

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, July 10, 2017**

Members present: Howard Thompson–Chairman, Martin Siebert, Hal Willard, Joseph VanKirk, Caroline King and Clarke Guy.

Absent: Shelly Guazzo and Patricia Robrecht

Bill Hunt, Director; Susan McCauley, Planner II, Bob Bowles, Development Services Manager; Sandie Greene, Recording Secretary were present from the Department of Land Use and Growth Management.

George Sparling, County Attorney and Christy Hollander of St. Mary's Metropolitan Commission (METCOM)

The meeting was called to order by Chairman Thompson at approximately 6:33 p.m.

APPROVAL OF THE MINUTES

*Commissioner Clarke Guy made a motion to approve the minutes of June 26, 2017.
Commissioner Hal Willard seconded.
The motion passed unanimously.*

PUBLIC HEARING

DISCUSSION

1. Minor Site Plan # 17-131000010, Wildewood Shopping Center, Parking Modification, Minor Amendment

(Z PUD 91-05)(Zoning Ordinance 10-02)(Lexington Park Development Plan)

OWNER: MFS Wildewood, LLC

AGENT: Collinson, Oliff & Associates, Inc.

LOCATION: 23415 Three Notch Road, California, MD

TM-034 GRID-09 PAR-0623 ED-08 TAX ID-092656

ZONING: PUD-CP/CC/AE ACREAGE 30.46 Use: 119

LAND USE: MXM, Mixed-Use Medium Intensity

ACTION REQUESTED: Review of a Minor Amendment to the PUD for an 8,315 square foot parking lot modification.

Presented by Bob Bowles, Development Services Manager

Exhibit 1 – Staff Report

- Attachment 1 Location Map
- Attachment 2 Health Department Approval
- Attachment 3 Metropolitan Commission Approval
- Attachment 4 Memo from St Mary's Soil Conservation to Bob Bowles, LUGM
- Attachment 5 Memo from William Birch, DP&W to Bob Bowles, LUGM
- Attachment 6 Memo from Frank Brown of the SHA to Michele Beck of LUGM
- Attachment 7 Land Use Map PUD 17-13200010
- Attachment 8 Zoning Map PUD 17-13200010

John Oliff of Cullison (Oliff Associates (COA) presented a slide show presentation and was accompanied by Neal Markis of MFS Wildwood.

Commissioner Clarke Guy made a motion In the matter of minor site plan # 17-13100010, Wildewood Shopping Center Parking Modification, having accepted the staff report, considered public testimony, and having made findings that (1) the requested parking lot modification (2) the minor change does not change the concept or intent of the development, I move the minor site plan for the parking area modification as shown on the submitted site plan be approved.

Commissioner Joseph VanKirk seconded. The motion passed unanimously

2. MAJOR SITE PLAN # 16-13200005, DOLLAR GENERAL HOLLYWOOD

Zoning Ordinance (10-02) Uses: #76 Retail Sales General
OWNERS / DEVELOPER: Ronald Wood/Oxford Chase Development, LLC
AGENT: Little Silences Rest, Inc.
LOCATION: 23848 Mervell Dean Road, Hollywood, Md. 20636
TM-034, GRID-02, PAR-0651, ED 6, Tax ID 055605
ZONING: Town Center Mixed Use, (TMX) with Airport Environs Overlay, (AE)
LAND USE: Town Center Mixed Use, TMX.
ACTION REQUESTED: Review of a Concept Site Plan for a 10,640 square foot retail building.

Presented by Kathleen Easley, Senior Planner

Agenda Item 1: Staff Report

- Attachment 1:** Location Map
- Attachment 2:** Health Department Approval
- Attachment 3:** Metropolitan Commission Approval
- Attachment 4:** St. Mary's Soil Conservation District Approval
- Attachment 5:** Department of Public Works and Transportation approval
- Attachment 6:** SHA Approval
- Attachment 7:** Land Use Map
- Attachment 8:** Zoning Map
- Attachment 9:** Conceptual Rendering
- Attachment 10:** Adequate Public Facilities Report
- Attachment 11:** Site Plan

Gene Burroughs from Little Silence Rest (LSR), John Camp of Oxford Chase Development and Wayne Hunt of (LSR) presented for the Dollar General in Hollywood.

Citizen speaker was Carolyn Roth of Hollywood.

Commissioner Clarke Guy made the motion: In the matter of Concept Site Plan #16-13200005, Dollar General, Hollywood, 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 Martin Siebert seconded.
The motion passed unanimously.

At the close of the public meeting Commissioner Siebert asked for clarification on the rules to follow. The Planning Commission Charter or the Ordinance/Roberts Rules.

Mr. George Sparling, County Attorney spoke to the Commission advising them that he and Mr. Bill Hunt, Director of Land Use and Growth Management are in discussion over the matter and will have clarification for the Commission in the near future.

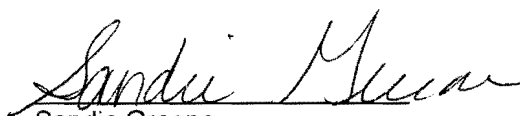
ADJOURNMENT

A motion to adjourn was made at approximately 8:00 p.m. by Commissioner Martin Siebert. Commissioner Clarke Guy seconded. The motion passed unanimously.

Approved in open session:

July 24, 2017


Howard Thompson
Chairman


Sandie Greene
Recording Secretary