

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Monday, December 14, 2015**

Members present: Howard Thompson - Chairman, Shelby Guazzo – Vice Chair, Hal Willard, Martin Siebert, Merl Evans, and Patricia Robrecht.

Members absent: Susan McNeill

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

**APPROVAL OF THE MINUTES** – The minutes of October 26, 2015 and November 9, 2015 were approved as presented.

**PRESENTATION**

**1. Newtowne Neck State Park Master Plan PowerPoint Presentation** by Mary Owens, Chief Planner for the Maryland Department of Natural Resources

**PUBLIC HEARING**

**2. Concept Site Plan # 15-13200002, Hollywood Commercial Center**

(Zoning Ordinance 10-02) (Use # 48,60,73,76)

OWNER: Dean 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

ZONING: TMX/AE

ACREAGE: 14.22

ACTION REQUESTED: Concept site plan approval for a 50,200 square foot multiple use commercial center.

**The following adjoining property owners were notified of this public hearing:**

1. Brian Granados & Nancy Granados – 24858 Three Notch Road
2. Juanita Modlin – Three Notch Road
3. Michael Taylor – 24780 Old Three Notch Road
4. Lawrence Buchanan – 24770 Old Three Notch Road
5. Arnold Joy & Loretta Joy – 24760 Old Three Notch Road
6. William Mattingly & Brenda Raley – 24746 Old Three Notch Road
7. Scott & Michelle Long – 24725 Nelson Hill Way
8. Robert & Jennifer Boothe – 24720 Old Three Notch Road
9. James & Diane Stallings – 24702 Old Three Notch Road
10. Buddy & Jackline Winslow – 24700 Sotterley Road
11. Burch Oil Company – 24686 Three Notch Road
12. SMECO – Three Notch Road
13. Hollywood Volunteer Fire Department – 24801 Three Notch Road
14. Shirley Peeling – 24702 Sotterley Road
15. DR & F, LLC – Three Notch Road

*Chairman Thompson opened the matter up for public testimony.*

**Speakers:**

1. Brian Granados – Resident, Three Notch Road
2. Diane Johnson – Resident, Three Notch Road
3. Mike Thompson – Resident, Thompson Farm Lane

4. Joe Kubinec – Resident, Whiskey Creek Road
5. Barbara Thompson – Resident, Thompson Farm Lane

**Issues identified:**

1. Safety issues in regards to roadways.
2. Lack of information and participation from State Highway Administration.
3. Inter-parcel connector shown on site plan where future development will occur.

*Commissioner Siebert made a motion to continue the matter until the January 25, 2016 meeting in order to receive additional information and will also allow written testimony until that date. Commissioner Robrecht seconded. **The motion passed unanimously.***

**3. Concept Site Plan # 15-13200005, St. Mary's Metropolitan Commission Building Expansion**

(Zoning Ordinance 10-02) (Use # 80)

OWNER: St. Mary's County Metropolitan Commission

AGENT: Mudd Engineering, LLC

LOCATION: 43990 Commerce Avenue, Hollywood, MD 20636

TM-034 GRID-01 PAR-0681 ED-06 TAX ID-057810 and 018173

ZONING: I/AE

ACREAGE: 4.20

ACTION REQUESTED: Concept site plan approval for a 1,760 square foot building expansion and 4,830 square foot new building.

*Chairman Thompson opened the matter up for public testimony.*

**Speakers:**

None

*Chairman Thompson closed the matter for public testimony.*

*Commissioner Evans made a motion in the matter of CCSP #15-13200005, Metropolitan Commission Building expansion and addition, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the 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 Siebert seconded. **The motion passed unanimously.***

**4. Concept Site Plan # 15-13200009, Real Life Wesleyan Church**

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

OWNER: Chesapeake District of the Wesleyan Church

AGENT: J. Hopson Consulting, LLC

LOCATION: 27399 Old Village Road, Mechanicsville, MD 20659

TM-009 GRID-21 PAR-0358 ED-05 TAX ID-057884

ZONING: RPD

ACREAGE: 25.00

ACTION REQUESTED: Concept site plan approval for a 17,245 square foot church.

*Chairman Thompson opened the matter up for public testimony.*

**Speakers:**

Clarke Guy – Resident, Guy Family Way

Richard Guy – Resident, Guy Family Way

Frank Wheatley – Resident, Baptist Church Road

**Issues identified:**

1. Stormwater run-off to adjacent properties.

- 2. Inadequate roadways to handle the increased traffic.

Commissioner Guazzo made a motion to continue the case, CCSP #15-13200009, until January 11, 2016. Commissioner Siebert seconded. **The motion passed unanimously.**

**5. Concept Site Plan # 12-13200001, St. Anne's Anglican Catholic Church**

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

OWNER: St. Anne's Anglican Catholic Church

AGENT: Little Silences Rest, Inc.

LOCATION: 29530 Charlotte Hall Road, Charlotte Hall, MD 20622

TM-004 GRID-10 PAR-0316 ED-05 TAX ID-005272

ZONING: RL/RMX

ACREAGE: 3.65

ACTION REQUESTED: Concept site plan approval for a 10,472 square foot church hall.

Chairman Thompson opened the matter up for public testimony.

**Speakers:**

None

Chairman Thompson closed the matter for public testimony.

Commissioner Evans made a motion in the matter of CCSP #12-13200001 St. Anne's Anglican Catholic Church, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the 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 Willard seconded. **The motion passed unanimously.**

**DISCUSSION**

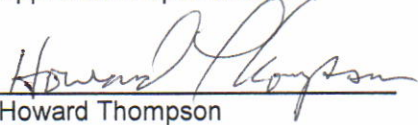
**6. Land Use and Growth Management PC Budget**

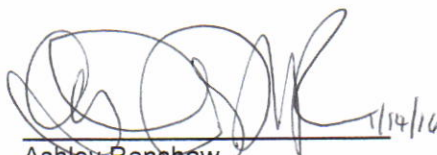
Chairman Thompson stated that any questions relating to the PC Budget should be directed to Bob Bowles or Phil Shire with Land Use and Growth Management.

**ADJOURNMENT**

A motion to adjourn was made at 10:35 p.m. by Martin Siebert. Commissioner Evans seconded. The motion passed unanimously.

Approved in open session: January 11, 2016

  
 \_\_\_\_\_ 1/14/16  
 Howard Thompson  
 Chairman

  
 \_\_\_\_\_ 1/14/16  
 Ashley Renshaw  
 Recording Secretary