

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, January 13, 2014**

Members present were Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Susan McNeill, Merl Evans, Martin Siebert, and Hal Willard. Department of Land Use & Growth Management (LUGM) staff present were Phil Shire, director; Bill Hunt, Deputy Director; Bob Bowles, Planner IV; Jeff Jackman, Senior Planner; Hannah Pinkerton, Planner II; and Jada Stuckert, Recording Secretary. Deputy County Attorney David Weiskopf was also present.

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

ELECTIONS

Mr. Evans made a motion to elect Howard Thompson as Chairman and Shelby Guazzo as Vice-Chair and Ms. McNeill seconded. The motion passed by a 5-0-2 vote with Mr. Thompson and Ms. Guazzo abstaining.

APPROVAL OF THE MINUTES – No minutes required approval at this time.

DEVELOPMENT REVIEW

MSUB #13-120-005 – Elizabeth Hills Ph. 3, Lots 168-195 and 215-226

The applicant is requesting Annual Growth Policy (AGP) approval for 40 units in phase 3. The property contains 101.5 acres; is zoned RL; and is located at 20976 & 20162 Indian Bridge Road, Great Mills, Maryland; Tax Map 50, Grid 12, Parcel 36 & 292.

Owner: Calvert LLC c/o Cr. Bailey Jr.
Presenters: Rick Bailey

Mr. Evans made a motion in the matter of Major Subdivision #13-120-002, Elizabeth Hills, Phase 3 containing 40 lots, having accepted the staff report and having previously made findings pursuant to Section 30.5.5 of the Subdivision Ordinance (Criteria for Approval of a Preliminary Plan), including adequate public facilities, except for schools and compliance with the Annual Growth Policy and a new finding of Adequate Public Facilities for schools and compliance with the Annual Growth Policy for Phase 3 (40 lots), as described in the Director's Report, I move that the preliminary subdivision plan for Phase 3 be approved and Mr. Willard seconded. The motion passed by a 7-0 vote.

CCSP #13-132-011 – Lexington Village Sonic Restaurant and Retail

The applicant is requesting approval of a revised concept site plan for Lexington Village to include a restaurant and retail establishments. The property contains 17.78 acres; is zoned CMX; and is located at 46240, 46260, 46300, 46370, 46360, 46350 and 46400 Lexington Village Way, California, Maryland; Tax Map 43, Grid 02, Parcel 50.

Owner: FCP Lexington Park II, LLC
Presenters: Joe Kadjeski

Ms. Robrecht made a motion in the matter of CCSP #13-132-011 Lexington Village, Sonic Restaurant and Retail, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved and Mr. Siebert seconded. The motion passed by a 7-0 vote.

CCSP #13-132-005 – Gehman Utility Barns Fabrication and Storage Facility

The applicant is requesting approval of a concept site plan for an additional 9240 square foot of buildings for Fabrication and Storage. The property contains 3.74 acres; is zoned RPD; and is located at 41010 Bishop Road, Mechanicsville, Maryland; Tax Map 19, Grid 22, Parcel 335.

Owner: Matthew Gehman
Presenters: Wayne Hunt

Mr. Siebert made a motion in the matter of CCSP #13-132-005 Gehman Utility Barns, having accepted the staff report and having made a finding that the objectives of Section 60.5.4 of the zoning ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be approved and Mr. Willard seconded. The motion passed by a 7-0 vote.

DISCUSSION

None

ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Jada Stuckert
Recording Secretary

Approved in open session: February 10, 2014

Howard Thompson
Chairman