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.stmarysmd.com/broadcast.asp>.