

**St. Mary's County
Government**
**DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

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MEMORANDUM:

TO: Technical Evaluation Committee
FROM: Land Use & Growth Management /Plans Review
DATE: April 16, 2010
SUBJ: May 2010 TEC Review Cycle

A Meeting has been scheduled for May 13, 2010 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 17, 2010 BEFORE 5:00.**

1. CONCEPT SITE PLAN # 10-13200006, SECTION 10 AT WILDEWOOD
(Zoning Ordinance 02-01) (Use # 13)
OWNER: Paragon Builders Inc. & WS&M Investments LLC
AGENT: Loiederman Soltesz & Associates
LOCATION: Wildewood Pkwy, California, 20619
(Residential Low Density, Planned Unit Development)
TM-034 GRID-16 PAR-0690 & 0711 ED-08
ZONING: PUD 4.2
ACREAGE: 9.9
ACTION REQUESTED: Review of a Concept Site Plan for 192 Lots
2. CONCEPT SITE PLAN # 10-13200007, ORCHID PARK PHASE 3
(Zoning Ordinance 02-01) (Use # 13)
OWNER: Wildewood Residential LLC
AGENT: Loiederman Soltesz & Associates
LOCATION: Wildewood Pkwy & 23121 Lantana Ln. California, 20619
(Residential Low Density, Planned Unit Development)
TM-.34 GRID-20 PAR-0674 ED-08
ZONING: PUD
ACREAGE: 12.83
ACTION REQUESTED: Review of a Concept Site Plan for 40 Town Houses
3. CONCEPT SITE PLAN # 10-13200008, SECTION 3 AT WILDEWOOD
(Zoning Ordinance 02-01) (Use # 11, 12)
OWNER: Wildewood Residential LLC
AGENT: Loiederman Soltesz & Associates
LOCATION: 23420 Lawrence Hayden Rd. Hollywood, 20636
(Residential Low Density, Planned Unit Development)
TM-033 GRID-18 PAR-0166 ED-03
ZONING: RL/PUD
ACREAGE: 74.75
ACTION REQUESTED: Review of a Concept Site Plan for 72 Lots
4. CONCEPT SITE PLAN # 10-13200009, LEXINGTON PARK VOLUNTEER

RESCUE SQUAD

(Zoning Ordinance 02-01) (Use # 34)

OWNER: Lexington Park Volunteer Rescue

AGENT: Lawrence Abell & Associates

LOCATION: 21685 S Shangri La Dr Lexington Park, 20653

(Downtown Mixed Use)

TM-043A GRID-16 PAR-0098 ED-03

ZONING: DMX

ACREAGE: 1.76

ACTION REQUESTED: Review of a Concept Site Plan for a 14, 420 sq. ft. rescue squad building

5. CONCEPT SITE PLAN # 10-13200010, MAGNOLIA PARK AT WILDEWOOD TOWNHOMES

(Zoning Ordinance 02-01) (Use # 13)

OWNER: Wildewood Residential LLC

AGENT: Loiederman Soltesz & Associates

LOCATION: 23420 Lawrence Hayden Rd. Hollywood, 20636

(Residential Low Density, Planned Unit Development)

TM-033 GRID-18 PAR-0166 ED-03

ZONING: RL, PUD

ACREAGE: 74.75

ACTION REQUESTED: Review of a Concept Site Plan for 120 Town Homes

6. CONCEPT SITE PLAN # 10-13200011, MAGNOLIA AT WILDEWOOD SINGLE FAMILY

(Zoning Ordinance 02-01) (Use # 12)

OWNER: Wildewood Residential LLC

AGENT: Loiederman Soltesz & Associates

LOCATION: 23420 Lawrence Hayden Rd. Hollywood, 20636

(Residential Low Density, Planned Unit Development)

TM-033 GRID-18 PAR-0166 ED-03

ZONING: RL, PUD

ACREAGE: 74.75

ACTION REQUESTED: Review of a Concept Site Plan for 103 single family homes

7. CONCEPT SITE PLAN # 10-13200012, SECTION 11 WILDEWOOD

(Zoning Ordinance 02-01) (Use # 13)

OWNER: WS&M Investments, LLC

AGENT: Loiederman Soltesz & Associate

LOCATION: Wildewood Pkwy. California, 20619

(Residential Low Density, Planned Unit Development)

ZONING: PUD4.2

ACREAGE: 3.07

ACTION REQUESTED: Review of a Multi-family Development

8. CONCEPT SITE PLAN # 10-13200013, SECTION 13 AT WILDEWOOD

(Zoning Ordinance 02-01) (Use # 11)

OWNER: Wildewood Residential LLC

AGENT: Loiederman Soltesz & Associates

LOCATION: 23420 Lawrence Hayden Rd

(Residential Low Density, Planned Unit Development)

TM-033 GRID-18 PAR-0166 ED-03

ZONING: RL, PUD

ACREAGE: 74.75

ACTION REQUESTED: Review of a Concept Site Plan for 151 Town Homes

9. MINOR SITE PLAN # 10-13100017, RESTORATION FREE GOSPEL CHURCH

(Zoning Ordinance 02-01)

OWNER: Restoration Free Gospel Church

Authorized Agent: John Briscoe

LOCATION: 19895 Three Notch Rd, Lexington Park, 20653

(Rural Preservation District)

TM-059 GRID-16 PAR-0196 ED-01

ZONING: RPD

ACREAGE: .6860

ACTION REQUESTED: Review of a Minor Site Plan for Change of Use for a Church

10. MINOR SITE PLAN # 10-13100018, COLES POINT TAVERN PIER

(Zoning Ordinance 02-01) (Use # 76) **Critical Area**

OWNER: Anita J Cryer

LOCATION: 850 Salisbury Park Rd.

(Critical Area)

TM-00 GRID-00 PAR-00 ED-03

ACREAGE: 0

ACTION REQUESTED: Review of a Minor Site Plan for an "after-the-fact"
690 pier extension and 330 foot roof

11. MINOR SUBDIVISION # 10-11000005, TOWN CREEK MANOR LOT 22 SECTION 4A

(Zoning Ordinance 02-01)

OWNER: James D Blackwell Jr.

AGENT: Little Silences Rest, Inc.

LOCATION: 22825 Gunston Dr., Lexington Park, 20653

(Residential Neighborhood Conservation)

TM-035 GRID-23 PAR-00007 ED-08

ZONING: RNC

ACREAGE: 0.30

ACTION REQUESTED: Review of a 1 Lot Minor Subdivision

12. MINOR SUBDIVISION # 10-11000006, HILL HOUSE FARM

(Zoning Ordinance 02-01)

OWNER: Julia M Raley

AGENT: Little Silences Rest, Inc

LOCATION: 17985 Three Notch Rd. St. Inigoes, 20684

(Rural Preservation District)

TM-067 GRID-06 PAR-0190 ED-01

ZONING: RPD

ACREAGE: 15.00

ACTION REQUESTED: Review of a 1 Lot Minor Subdivision

13. MINOR SUBDIVISION # 10-11000007, JOHN GUY SUBDIVISION

(Zoning Ordinance 02-01)

OWNER: John B Guy

AGENT: Linear Surveys, Inc.

LOCATION: 40230 Busy Corner Rd. Leonardtown, 20650

(Rural Preservation District)

TM-018 GRID-18 PAR-0227 ED-06

ZONING: RPD

ACREAGE: 36.46

ACTION REQUESTED: Review of a 2 Lot Minor Subdivision and 1 Farmstead

14. MINOR SUBDIVISION # 10-11000008, WIT AND FOLLY SUBDIVISION SECTION 2

(Zoning Ordinance 02-01)

OWNER: James R & Mary A Woodburn

AGENT: Nokleby Surveying Inc.

LOCATION: 24232 Wit & Folly Farm Ln., Hollywood, 20636

(Rural Preservation District)

TM-026 GRID-22 PAR-0119 ED-06

ZONING: RPD

ACREAGE: 62.75

ACTION REQUESTED: Review of a 4 Lot Minor Subdivision

15. MINOR SUBDIVISION # 10-11000009, WHEATLEY'S CONTENT FARM LOTS 8 & 9

(Zoning Ordinance 02-01)

OWNER: John B Norris Jr.

AGENT: NG&O, Inc.

LOCATION: 22602 Wheatley Apartment Way, Leonardtown, 20650

(Rural Preservation District)

TM-033 GRID-20 PAR-0027 ED-03

ZONING: RPD

ACREAGE: 155.54

ACTION REQUESTED: Review of a 2 Lot Minor Subdivision

16. MINOR SUBDIVISION # 10-11000010, CROOKED CREEK LOT 4

(Zoning Ordinance 02-01)

OWNER: Anthony L Mayhew

AGENT: NG&O, Inc.

LOCATION: 30255 Crooked Creek Ln., Charlotte Hall, 20622

(Rural Preservation District)

TM-002 GRID-14 PAR-0103 ED-05

ZONING: RPD

ACREAGE: 5.871

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@co.saint-marys.md.us