

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

Jessica S.B. Andritz, Director
Courtney Jenkins, AICP, Deputy 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

TO: David A. Weiskopf, County Administrator
Office of the County Administrator

FROM: Jessica S.B. Andritz, Director *JSA (08.08.2024)*
Dept. of Land Use & Growth Management

DATE: August 8, 2024

RE: Monthly Report – July 2024

Planning Commission: 1 case

July 8, 2024

1. CSP23-0265 – Honda and Kia Dealership – **Continued to July 22, 2024**
Review and approval of a concept site plan for a 47,538 sq. ft. car dealership.
8th Election District: 23140 Three Notch Rd., California, MD 20619

July 22, 2024

1. CSP23-0265 – Honda and Kia Dealership – **Approved**
Review and approval of a concept site plan for a 47,538 sq. ft. car dealership.
8th Election District: 23140 Three Notch Rd., California, MD 20619

Board of Appeals: 5 cases

July 11, 2024:

1. VAAP 24-0709 – Gass – **Approved**
Variance from CZO § 71.8.3 to disturb the 100' Critical Area Buffer to construct a deck with steps.
7th Election District: 20485 Waterloo Lane, Coltons Point, MD
2. VAAP 24-0974 - WOOD RENTAL PROPERTIES, LLC – **Continued to July 25, 2024**
Variance from Schedule 32.1 for a reduction of the mandatory rear yard setback from 20' to 10'.
6th Election District: 25826 South Sandgates Road, Mechanicsville, MD

3. VAAP 24-1004 - MAGRUDER & BEAUCHAMP – **Approved**
 Variance from Schedule 32.1 for a reduction of the mandatory front yard setback from 25’ to 0’ and the side yard setback from 5’ to 0’ in the RPD and a variance from CZO § 51.2.4.c to reduce the minimum setback for detached accessory structures from the principal structure from 10’ to 6’ to replace a shed.
 2nd Election District: 43844 Avon Way, Leonardtown, MD

4. VAAP 23-0225 - VILLAGES AT CLARKS MILL – **Approved**
 Variance from Schedule 32.1 for a reduction of the Open Space requirements from 50% to 20% and a variance from CZO § 63.3 and Schedule 50.4 for a reduction of the “B” Buffer Yard along the south property line from 65’ to 32.5’.
 8th Election District: 44405, 44410, 44415, 44420, 44425 K & R Way, Three Notch Road, Hollywood, MD

July 25, 2024:

1. VAAP 24-0974 – WOOD RENTAL PROPERTIES, LLC – **Approved**
 CONTINUED from July 11, 2024, BOA
 Variance from Schedule 32.1 for a reduction of the mandatory rear yard setback from 20’ to 10’.
 6th Election District: 25826 South Sandgates Road, Mechanicsville, MD

2. ZAAP 23-0266 - PARK PLACE APPEAL – **Approved**
 Continued from the June 26, 2024, Board of Appeals Hearing
 Appeal of a decision by the St. Mary’s County Planning Commission on March 18, 2024, denying Concept Plan approval.
 8th Election District: 23160 & 23165 Park Place Way, California, MD 20619

Permits Counter:

	Total
Phone calls	772
In-Person Contact	547
Total Customers Served	1319

Permit Statistics:

Permit Type	Number	Approved
New Permit Applications	244	-
Change of Occupancy	-	4
Single Family Detached	-	12
Single Family Attached	-	0
Other	-	7
Total Certificates of Occupancy Issued		23

Excise Tax Collected:

Permit Type	Excise Tax Collected (month)	Excise Tax Collected FY 2025
Residential – Single Family	\$66,970.00	\$66,970.00
Residential – Multifamily	-	-
Non-Residential – Retail/Commercial/Services	\$148,255.92	\$148,255.92
Office/Institutional/Medical	-	-
Industrial/Flex/Other	-	-
Lodging (per room)	-	-
Total Collected		\$215,225.92

Plats and Plans:

Project Type	New Projects	Rereviewed Projects	Approved
Concept Site Plans	2	2	1
Major Site Plans	-	3	-
Minor Site Plans	2	6	-
Major Subdivisions	-	-	-
Minor Subdivisions	3	4	2
Plat Exempt	-	2	2
Boundary Line Adjustment Plats	2	5	3
Forest Conservation (FCP, FSD, Easements)	9	4	4
TDRs	2	-	-
Zoning Map Changes	-	-	-
Text Amendment	-	-	-
PIA Requests	28	-	-
Water/Sewer Waiver	1	-	2
Commercial Tower	-	-	-
Confirmatory Plat	-	-	-
Total Projects	49	26	14

Reviews by Type:

Reviewer	Initial Reviews	Re-Submission Reviews	Total Reviews
LUGM Initial Intake Reviews (e.g., Zoning, Floor Plans, Contractors Licenses, etc.) – Permits Division	515	83	598
LUGM Comprehensive Plan Review	5	-	5
LUGM Historic Preservation Review	9	-	9
LUGM Capital Facilities Review	5	-	5
LUGM Critical Area Review	63	25	88
LUGM Floodplain Review	20	3	23
LUGM SWM Reviews	105	33	138
LUGM Misc. Environmental Reviews	149	24	173
LUGM Architectural Reviews	8	5	13

Inspections & Compliance:

TYPE	TOTAL FOR MONTH
LUGM Inspections by Discipline:	93
MDIA Inspections	664
Building Code	305
Plumbing/Gas	117
Electric	194
HVAC	48
Planchek Inspections	8
Building Code	2
Plumbing/Gas	1
Electric	2
HVAC	3
Flagsin Inspections	4
Building Code	3
Plumbing/Gas	0
Electric	1
HVAC	0
Code Inquiries:	16
Code Inquiries Resolved:	12
Code Cases at Legal Pending Court:	44
Livability:	0
Blight Cases:	2
Prop. Maintenance Cases:	5
Critical Area Violations:	2
Stop Work Order	2
Land Levy Posting – County Attorney	0