

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, March 26, 2018**

Members present: Joseph VanKirk –Vice Chair, Martin Siebert, Clarke Guy, William Hall, Hal Willard, Joseph Fazekas and Caroline King, Alternate

Absent: Howard Thompson-Chair

Bill Hunt, Director; Susan McCauley, Planner III; Sandie Greene, Recording Secretary; Laura Kay, Planner II and Brandy Glenn, Planner II were present from the Department of Land Use and Growth Management.

David Weiskopf, Acting County Attorney
Christy Hollander, Chief Engineer, St. Mary's Metropolitan Commission
John Groeger, Deputy Director, Public Works and Transportation

The meeting was called to order by Vice Chair, Joseph Van Kirk at approximately 6:35 p.m.

APPROVAL OF THE MINUTES

*Commissioner Guy made a motion to approve the minutes of March 12, 2018.
Commissioner Willard seconded. The motion passed unanimously.*

PUBLIC HEARING

1. CONCEPT SITE PLAN # 16-13200004, HOLLYWOOD AUTO
(Zoning Ordinance 10-02) (Use # 75) Retail Sales or Service, Vehicles.
OWNER: Dean Limited Partnership, LLP
AGENT: Kimley-Horn and Associates, Inc.
LOCATION: 24813 Hollywood Road, Hollywood MD 20636
TM-026 GRID-11 PAR-0179 ED-06 TAX ID-012418
LAND USE: Town Center Mixed Use
ZONING: TMX/AE
ACREAGE: 22.20 SITE ACREAGE: 7.76
ACTION REQUESTED: Review of a Concept Site Plan for a 29,969 square foot building for automotive retail sales and service.

Presented by: Susan McCauley, Planner III, Land Use and Growth Management

Exhibit 1- Staff Report

Attachments:

- 1 - Location Map
- 2 - Health Department Approval
- 3 - Metropolitan Commission Approval
- 4 - St. Mary's Soil Conservation District Approval
- 5 - Department of Public Works and Transportation Approval
- 6 - State Highway Administration Approval with TIS Conclusions/Recommendations
- 7 - Wetlands, Soils & Flood maps
- 8 - Land Use Map
- 9 - Zoning Map
- 10- Planning Commission minutes 4/24/17

Planning Commission minutes 3/28/16
Board of Appeals Motions 3/23/17
Board of Appeals Motions 7/21/16
11 –Conceptual Rendering
12 –Site Plan
13- TIS

Exhibit 2 – Proof of Public Hearing Announcement

Speakers Representing Hollywood Auto are as Follows:

Chris Longmore of Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101,
Lexington Park, MD 20653

Charles Winegardner and Tom Winegardner of Winegardner Motor Company,
22657 Washington Street Leonardtown MD 20650

Nick Leffner and Edward Papazian of Kimley-Horn and Associates, Inc.,
1215 Fort Avenue, Suite 304, Baltimore, MD 21230.

Public Speakers:

Rick Ferrante, Light House Road, Piney Point MD 20674

Tom Hardie 44731 Coves Point Road, Hollywood, MD 20636

Jerry Thompson, 24911 Briscoe Thompson Way, Hollywood, MD 20636

Barbara Thompson, 43865 Thompson Farm Lane, Hollywood, MD 20636

Paul Bennett, Hollywood MD 20636

Gary Bell, 42480 Fairgrounds Road, Leonardtown, MD 20650

Ed Brown, 25900 Whiskey Creek Road, Hollywood, MD 20636

Paul Bennett Jr, Iron Face Lane, Hollywood, MD 20636

Mark Richardson, 12821 Lampton Lane, Ft. Washington MD 20744

Mike Thompson, 43865 Thompson Farm Lane, Hollywood, MD 20636

Tracy Kubinec, 25793 Whiskey Creek Road, Hollywood, MD 20636

Public Exhibit 1 was entered into the public record: Mr. Paul Bennett Jr. entered a letter written on
May 22, 2017 by then Acting Director Bill Hunt to Mr. Christopher Longmore, attorney for the applicant.

*Commissioner Siebert made the motion: In the matter of Concept Site Plan # 16-13200004
Hollywood Auto, having accepted the staff report and having made a finding that the Objectives of
Section 60.6 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced
project has met all requirements for concept approval, I move that the concept site plan be approved with
no conditions. Commissioner Guy seconded. The motion passed with a 5-2 vote.*

*For: Martin Siebert, Clarke Guy, William Hall, Joseph Fazekas and Caroline King
Against: Joseph VanKirk and Hal Willard*

ADJOURNMENT

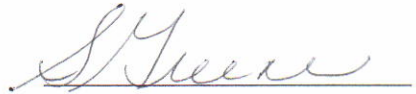
A motion to adjourn was made at 9:55 p.m. by Commissioner Guy. Commissioner Siebert seconded. The motion passed unanimously.

Approved in open session: April 23, 2018



Howard Thompson
Chairman

Joe VanKirk
Vice Chair



Sandie Greene
Recording Secretary