

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, July 31, 2017**

Members present: Howard Thompson – Chairman, Shelby Guazzo – Co-Chair, Martin Siebert, Patricia Robrecht, Joseph VanKirk and Clarke Guy

Excused Absence - Hal Willard
Absent- Caroline King, Alternate

Bill Hunt, Director; Kathleen Easley, Sr. Planner; Brandy Glenn, Planner II were present from the Department of Land Use and Growth Management. Bob Kelly, Chief Information Officer, Department of Information Technology, George Sparling, County Attorney and Sabrina J. Hecht, NAS Patuxent River Community Planner Liaison Officer.

The meeting was called to order by Chairman Thompson at approximately 6:32 p.m.
Chairman Thompson reminded everyone that this meeting is a work session.

WORK SESSION

DISCUSSION

1. Review and discussion of Lexington Park Development District Master Plan land use and zoning. (LPDD)

Listed are the three items discussed and corrected from the June 19, 2017 work session meeting. Bob Kelly sent an email to the Commission members on July 25, 2017.

- 1) *The Planning Commission previously directed staff to change Mr. Parlett's property,*
- 2) *Tax I.D. 08- 174636, to be zoned residential/low density. This has been completed.*
- 3) *Trailer Park off of Hermanville road. Land Use and Growth Management staff researched and found ordinance Z-06-0012; signed and approved by the Commissioners of St. Mary's County on April 13, 2010. Identifying residential high density.*
- 4) *Willows Road Business Park was shown as Government property; corrected on the map after checked against the plat.*

Bob Kelly brought the following adjustments to area's 5 and 7- both the original and corrected maps. Display as a purple as a Non Profit Institutional – this is not public land.

Area 7

Area 1908016003 is listed as "Mixed-Use Low-Intensity/ Residential Low Density

Discussion included that it is "Public Land"; "Non-Profit Institutional" Bob Kelly commented that it is Non-Profit Institutional due to the Church, however approved Land Use had multiple designations.

The Planning Commission commented between the church and Oak Crest, and for properties fronting on Three Notch Road, the recommendation is mixed use - medium intensity. This designation would support zoning that is similar to CMX." This area should also be revisited at the end of the MAPS assignment.

1908033587 and 1908036861- The Planning Commission changes between the church and Oak Crest, and for properties fronting on Three Notch Road, the recommendation is mixed use-medium intensity (MXM). This designation would support zoning that is similar to CMX. The three areas marked as marine use have been converted to Industrial Areas. The question remains should they or should it be returned to Marine Properties.

FDR Focal Area

Bob Kelly commented that the two (1908011699 and 1908011869) are both Non Profit Institutional to be renamed at a later date. Although below comments indicate otherwise.

The Planning Commission discussed mixed use, high intensity (MXM) is recommended for the east side of Chancellor's Run Road north of FDR Boulevard.

Area 5

1908160163 include Condo's and senior living is listed as "Mixed-Use Low-Intensity. This was changed to Residential Medium Density (RM).

190867236 - No changes in the map.

1908030715 "Residential Medium Density to remain. Residential High Density" changes to "Residential Medium Density

Residential Medium Density"- "Bob Kelly's Comments: Note that this parcel is in two pieces; the same tax ID number/same property. Therefore a possible problem with the S Dat number. Brandy Glenn of LUGM will research the parcels for a possible solution.

Area 5 and FDR; Map #4- Per Bob Kelly; if the number is not a problem then the land use is correct. Changes should not be made until clarification of the number.

Bob Kelly is planning to have last two areas for the September 18, 2017 meeting; completing the Land Use and will include the Marine Properties after further research.

Additional map work session meetings have been scheduled for September 18, 2017.

ADJOURNMENT

A motion to adjourn was made at approximately 7:31 p.m. by Commissioner Guy. Commissioner Robrecht seconded. The motion passed unanimously.

Approved in open session: October 23, 2017


Howard Thompson
Chairman


Brandy Glenn
Recording Secretary