

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION  
MEETING  
COLLEGE OF SOUTHERN MARYLAND \* BUILDING C \* ROOM 216  
22950 HOLLYWOOD ROAD \* LEONARDTOWN, MARYLAND  
Tuesday, October 11, 2005**

Members present were Larry Greenwell, Chairman; Lawrence Chase; Julia King; Steve Reeves; and Howard Thompson. Bryan Barthelme and Joseph St. Clair were excused. Department of Land Use and Growth Management (LUGM) staff present was Denis Canavan, Director; Jeff Jackman, Senior Planner IV; Phil Shire, Planner IV; Bob Bowles, Planner II; Dave Berry, Planner I; and Sharon Sharrer, Recording Secretary. Deputy County Attorney Heidi E. Dudderar was also present.

The Chair called the meeting to order at 6:30 p.m.

**APPROVAL OF MINUTES** – The minutes of September 26, 2005 were approved as recorded.

**DEVELOPMENT REVIEW**

**CCSP #05-132-020 – VILLAS AT LEXWOOD**

The applicant is requesting review of a concept site plan for 48 multi-family units. The property contains 3.9 acres; is zoned Residential, High Density (RL); and is located on the north side of Lexwood Drive in Lexington Park, Maryland; Tax Map 51, Grid 8, Parcel 377.

Owner: Smythington Lowell, LLC  
Agent: Douglas Brown, Sr., of Braun Group International

Mr. Shire explained that the proposed density will be achieved by designing to accommodate affordable housing and the use of Transferable Development Rights (TDRs). Mr. Reeves asked if this density was compatible with the surrounding area. Mr. Shire responded that similar density does surround this property.

**Mr. Thompson moved that having accepted the staff report, dated September 29, 2005; and having made a finding that the objectives of Section 60.5.3 of the St. Mary's County Comprehensive Zoning Ordinance have been met; and noting that the referenced project has met all requirements for concept approval as a prerequisite for final site plan approval; the Planning Commission grant concept site plan approval, as requested. The motion was seconded and passed by a 5-0 vote.**

**CCSP #05-132-036 – WATTS COMMERCIAL CENTER**

The applicant is requesting review and approval of a concept site plan for a 1,086 square foot bank and 2,500 square foot office and retail center. The property contains 4.34 acres; is zoned Rural Commercial Limited (RCL); and is located at 27685 Three Notch Road in Mechanicsville, Maryland; Tax Map 9, Grid 21, Parcel 327.

Owner: Mechanicsville Centre, LLC  
Tom Watts, Contract Purchaser  
Agent: Billy Mehaffey, of Mehaffey & Associates, PC

Mr. Shire explained that this site had an approved site plan under the prior Zoning Ordinance under the name Mechanicsville Center. That site plan approval expired, and the current applicant has modified the plans to meet the requirements of the current Zoning Ordinance.

**Mr. Chase moved that having accepted the staff report, dated September 29, 2005; and having made a finding that the objectives of Section 60.5.3 of the St. Mary's County Comprehensive Zoning Ordinance have been met; and noting that the referenced project has met all requirements for concept approval; the Planning Commission grant concept site plan approval, as requested. The motion was seconded by Mr. Reeves and passed by a 5-0 vote.**

**SSUB #04-120-037 – FORREST FARM SUBDIVISION, Section 3, Phase 8**

The applicant is requesting preliminary review and approval for 9 of the 21 lots in a major subdivision. The property contains 25.60 acres; is zoned Rural Preservation District (RPD), Airport Environs (AE) Overlay; and is located on the east side of Brown Road, approximately 1.5 miles north of MD Route 4; Tax Map 33, Grid 16, Parcel 273.

Owner: Qualshire Land Development, LLC  
Agent: John B. Norris, Jr., of NG&O Engineering, Inc.  
Andy Bice, Land Manager for Quality Built Homes

Mr. Shire explained that this is one of the subdivisions which were vested under the previous Zoning Ordinance and who applied for, and were granted, an extension of the vesting earlier this year. Approval of only nine lots is recommended, and is being requested, due to school capacity in the Leonardtown school district.

Mr. Norris and Mr. Bice provided a brief update on work in progress at Forrest Farm during recent months, including the sewage treatment plant, improvements to Brown Road, and recreational plans. Several community

residents expressed concern about the progress in the plans for the recreation facility, explaining that they were told by the prior developer that it would be completed much sooner. The residents explained that they had not seen any of the designs for this recreational facility previously. The Chair explained that the current developer's agent spoke at the Planning Commission meeting on April 14, 2003, telling the Planning Commission at that time that by the 200<sup>th</sup> home they should have under construction the club house and the pool area. Approval of these nine lots would bring the total number of approved lots to 164.

Ms. King explained that she felt there appeared to be a great deal of citizen interest in this request to the Planning Commission, which could have been avoided by communication between the developer and area residents. She asked that the developer make the effort to meet with community residents, explaining that she felt there would be a happier, healthier group of homeowners if the developer took the initiative to resolve this before it reached the Planning Commission. Mr. Bice said that he would be happy to meet with the residents of the community.

**Mr. Reeves moved that having accepted the staff report, dated October 3, 2005; and having made findings pursuant to Section 30.5.5 of the St. Mary's County Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate public facilities except for stormwater management, as described in the Director's Report in the file; and must return to the Planning Commission for final approval; the Planning Commission grant preliminary subdivision approval for lots 217 through 225, with the recommendation that the developer meet with the residents of the community. The motion was seconded by Mr. Thompson and passed by a 5-0 vote.**

## **DISCUSSION**

### **ANNUAL WILDEWOOD PUD UPDATE**

Present: Michael Wettengel

Mr. Wettengel provided a status report as required under the approved PUD. Over the past year a site plan for one development envelope, consisting of 150 single family units, has been approved; 15 building permits for single family units have been procured; and site plans for three development envelopes containing 208 single family units, 72 units in Lake Apartments, and 125 units in Challenger Commons are currently in process. To date, 1496 units of the 3792 allowed units have been constructed or are under contract.

## **ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

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Sharon J. Sharrer  
Recording Secretary

Approved in open session:  
October 24, 2005

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Larry Greenwell  
Chairman