

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, September 9, 2013**

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; Jeff Jackman, Senior Planner; Brandy Glenn, Planning Specialist; Susie McCauley, Development Facilitator; and Jada Stuckert, Recording Secretary. Commissioner Morgan and Robin Finnacom were also present.

The Chair called the meeting to order at 6:35 p.m.

PUBLIC HEARING

Lexington Park Development District Master Plan

Mr. Shire gave a brief introduction. Mr. Jackman provided the public with a PowerPoint presentation explaining the Lexington Park Plan and submitted a hard copy for the record, *hereby labeled as Exhibit 1 by the Recording Secretary.*

Chairman Thompson opened the hearing to public comment.

Mr. Dane Swanson for Kings Christian Academy (KCA)

Mr. Swanson narrated a PowerPoint presentation and submitted a hardcopy for the record, *hereby labeled as Exhibit 2 by the Recording Secretary.* Mr. Swanson asked for the deletion of any mention of the Pegg Road extension.

Mr. Dave Taylor for Sanner's Lake Sportsman's Club

Mr. Taylor asked any reference to roads crossing into the Sanner's Lake property be removed from the plan.

Mr. Daniel Raley

Mr. Raley stated his property is located in the Lexington Park Development District and indicated the draft plan calls for over 500 acres to be down zoned to RPD zoning. Mr. Raley indicated he is opposed to the draft plan. Mr. Raley quoted specific statements and pages within the plan indicating the statements contradict the goal to reduce the Development District by 3,000 acres. Mr. Raley stated again that he is opposed to this plan and asked that the plan not be sent to the County Commissioners for their consideration.

Mr. Ron Strickland

Mr. Strickland stated he is opposed stating the plan calls to classify his property as Mixed Housing as well as splitting it in half. Mr. Strickland stated if this is just a proposal why are you recommending re-zoning. Mr. Strickland stated this is his land as requested the county leave it alone. Mr. Strickland showed his families land on page 29 of the plan.

Mr. Robert McDaniel

Mr. McDaniel stated he is in support of Sanner's Lake Sportsman's Club request to remove any reference to roads crossing the Sportsman's Club from the plan. Mr. McDaniel asked that Sanner's Lake Sportsman Club be left out of the plan completely.

Ms. Adell Pierce

Ms. Pierce stated she and her family oppose the removal of her property from the Lexington Park Development District. Ms. Pierce stated removing her property would lower its value. Ms. Pierce stated her property was already down zoned once during the RL-T down zone which lowered the

value. Ms. Pierce indicated another devaluation of her property is unnecessary. Ms. Pierce is asking that the RL-T be rezoned to RL which is consistent with the surrounding properties.

Mr. Mike Hewitt

Mr. Hewitt stated he owns property with family which is surrounded by the Lexington Exchange and Woods at Myrtle Point. Mr. Hewitt stated he is opposed to the down zoning of RL-T to RPD. Mr. Hewitt asked the Planning Commission to consider another Development District in the Hollywood vicinity. Mr. Evans asked how Mr. Hewitt found out about the possible down zoning. Mr. Hewitt stated he read The Enterprise.

Mr. Chris Longmore

Mr. Longmore stated no good reason has been given for the size reduction of the Lexington Park Development District. Mr. Longmore stated the Septic Bill already downzoned almost all county properties outside the LPDD. Mr. Longmore indicated now is the time for the Planning Commission to oppose this plan. Mr. Longmore stated to reduce the development potential within this area is a bad idea.

Ms. Ann Raley

Ms. Raley asked if the population is going to increase why you would reduce the area. Ms. Raley stated the land proposed to be rezoned to RPD is already platted as something else. Ms. Raley stated you can't make people live in a congested area if they don't want to.

Mr. James Spencer

Mr. Spencer of the Sanner's Lake Sportsman Club stated he is opposed to the plan and any proposal to install a road through the Sanner's Lake Sportsman Club. Mr. Spencer stated the focus should be on the actual Lexington Park Development District, not the outer areas where rural homes and businesses are located.

Mr. George Rathlev on behalf of the owners of the Woods at Myrtle Point

Mr. Rathlev stated a substantial amount of infrastructure has already gone in to the Woods at Myrtle Point. Mr. Rathlev asked that the zoning be retained.

Mr. Harry Childers

Mr. Childers stated he is in support of the deletion of land from the Development District. Mr. Childers indicated he is glad to see the Shannon Farms is being recommended for removal from the Development District. Mr. Childers indicated the wording on page 8 of the plan is ambiguous as it pertains to approval of undeveloped lands.

Mr. Shawn Day

Mr. Day indicated he is in support of including Tax Map 33 Parcel 179 into the Development District.

Mr. Rorey Feicht

Mr. Feicht stated he would like the zoning to be reconsidered from Feicht Construction south to the Burger King. Mr. Feicht asked that the RMX be re-zoned to CMX.

Ms. Dagmara Lizlovs

Ms. Lizlovs stated she lives around the corner from Sanner's Lake Sportsman Club and is an active member. Ms. Lizlovs stated she is opposed to any proposal to build a road through the property.

Mr. Michael McDaniel

Mr. McDaniel indicated he is in support of Sanner's Lake Sportsman Club and is opposed to any proposal to build a road through the property.

BREAK

Ms. Laura Clark on behalf of Millison Management Company

Ms. Clark referenced page 11-15 of the plan indicating Millison Management Company is the largest land owner in the AICUZ area. Ms. Clark stated some of the information in the plan is simply Navy guidance and should not be included in any County plan as recommendations or law. Ms. Clark asked if Redevelopment incentives could be given. Ms. Clark asked that the noise standards in the AICUZ area not be changed. Ms. Clark asked that the word "Future" be removed from the plan. Ms. Clark stated page 37 references a 200-foot buffer around streams which exceeds the normal stream buffer requirements.

Mr. Carlos Montealegre

Mr. Montealegre stated he is in support of Sanner's Lake Sportsman club and is opposed to any ingress proposed for that property.

Mr. Kevin Stone

Mr. Stone indicated he is a member of Sanner's Lake Sportsman Club and is opposed to any road being built on the property.

Mr. John Mountjoy, President of Sanner's Lake Sportsman Club

Mr. Mountjoy submitted a brochure for Sanner's Lake Sportsman Club for the record, *hereby labeled as Exhibit 3 by the Recording Secretary*. Mr. Mountjoy stated he is opposed to any roads being built through Sanner's Lake Sportsman Club. Mr. Mountjoy submitted two photos for the record, *hereby labeled as Exhibits 4 and 5 respectively by the Recording Secretary*.

Mr. Evans made a motion to close the public hearing and leave the record open through October 11, 2013 for the purpose of receiving written comments on the draft plan and Mr. Siebert seconded. The motion passed by a 7-0 vote.

APPROVAL OF THE MINUTES – The minutes of August 12, 2013 were postponed to the next meeting.

ANNOUNCEMENTS

None

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: September 23, 2013

Howard Thompson
Chairman