

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, February 10, 2014**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, Director; Bill Hunt, Deputy Director; Bob Bowles, Planner IV; Hannah Pinkerton, Planner II; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf and Department of Public Works and Transportation Director George Erichson were also present.

The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of January 13, 2014 were approved as presented.

DEVELOPMENT REVIEW

CCSP #13-132-008 – Hollywood Center Medical Office

The applicant is requesting approval of a concept site plan for a 12,000 sq. ft. medical office building. The property contains 2.067 acres; is zoned I and AE; and is located at 44220 Airport View Drive, Hollywood, Maryland; Tax Map 34, Grid 2, Parcel 550-2-12.

Owner: Khanna Property Management, LLC
Presenters: Hannah Pinkerton, LUGM; Pat Mudd of Mudd Engineering and Don Crawford

Ms. Robrecht made a motion in the matter of CCSP #13-132-008 Hollywood Center Medical Office, 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 and Ms. McNeill seconded. The motion passed by a 7-0 vote.

CCSP #13-132-003 – Airport Hangar Project

The applicant is requesting approval of a concept site plan for airport hangars and offices. The property contains 60.73 acres; is zoned OBP, RL, and AE; and is located at the end of Airport Road, California, Maryland; Tax Map 34, Grid 7, Parcel 151.

Owner: S. Hunt Aero, LLC
Presenters: Hannah Pinkerton, LUGM; Jay Hopson for applicant; Ken Reed for applicant, and George Erichsen of DPW&T

Mr. Hopson explained a PowerPoint Presentation to the members. Mr. Erichsen referred to DPW&T comments on the 1/22/14 TEC Comments regarding the wetlands and recommended 30' buffer and the future alignment of Airport Road Extended and Lawrence Hayden Road.

Ms. Guazzo questioned the level of traffic. Mr. Hopson stated the development will create less than an additional 50 trips per day however a full traffic study will be required for APF before the commercial buildings are approved.

Ms. McNeill questioned the need for the proposed hangars and commercial buildings. Mr. Reed explained there is already a 70+ waiting list for this project.

Mr. Siebert asked if the current runway is not extended will the proposed project still be successful. Mr. Reed stated yes; there is an obvious need for the hangars.

Mr. Siebert made a motion in the matter of CCSP #13-132-003, airport Hangar Project, 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 and Mr. Willard seconded. The motion passed by a 7-0 vote.

CCSP #13-132-012 – Advance Auto Parts

The applicant is requesting approval of a concept site plan for a 6,895 sq. ft. auto parts store. The property contains 16.01 acres; is zoned TMX; and is located at Three Notch Road, Charlotte Hall, Maryland; Tax Map 1, Grid 16, Parcel 44-2.

Owner: Charlotte Hall Investment Prop
Presenters: Hannah Pinkerton, LUGM; John Parlett for applicant; NG&O Engineering

Mr. Siebert asked if there is a recorded maintenance agreement for this tract of land. Mr. Parlett explained that a maintenance agreement is not necessary because there is only one owner for the tract of land.

Ms. McNeill made a motion in the matter of CCSP #13-132-012, Advance Auto Parts, 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 and Ms. Robercht seconded. The motion passed by a 7-0 vote.

CCSP #05-132-036 – Watts Commercial Center (Animal Hospital)

The applicant is requesting approval of a concept site plan for a 6,000 sq. ft. hospital. The property contains 1.06 acres; is zoned RCL; and is located at 27685 Three Notch Road, Mechanicsville, Maryland; Tax Map 9, Grid 21, Parcel 327-1.

Owner: Village Center, LLC c/o Tom Watts
Presenters: Hannah Pinkerton, LUGM; Bill Mehaffey of Mehaffey & Associates, PC; and Tom Watts for the applicant

Mr. Siebert questioned why the applicants are required to provide the new nitrogen reducing system. Mr. Watts indicated his building approval had expired therefore he is no longer grandfathered in to the old regulations.

Ms. Robercht made a motion in the matter of CCSP #05-132-036 Watts Commercial Center, 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 and Mr. Siebert seconded. The motion passed by a 7-0 vote.

ANNOUNCEMENTS

None

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: March 10, 2014

Howard Thompson
Chairman