

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Monday, October 22, 2007**

Members present were Stephen Reeves, Chairman; Howard Thompson, Shelby Guazzo, Brandon Hayden, Susan McNeill, Lawrence Chase and Merl Evans. Department of Land Use & Growth Management (LUGM) staff present were Denis Canavan, Director; Phil Shire, Deputy Director; Jeff Jackman, Senior Planner; Bob Bowles, Planner II; and Jada Stuckert, Recording Secretary. Deputy County Attorney, Colin Keohan was also present.

The Chair called the meeting to order at 6:35 p.m.

APPROVAL OF THE MINUTES

The minutes of October 9, 2007 were tabled to the next meeting.

PUBLIC HEARING DECISION

Proposed Complete Revision on the text and maps of the July 2007 draft of the St. Mary's County Comprehensive Water and Sewer Plan – Public hearing held August 27, 2007

Mr. Jackman gave an overview of the post hearing staff report stating there are three sections including a summary of testimony, summary of comments received during the open record period, and a summary of the team's recommendation. Mr. Jackman stated the team consists of Land Use and Growth Management, Metropolitan Commission, Office on Environmental Health, and the Town of Leonardtown.

Mr. Jackman guided the Commission through Section 1 of the report, which analyzes all the comments made by the public and the Commission at the hearing.

Section I, subsection A: Public.

- Re A1 – A5: The Commission concurred with the team's recommendations.
- Re: A6: Commission recommends changing the map to show a category of S-6 for the undeveloped out-lots of the landings at Piney Point.
- Re: A7 Andover Estates and St. George Peninsula – Jackman asked to make a correction to show lot 6 as RSE and lot 7 (due to be served by a mound system) as NPS on map 61. The Commission agreed with the change.
- Re A8: St. Mary's Crossing and Service Outside of Growth Areas – ***Ms. Guazzo made a motion that in order for the Proposed Draft Comprehensive Water and Sewer Plan to be in compliance with the Comprehensive Planning Plan Strategic Growth for St. Mary's County that parcels A and B of larger parcel 24 of Map 42 being outside the Development District should remain as shown in the Draft Plan as category RSD and RWD. It was the consensus of the Commission to reflect this later when the motion is made. Ms. Guazzo withdrew her motion.***
- Re: A9 Ms. Guazzo asked and the Commission concurred that the parcel number be corrected to 52 rather than 53 on Map 41.

Section 1, subsection B: Planning Commission

- Re: B1 Commission recommended forwarding the glossary as an appendix to the County Commissioners and to add more terms.
- Re: B2.3 The Commission concurred with the change recommended by the team relative to the Bay Interceptor in Section 1.6.2.B, and agreed with Ms. Guazzo that Chapter 4, page 16 would need to bring up to date as well concerning the Bay Interceptor.

Additional direction by the Commission:

Ms. Guazzo observed that all growth areas are shown in the maps in this plan except for Loveville. The Commission concurred that Loveville be outlined on the maps. Ms. Guazzo stated in this document somewhere it talks about interim systems and one of the problems we discussed was the rural developments minor subdivisions when in fact it is part of a major subdivision. Ms. Guazzo stated if she found the item again in this document she would forward it to staff.

Mr. Jackman guided the Commission through Section 2 of the post hearing staff report, which analyzes all the written comments, and the Commission made the following findings.

Section II.

Re items A through H, the Commission concurred with the team's recommendations.

Re: items J & K Mr. Marc K. Cohen stated the only comments so far have been in regards to the sewer category. Mr. Cohen stated there have been no comments on the water category and the water runs through the Landings at Piney Point. Mr. Cohen stated the use has always been W-1. Mr. Cohen stated changing the sewer category is one thing, I don't agree. Mr. Cohen stated the water category should not change.

Mr. Jackman guided the Commission through Section 3 of the post hearing staff report, which contains all the team's recommendations for refining the draft plan, and the Commission made the following findings.

Section III.

Re: A (Maps) The Commission concurred with the team's recommendations for items 1-8. For Item 2 it was confirmed that Parcels 64 and 352 on Sewer Service Map 32 be shown as NPS. For Item 8 it was confirmed that RS-E should be shown only for lots 6, 8, 9, 10 and 11 of the St. George Peninsula Subdivision consistent with EDUs allocated pursuant to Case 03-120-027

Additional direction by the Commission pertaining to the maps:

Ms. Guazzo pointed out that Chapter 4, Map 4 shows several parcels of land still in green when the surrounding properties are not, particularly the library and 84 lumber, and asked that these properties be looked at. Mr. Jackman stated these properties should be the same as the surrounding properties in the town center. The Commission concurred that this correction be made.

Re B (Text) The Commission concurred with the team's recommendations for items 1 – 5

Re C- E: The Commission concurred that three items be included as appendices to the CWSP: "C", the September 11, 2007 letter from the Health Department explaining that department's approach to evaluating replacement sewage disposal systems; "D", the September 28, 2007 letter from Mayor J. Harry Norris, III indicating the acceptance by the Leonardtown Commissioners of the recommended modification to the July draft,; and "E", the glossary as included in the post hearing staff report, with the understanding that the Commission may recommend additional entries in the glossary as the revised CWSP goes through public review by the County Commissioners.

Additional direction by the Commission:

Ms. Guazzo stated Chapter 1, page 16 under the Amendment Process a statement needs to be made under (Narrative C) whether some or all of the property that is proposed for amendment is or is not in a growth area. Ms. Guazzo asked that staff update the data found on page 78 of the Lexington Park Development District Master Plan to include how much land has been rezoned to high density residential.

Ms. Guazzo made a motion in the matter of the proposed complete revision of the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP), having conducted a public hearing on August 27, 2007 on the July 2007 draft of the CWSP, and having considered testimony made at the hearing and written comments received following the hearing and having accepted staff's October 16, 2007 post hearing staff report and noting the consensus changes that were agreed upon at the October 22, 2007 Planning Commission meeting and further noting that the Commission elects to have on Map 42 parcels A and B of larger parcel 24 agree with the Comprehensive Plan for properties that were outside the Growth Area, I move that the Planning Commission direct staff to modify the draft CWSP as explained and discussed at the October 22, 2007 meeting; I further move that the chair be authorized to sign a resolution on behalf of the Planning Commission to transmit the modified CWSP to the Board of County Commissioners with the recommendation that it be approved and adopted and Mr. Thompson seconded. The motion passed by a 7-0 vote.

Ms. Guazzo stated the County Commissioners would hear a presentation on the state of the St. Mary's River tomorrow and asked if the Planning Commission could hear the presentation at one of their meetings in the future. Mr. Canavan stated he would arrange this prior to discussing St. Mary's Crossing again.

PUBLIC HEARINGS

ZPUD #06-145-004 – St. Mary's Crossing, PUD

Mr. Bowles gave an overview of the staff report which recommended approval of rezoning of the land for creation of a Planned Unit Development, Residential (PUD-R) Floating Zone. Mr. Bowles stated on August 27, 2007 the Planning Commission conducted a public hearing, soliciting input from staff, the developer, Planning Commission members and the neighboring community. Mr. Bowles stated the Planning Commission made a unanimous decision to leave the hearing open to receive public comment and continue the case until October 22, 2007. Mr. Bowles stated to address the issues that arose from the public hearing and the request from staff to address workforce housing, the applicant has submitted an updated plan with the following changes:

1. Overall dwelling units went from 717 to 868
2. Increase in overall density from 2.9 unit/acre to 3.5 units/acre
3. A new Traffic Study was submitted but no comments have been returned
4. A second access point at the rear of the property is still in progress

Mr. Bowles stated the applicant is asking the Commission to re-review all the information presented and would like to present the additional information on November 26, 2007 for decision on both submissions.

Mr. John Norris III gave an overview of the project and stated 16 townhomes have been reduced as well as the number of villas and single family dwellings. Mr. Norris stated the Heritage series is new to this project and it is a spacious two bedroom floor plan in buildings comprised of 24 units. Mr. Norris stated 80% of the units in this development meet the definition of workforce housing already and if TDRs are required only 63% would meet this same definition. Mr. Norris stated the

developer contracted Economic Research Associates (ERA) in regards to workforce housing and introduced Ms. Molly McKay of ERA.

Ms. McKay stated the median household income is defined as \$75,700 per year and families earning 45% to 100% of this median income would be considered workforce housing households. Ms. McKay stated data suggests there are currently 21,324 households in St. Mary's County that meet the definition of workforce housing which is 57% of households.

Ms. McKay stated the County fees would total \$25,855 and this is assuming we take the TDR fee \$18,000 and spread it out over the entire project of 868 units, the TDR per unit would be \$13,353.

Mr. Norris stated the \$2,000 fee for the DRARA we believe is in excess of the transportation fee. Ms. McKay explained the following income and percentage of income of a median household based on Development Fees:

	County Proposed Fees	Developer Proposed Fees
Discovery Series	\$67,802 - 90%	\$62,900 - 83%
Founders Series	\$74,386 - 98%	\$69,484 - 92%
Villa Series	\$82,471 - 109%	\$77,569 - 102%
Manor Series	\$97,160 - 128%	\$92,258 - 122%

Mr. Reeves asked about the increase in housing and density. Mr. Norris stated in order to include workforce housing and if the County fees are selected we would have to increase the number of houses to absorb the cost of the fees. Ms. Guazzo asked about the phased build-out. Mr. Norris stated 156 units would be built in phase A and 156 units in phase B. Mr. Dan Ball showed the Commission draft sketches of the housing unit designs.

After further discussion, Ms. Guazzo made a motion in the matter of ZPUD #06-145-004 and DRARA #07-146-001, St. Mary's Crossing to continue these hearings until November 26, 2007 and Mr. Hayden seconded. The motion passed by a 7-0 vote.

DRARA #07-146-001 – ST. MARY'S CROSSING

Please see above.

ANNOUNCEMENTS

ADJOURNMENT

The meeting was adjourned at 9:35 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: November 13, 2007

Stephen T. Reeves
Chairman