

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, June 25, 2018**

Members present: Howard Thompson-Chair; Joseph VanKirk –Vice Chair; Martin Siebert, Hal Willard, William Hall, Joseph Fazekas and Caroline King, Alternate

Absent: Clarke Guy

Kathleen Easley, Senior Planner; Sandie Greene, Recording Secretary; Brandy Glenn, Planner II and Laura Kay, Planner II were present from the Department of Land Use and Growth Management.

David Weiskopf, Acting County Attorney, James Tanavage, Assistant County Attorney Donald Mills, Engineer III, Department of Public Works and Transportation

The meeting was called to order by Chair, Howard Thompson at approximately 6:30 p.m.

**APPROVAL OF THE MINUTES**

*Commissioner Siebert made a motion to approve the minutes of June 11, 2018.  
Commissioner Willard seconded. The motion passed unanimously.*

**PUBLIC HEARING**

1. CONCEPT SITE PLAN# 14-13200016, RACE-N-IN  
(Zoning Ordinance I 0-02) Use #48 (Convenience Store), #73 (Restaurant) and #77 (Retail Sales Limited)  
OWNERS: Bar None, LLC AGENT: Soltesz, Justin Crouse  
LOCATION: 26755 Stone Comer Ln, Mechanicsville, MD 20659 TM-0011 GRID-0023 PAR-0005  
ED 04 TAX ID-015134LAND USE: Crossroads Commercial ZONING: Rural Service Center, RSC  
ACREAGE: 2.82  
ACTION REQUESTED: Concept Site Plan approval for two commercial buildings. The first being a 4 unit one story building of 6,723 sf containing office or retail space and the other being a one story 6,771 sf building consisting of 3,500 sf of convenience store and 3,271 sf of restaurant.

Presented by: Laura Kay, Planner II, Land Use and Growth Management

Exhibit 1 – Proof of Public Hearing Announcement

Exhibit 2- Staff Report

Attachments:

- 1 – Location Map
- 2 – Land Use Map
- 3 – Zoning Map
- 4 – Site Plan
- 5 – Conceptual Rendering
- 6 – Traffic Impact Study
- 7 – State highway Administration Approval
- 8 – Department of Public Works and Transportation Approval
- 9 - Health Department Approval
- 10 -Metropolitan Commission Approval
- 11 –St. Mary's Soil Conservation District Approval

Commissioner Siebert requested a list of the general notes regarding both the Concept Site Plans and the Plats. Laura Kay of Land Use and Growth Management explained the notes are listed on the Ordinance and she will work up a list and provide them for the Planning Commission.

Speakers Representing RACE-N-IN

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

Robert "Brad" Brizzi, Bar None, LLC 40170 Beach Drive, Mechanicsville, MD 20659

Justin Crouse, Soltesz, INC., 401 Post Office Road, Suite 103 Waldorf, MD 20602

Nick Driban, Lenhart Traffic Consulting, Inc., 645 Baltimore Annapolis Boulevard, Suite 214 Severna Park, MD 21146

Applicant Exhibit 1- Power Point Presentation presented by Justin Crouse of Soltesz, Inc.

Public Speakers:

Louise A Novak, 26735 Thompson Corner Road, Mechanicsville, MD 20659

Susan Beaghan, 35395 Army Navy Road, Mechanicsville, MD 20659

David Novak, 26735 Thompson Corner Road, Mechanicsville, MD 20659

Mary L. Baker, 26728 Thompson Corner Road, Mechanicsville, MD 20659

Wayne Delozier 26770 Delozier Lane, Mechanicsville, MD 20659

David Fitzpatrick, 29885 Coolidge Drive, Mechanicsville, MD 20659

Frank Sakran, 26930 Thompson Corner Road, Mechanicsville, MD 20659

Elizabeth Murphy, 26801 Delozier Lane, Mechanicville, MD 20659

Kimberly Beachy, 35730 Chief Road, Mechanicsville, MD 20659

David Fowler, 26815 Thompson Corner Road, Mechanicsville, MD 20659

James Suite, 24690 Stoney Hill Lane, Mechanicsville, MD 20659

Brittany Murphy, 21311A Bennett Estates Lane, Leonardtown, MD 20650

Public Exhibits:

Exhibit 1- Letter emailed from Nasra A. Sakran

Exhibit 2- Presentation presented by David Novak

Exhibit 3- Letter presented by Mary L. Baker

*Commissioner Siebert made the motion: In the matter of Concept Site Plan# 14-13200016, RACE-N-IN, 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 subject to the following conditions:*

*1. Addition of General Note 19, General Note 1 and General Note 20 as noted in the outstanding issues line items c and d of the staff report.*

From April 23, 2018 Staff Report 14-13200016, RACE-N-IN

V. Outstanding Issues

- a. Please correct plan to ensure site acreage is the same in the Site Tabulation Table, Site Area Table, and General Note 19.
- b. If the use Office is being proposed as stated in General Note 1, please add use #63 to General Note 20.
- c. Final findings for adequate public facilities will be made administratively by the Planning Director, as a prerequisite to final site plan approval.

*Commissioner Willard seconded.*

*For- Commissioners: Hall, Siebert, VanKirk, Willard and Thompson*

*Against- Commissioner King*

*Abstain- Commissioner Fazekas*

Discussion

Kathleen Easley, Senior Planner, Land Use Growth Management

1. Lexington Park Development District Master Plan - Briefing to the Planning Commission on amendments to the zoning maps and zoning text for the Lexington Park Development District.

*Kathleen Easley reported on the Lexington Park Development District Master Plan updates.*

*Land Use and Growth Management staff and Geographic Information Systems (GIS) staff have been working together to verify the proposed zoning designations are correct and correlate with the land use designations.*

*The proposed zoning map layer is available for viewing on the county website:*

*<https://stmarysmd.maps.arcgis.com>.*

*Along with the review of the zoning maps, Articles 3, 4, 5, and 6 of the Comprehensive Zoning Ordinance (CZO) are proposed to be amended to incorporate new zoning districts and remove some existing zoning districts. Proposed text amendments are also available on LUGM web page:*

*<http://www.co.saint-marys.md.us/lugm/LPDD.asp>.*

*The proposed changes will be discussed in greater detail with additional meetings to be planned beginning in July 2018.*

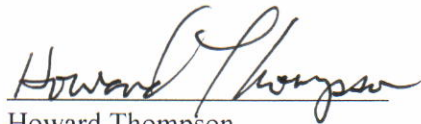
*Commissioner Thompson asked for advanced information allowing time to study the recommendations. Commissioner Siebert asked that the work sessions be held at the Commissioners meeting room to allow for open meetings and recording purposes.*

**ADJOURNMENT**

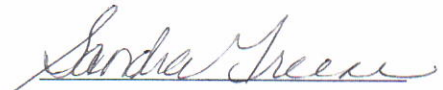
*A motion to adjourn was made at 10:20 p.m. by Commissioner Fazekas. Commissioner Siebert seconded. The motion passed unanimously.*

Approved in open session:

July 9, 2018



Howard Thompson  
Chairman



Sandie Greene  
Recording Secretary