

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, December 10, 2018**

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

Absent: Joseph Fazekas

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

David Weiskopf, Acting County Attorney, James Tanavage, Assistant County Attorney and John Deatrick, Director, Department Public Works and Transportation and Wynne Briscoe, Chair, Economic Development Commission.

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

**APPROVAL OF THE MINUTES**

*Commissioner Guy made a motion to approve the minutes of November 19, 2018.  
Commissioner Siebert seconded. The motion passed unanimously.*

**PUBLIC HEARING**

**1. CONCEPT SITE PLAN # 18-13200012, Southpoint Church**

(Zoning Ordinance 10-02) Use #38 (Religious Assembly)

OWNER: Southpoint Church INC.

AGENT: Mehaffey & Associates, P.C.

LOCATION: 43160 Saint Andrews Church Rd, Leonardtown, MD 20650

TM-0041 GRID-0004 PAR-0297 ED-03 TAX ID-088731

LAND USE: Rural Preservation

ZONING: Rural Preservation District, RPD / AE Overlay

ACREAGE: 49.65

ACTION REQUESTED: Review of a Concept Site Plan for a new 30,676 square foot church.

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 – Adequate Public Facilities Report
- 7 – Department of Public Works & Transportation Approval
- 8 - State Highway Administration Approval
- 9 – Health Department Approval
- 10– Metropolitan Commission Approval
- 11– St. Mary's Soil Conservation District Approval

Exhibit 3- Staff Power Point

Speakers Representing Southpoint Church:

William Mehaffey of Mehaffey & Associates, P.C., 41650 Court House Drive, Leonardtown MD 20650

Exhibit 4- Applicant Presentation

*Commissioner Chair, Thompson opened the hearing to public comment.*

*1. Don Orwig, 43130 St. Andrews Road, Leonardtown, MD 20650*

*Hearing no others, the case was closed to public comment.*

*Commissioner Guy made the motion: In the matter of Concept Site Plan # 18-13200012, Southpoint Church, 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.*

*Commissioner Van Kirk seconded.*

*For: Howard Thompson, Joseph VanKirk, Martin Siebert, Clarke Guy and William Hall  
Against: Caroline King*

**2. DISCUSSION**

Lexington Park Development District Master Plan zoning map and text amendment review.

Presented by: Bill Hunt, Director, Land Use and Growth Management

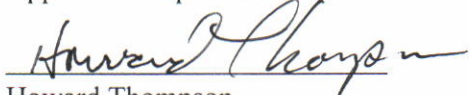
Bill Hunt, Director of Land Use and Growth Management discussed the modifications to the Lexington Park Development District, Land Use and Zoning being completed by the IT, GIS Department and Land Use and Growth Management staff.

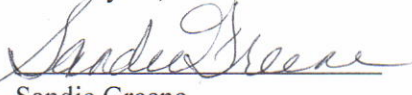
The Planning Commission made a request to add on workshop meetings after the first of the year. The first Monday of each month has been selected as the "add on" date. Staff will check on the availability of space, if the Commissioners room is not available then workshops can be held at Land Use and Growth Management.

**ADJOURNMENT**

*A motion to adjourn was made at 8:10 p.m. by Commissioner Guy.  
Commissioner Siebert seconded. The motion passed unanimously.*

Approved in open session:

  
Howard Thompson  
Chairman

February 11, 2019,  
  
Sandie Greene  
Recording Secretary