

**St. Mary's County  
Government**  
**DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**  
*Phillip J. Shire, Director*



**Board of County Commissioners**  
Francis Jack Russell, President  
Lawrence D. Jarboe, Commissioner  
Cynthia L. Jones, Commissioner  
Todd B. Morgan, Commissioner  
Daniel L. Morris, Commissioner

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**MEMORANDUM:**

**TO:** Technical Evaluation Committee  
**FROM:** Land Use & Growth Management /Plans Review  
**DATE:** April 13, 2012  
**SUBJ:** May 2012 TEC Review Cycle

A Meeting has been scheduled for May 10, 2012 at 1:30 p.m. at the Department of Land Use and Growth Management; 23150 Leonard Hall Drive, Leonardtown, Maryland to discuss any issues there may be prior to issuing final comments to the applicants. **FINAL** TEC Comments are due in this office for copying and distribution to the owner and their representatives by **MONDAY, May 14, 2012 BEFORE 5:00.**

1. CONCEPT SITE PLAN # 12-13200003, SOUTH POINT CHURCH  
(Zoning Ordinance 10-02) (Use # 38)  
OWNER: Southpoint Church Inc.  
AGENT: Mehaffey & Associates, Pc  
LOCATION: 43160 Saint Andrews Church Rd. Leonardtown, 20650  
TM-041 GRID-04 PAR-0297 ED-03 TAX ID-088731  
ZONING: RPD  
ACREAGE: 49.65  
ACTION REQUESTED: Review of a Concept Site Plan for a 50,000sq.ft.church
  
2. CONCEPT SITE PLAN # 12-13200004, HICKORY HILLS ELEVATED WATER TANK AND WELL  
(Zoning Ordinance 10-02) (Use # 98)  
OWNER: St. Mary's County Metropolitan Commission  
AGENT: James Ashby  
LOCATION: Hickory Hills, Lexington Park, 20653  
TM-043 GRID-01 PAR-0525 ED-08 TAX ID-098727  
ZONING: CC  
ACREAGE: 1.74  
ACTION REQUESTED: Review of a Concept Site Plan for a Water Tank and Well
  
3. CONCEPT SITE PLAN # 12-13200005, HOLLYWOOD ELEVATED WATER TANK AND WELL  
(Zoning Ordinance 10-02) (Use # 98)  
OWNER: St. Mary's County Metropolitan Commission  
AGENT: James Ashby  
LOCATION: 24501 Three Notch Rd. Hollywood, 20636  
TM-026 GRID-18 PAR-0481 ED-06 TAX ID-177850  
ZONING: TMX  
ACREAGE: .71  
ACTION REQUESTED: Review of a Concept Site Plan for a Water Tank and Well.

4. CONCEPT SITE PLAN # 12-13200006, CHARLOTTE HALL ELEVATED WATER TANK AND WELL

(Zoning Ordinance 10-02) (Use # 98)

OWNER: St. Mary's County Metropolitan Commission

AGENT: James Ashby

LOCATION: Golden Beach Rd. Charlotte Hall, 20622

TM-001 GRID-23 PAR-0042 ED-05 TAX ID-061806

ZONING: TMX

ACREAGE: 1.11

ACTION REQUESTED: Review of a Concept Site Plan for a Water Tank and Well.

5. MINOR SITE PLAN # 12-13100013, HARRY A ZIMMERMAN FARMERS MARKET AND BAKERY/DELI

(Zoning Ordinance 10-02) (Use # 6, 78)

OWNER: Harry A Zimmerman

AGENT: Linear Surveys

LOCATION: 25606 Friendship School Rd., Mechanicsville, 20659

TM-019 GRID-17 PAR-0285 ED-06 TAX ID-035949

ZONING: RPD

ACREAGE: 15.01

ACTION REQUESTED: Review of a Minor Site Plan for a Farmers Market with a Bakery and Deli.

6. MINOR SUBDIVISION # 12-11000014, BOHLES RETREAT, SECTION 2

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: James K & Helen Bohle

AGENT: Victor Buckler

LOCATION: 27350 Jamie Dean's Way, Mechanicsville, 20659

TM-014 GRID-03 PAR-0243 ED-06 TAX ID-045944

ZONING: RPD

ACREAGE: 121

ACTION REQUESTED: Review of a 2 Lot Minor Subdivision

7. MINOR SUBDIVISION # 12-11000015, SEPTEMBER POINT

(Zoning Ordinance 10-02) (Subdivision 10-01) **Critical Area**

OWNER: John F & Kathryn S Juneke

AGENT: Little Silences Rest, Inc.

LOCATION: 20605 & 20615 Sinclair Ln., Leonardtown, 20650

TM-048 GRID-21 PAR-0063 ED-03 TAX ID-050408

ZONING: RPD/RCA

ACREAGE: 61.31

ACTION REQUESTED: Review of a 2 Lot Minor Subdivision

8. MINOR SUBDIVISION # 12-11000016, RAYMOND J NELKA SUBDIVISION LOT 2

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Raymond J & Diane Nelka

AGENT: Nokleby Surveying Inc.

LOCATION: 40695 Parsons Mill Rd. Leonardtown, 20650

TM-025 GRID-08 PAR-0158 ED-03 TAX ID-016420

ZONING: RPD

ACREAGE: 16.81

ACTION REQUESTED: Review of a 1 Lot Minor Subdivision.

9. MINOR SUBDIVISION # 12-11000017, ELI STAUFFER LOT 1

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: David B Stauffer

AGENT: Chesapeake Trails Surveying

LOCATION: 27780 Point Lookout Rd. Loveville, 20656

TM-025 GRID-07 PAR-0228 ED-03 TAX ID-036790

ZONING: RPD

ACREAGE: 48.44

ACTION REQUESTED: Review of a 1 Lot Minor Subdivision

10. MINOR SUBDIVISION # 12-11000018, BROOKBANK SUBDIVISION LOT 2

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Robert Walter Adcock

AGENT: Nokleby Surveying Inc.

LOCATION: 26240 Three Notch Rd, Hollywood, 20636

TM-019 GRID-05 PAR-0077-OP A ED-06 TAX ID-071481

ZONING: RPD

ACREAGE: 19.66

ACTION REQUESTED: Review of a 1 Lot Minor Subdivision

For information, contact Brandy Glenn, Department of Land Use and Growth Management at (301) 475-4200 x 1529 or at [Brandy.Glenn@stmarysmd.com](mailto:Brandy.Glenn@stmarysmd.com)