

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION
MEETING
LUGM MIDDLE CONFERENCE ROOM * LEONARDTOWN, MARYLAND
Monday, September 22, 2003**

Members present were John F. Taylor, Chairperson; Larry Greenwell, Vice Chair; Lawrence Chase, Julie King, Jim Raley, Steve Reeves, and Joe St. Clair. LUGM staff present were Phil Shire, Plans Reviewer; Trish Guy, Planner II; and Peggy Childs, Recording Secretary. Planning Director Denis Canavan and County Attorney John Norris' attendance was required at a meeting of the County Commissioners.

A list of attendees is on file in LUGM. The Chair called the meeting to order at 6:30 p.m.

APPROVAL OF MINUTES

The minutes of September 8, 2003 were approved as recorded.

DEVELOPMENT REVIEW

CCSP #03-132-015 – Patuxent Presbyterian Church Addition

Requesting Concept Site Plan review and approval for a 14,458 square foot addition

and parking. The property contains 7.96 acres, is zoned RL/AE (Airport Environs)

Overlay, and is located on the west side of Kingston Creek road at its intersection

with MD Route 4; Tax Map 34, Block 17, Parcels 24, 257 & 633.

Present: Karen Yates, representing Patuxent Presbyterian Church

Bill Mehaffey of Mehaffey & Associates, Inc., Agent

Mr. Shire reported that there are no outstanding issues and said staff believes this project meets the criteria of Section 60.5.3 in that the proposal is consistent with the Comprehensive Plan and all applicable functional plans, will promote the health, safety and welfare of the general public, and is consistent with countywide design objectives. Staff has not identified any issues that would prevent a favorable determination of adequate facilities, which must be made prior to final approval. Staff recommends approval of the concept site plan as requested.

Mr. Reeves moved that, having made a finding that the objectives of Section 60.5.3 of the Zoning Ordinance have been met and noting that the project has met the requirements for concept approval, the concept site plan be approved. Seconded by Mr. Raley and passed by 7-0.

DECISION

HISTORIC PRESERVATION GUIDELINES

Present: Teri Wilson, LUGM Historic Preservation Planner

Ms. Wilson provided a list of frequently asked questions about the Guidelines and Tax Credits and asked for a recommendation for approval of the Guidelines, which were provided in the members' meeting package. The guidelines are voluntary and apply only to property owners seeking a historic designation through the zoning process, and only to the exterior of a building. The new Zoning Ordinance provides for not only historic districts but for historic "landmarks," such as private homes. The designation makes the property eligible for a tax credit and protects it on the local level. She also provided information received from Calvert County about their tax credit program, stating that Calvert has granted more than \$13,000 in tax credits since 1989, representing over \$133,000 in restoration work.

Mr. St. Clair asked if there is any information available to newcomers to the County who might purchase a historic property? Ms. Wilson said we could arrange to have that done but, usually, when people purchase a historic property they have done research before they buy it. Mr. Raley asked if there is any way to allow someone to restore their property to the historic intent without land use regulations interfering, such as what happened when Tudor Hall, in Leonardtown, wanted to replant the original boxwood gardens? Mr. Shire said he thought that would have to be addressed on a case-by-case basis, and maybe the property owner could get a variance of some kind.

Mr. Reeves moved that the Commission recommend approval of the Guidelines, as presented, to the Board of County Commissioners. Seconded by Mr. St. Clair and passed by 7-0.

DISCUSSION ITEMS

2004 LEGISLATIVE PACKAGE

A memorandum has been received from the County Administrator advising that the deadline for submission of 2004 Legislative Proposals to the County Commissioners' office has been moved up to Wednesday, October 1, 2003. The Chair asked that any proposals the members may have be forwarded to LUGM as soon as possible for review and submission by the October 1st deadline.

WILDEOOD STATUS UPDATE – PUD #89-1819

Present: Cindy Wettengel Greb, Attorney Joe Densford and other representatives
of the Wildewood Team of Professionals

Ms. Greb presented a Progress Report as required by the PUD approval, stating that two site plans have been approved in the past year – one for Willow Creek, for 20 units, and one for Misty Pond, for 21 units. One building permit, the final permit, was obtained for Holly Hill, closing that section out. Wildewood Retirement Village has approval for 314 units but is a slow-moving community with not much turnover. The Lake Apartments, a planned rental

project with a clubhouse, pool, and other amenities, is under site plan review. Two site plans for two new sections will be carved out within the next year, with somewhere from 60 to 125 units in each section. Wildewood is approved for 3,792 units and to date they have pulled 1,221 permits, with 2571 units remaining.

The Wildewood PUD, which was approved in 1976 and reapproved in 1991, is vested under the Adequate Public Facilities provisions of Zoning Ordinance #90-11. Mr. St. Clair asked Ms. Greb if there is a school site in Wildewood? Ms. Greb replied there is not. She said Wildewood originally set aside a school site, but the Board of Education chose to purchase property in Hollywood and build a new school up there. Mr. Densford said the site was held for 10 years but it wasn't used and is no longer available.

Mr. Chase said the County still needs schools and the land is still there, and asked if there is still a possibility of the County buying the land? Mr. St. Clair pointed out that our schools are filled and Wildewood still has more than 2500 units to build. Ms. Greb said they are not interested in providing a school within the Wildewood PUD at this point. She said they have been paying Economic Impact Fees to the County for schools, roads, and water all along, the number of units have been on the books since 1976, and they have provided the County with the number of units they put on line every year. She said actually Wildewood had offered three school sites, and the County failed to accept any of them.

Mr. Reeves asked about a connection from the Retirement Village to the shopping center, and Mr. Raley asked whether Wildewood has plans to connect to Lawrence Hayden Road soon? Ms. Greb replied that connection could be in 3 years or it could be 10 years; depending on the market. She said Wildewood originally planned an entrance from the subdivision into the shopping center, but the homeowners stopped them from doing that. She said they are always open to exploring options in and out of Wildewood and originally, when the school site was available, there was a potential access onto Route 4, just past the current Wildewood entrance. They would also like to go out on 235, but that involves a railroad right-of-way crossing which must be approved by the County Commissioners. Ms. Greb said they would not turn down an option for another ingress/egress or another thoroughfare through Wildewood.

The Chair thanked Ms. Greb for her report.

ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

Approved in open
session: October 14, 2003

Peggy Childs
Recording Secretary

John F. Taylor, Sr.
Chairperson