



Planning Commission - Aug 03 2026 Agenda

Monday, August 3, 2026 at 6:30 PM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

1. CALL TO ORDER

2. ROLL CALL

A. Attendance of Members, Presenters, Staff Support and Speakers

Planning Commission Members in Attendance:

Howard Thompson, Chairman

Joseph L. Van Kirk, Vice-Chair

Patricia Robrecht

Lynn Delahay

Jay Cousineau

Conor Loughran

Excused:

Judith Fillius

County Staff in Attendance:

Jessica Andritz, Director, Department of Land Use and Growth Management

Brandy Glenn, Deputy Director, Department of Land Use and Growth Management

Gabby Gleissner, Sr. Planning Specialist, Department of Land Use and Growth Management.

Supporting County Staff in Attendance:

John Sterling Houser, Deputy County Attorney

John Norris III, Director, Department of Public Works and Transportation

Cindy Greb, Director, Department of Economic Development

Ray Bivens, Director, Department of Recreation and Parks

Jen Utz, Director, Department of Emergency Services

Christy Hollander, St. Mary's County Metropolitan Commission

Anna Wells, St. Mary's County Metropolitan Commission

Daniel Saucier, Video-Media Tech

Amy Carter, Video-Media Producer

3. AGENDA

A. August 3, 2026 Planning Commission Agenda

NOTICE IS HEREBY GIVEN that the Planning Commission of St. Mary's County will hold a public meeting on Monday August 3, 2026, at 6:30 PM in the Chesapeake Building located at 41770 Baldrige Street in Leonardtown, Maryland to continue considering feedback provided in writing and in-person during the public hearings held on June 29th and July 7th.

Agenda Items:

1. **Review and Approve the July 13, 2026 Meeting Minutes**
2. **Review and Approve the July 27, 2026 Meeting Minutes**
3. **St. Mary's 2050 Plan: Discussion, Deliberation and Recommendation(s) to the CSMC**

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one weeks prior notice. Please contact the County Commissioners Office at 301-475-4200, Ext. 1340. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Commissioners meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.

4. REVIEW AND APPROVAL OF MINUTES

A. Review and Approve the July 13, 2026 Meeting Minutes

[Planning Commission - Jul 13 2026 - Minutes - Html](#) 

B. Review and Approve the July 27, 2026 Meeting Minutes

[Planning Commission - Jul 27 2026 - Minutes - Html](#) 

5. PUBLIC MEETING

A. LMZ, LLC

Potential Motions:

As for the request made by the property owned by LMZ, LLC, for the property located on Tax Map 27, Parcel 170, having an address of 43737 Sandy Bottom Rd., whose property tax identification number is 06-064353, I move that we approve/deny the requested change to add the property into the Hollywood Town Center.

As for the request made by the property owned by LMZ, LLC, for the property located on Tax Map 27, Parcel 170, having an address of 43737 Sandy Bottom Rd., whose property tax identification number is 06-064353, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Residential Low Density.

B. Lloyd

Background Issues to be Aware of:

Note: The application includes a request to add the property into the Lexington Park Development District (LPDD), but this is impossible to do unless adjacent properties are also included within the LPDD.

Potential Motions:

As for the request made by the property owned by Sherry G. Lloyd, for the property located on Tax Map 58, Parcel 257, having an address of 18558 Point Lookout Rd., whose property tax identification number is 08-084637, I move that we approve/deny the requested change to add the property into the Lexington Park Development District (LPDD).

As for the request made by the property owned by Sherry G. Lloyd, for the property located on Tax Map 58, Parcel 257, having an address of 18558 Point Lookout Rd., whose property tax identification number is 08-084637, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Residential Medium Density.

As for the request made by the property owned by Sherry G. Lloyd, for the property located on Tax Map 58, Parcel 257, having an address of 18558 Point Lookout Rd., whose property tax identification number is 08-084637, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Mixed-Use Medium Intensity.

As a consequence of the request made by Sherry G. Lloyd, for the property located on Tax Map 58, Parcel 257, having an address of 18558 Point Lookout Rd., whose property tax identification number is 08-084637, the 33-lot subdivision known as Fox Meadow, plat reference 29/87, must be incorporated into the Lexington Park Development District (LPDD). We move to approve/deny the required change to add the Fox Meadow subdivision into the Lexington Park Development District (LPDD).

C. Tommy's Truck Service II Inc

Background Issues to be Aware of:

The application includes a request to change the land use designations of two properties.

Potential Motions:

As for the request made by the property owned by Thomas D. Haynie, for the one-acre

parcel located on Tax Map 46, Parcel 132, whose property tax identification number is 07-023081, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Rural Commerce.

As for the request made by the property owned by Tommy's Truck Service II Inc., for the 49-acre parcel, Tax Map 46, Parcel 311, whose property tax identification number is 07-027788, I move that we approve/deny the requested change in the land use designation from Rural Preservation to Rural Commerce.

D. Memo #1: Requested Changes Memo

Memo #1: [SMC RequestedChangesMemo.pdf](#) 

Refinement to Memo #1 (Ferry): [SMC FerryLanguageMemo - Memo #1 Revision.pdf](#) 

Motion:

I move to approve/deny the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #1 and the refinement to Memo #1.

E. Memo #2: State Review Memo

Memo #2: [SMC StateReviewMemo.pdf](#) 

Motion:

I move to approve/deny the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #2.

F. Memo #3: Public Comment Review Memo

Memo #3: [SMC PublicCommentReviewMemo.pdf](#) 

Motion:

I move to approve/deny the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #3.

G. Memo #4: Responses to PC Questions and Comments

Memo #4: [Memo #4 - Responses to PC questions and comments.pdf](#) 

Motion:

I move to approve/deny the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #4.

H. Draft of St. Mary's 2050 Plan

Draft Plan: [SMC PublicHearingDraft 26.05.11.pdf](#) 

Motion:

I move to recommend approval/denial of the draft St. Mary's 2050 Plan by the Commissioners of St. Mary's County consistent with the refinements approved with our prior motions made tonight.

6. ADJOURN

A. Adjourn the Planning Commission Meeting for August 3, 2026

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Brandy Glenn, 301-475-4200 ext. 1524. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Commissioners' meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image