

**MINUTES OF THE ST. MARY'S COUNTY PLANNING COMMISSION MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Monday, September 14, 2015**

Members present: Howard Thompson, Chairman; Shelby Guazzo, Patricia Robrecht, Martin Siebert, Hal Willard, Merl Evans and Susan McNeill

The meeting was called to order by Chairman Howard Thompson at approximately 6:30 p.m.

APPROVAL OF THE MINUTES – The minutes of August 24, 2015 were approved as presented.

Decision

**ZONING MAP CHANGE REQUEST # 15-24500001, HOLLYWOOD TOWN CENTER
(Continued from 8/24/15)**

Commissioner Siebert made a motion in the matter of a petition from Earley Properties, LLC for the rezoning of Parcel 327 on Tax Map 34 at Grid 2, Case No. 15-245-001, having conducted a public hearing on the petition, and finding that petitioner has adequately demonstrated a change in the character of the neighborhood of said Parcel 327 following the latest comprehensive rezoning of the county, I move to recommend that the zoning be changed from RL Low Density Residential to TMX Town Center Mixed Use; I move further that the chair be authorized to sign a resolution on behalf of the planning commission to transmit the findings and recommendation to the Commissioners of St. Mary's County. Commissioner Robrecht seconded. The motion passed by a 7-0 vote.

CONCEPT SITE PLAN # 15-13200003, TACO BELL CHARLOTTE HALL

(Zoning Ordinance 10-02) (Use # 74)

OWNER: Charlotte Hall LLC

AGENT: Crouse Engineering

LOCATION: 30343 Triangle Drive, Charlotte Hall, MD 20622

TM-001 GRID-22 PAR-0134 ED-05 TAX ID-177823

ZONING: TMX

ACREAGE: 1.23

ACTION REQUESTED: **Concept Site Plan Approval for a 2,214 S.F. fast food restaurant.**

Commissioner McNeill made a motion in the matter of CCSP #15-13200003, Taco Bell Charlotte Hall, 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. Commissioner Robrecht seconded. The motion passed by a 7-0 vote.

MAJOR SITE PLAN # 15-13200008, MVFD STORAGE BUILDING

(Zoning Ordinance 10-02) (Use # 37)

OWNER: Mechanicsville Volunteer Fire Department

AGENT: McLaren Engineering

LOCATION: 28234 Mechanicsville Road, Mechanicsville, MD 20659

TM-009 GRID-07 PAR-0080 ED-05 TAX ID-067685

ZONING: RMX

ACREAGE: .55

ACTION REQUESTED: **Concept Site Plan Approval for a 4,320 S.F. storage building.**

Commissioner Robrecht made a motion in the matter of CCSP #15-13200008 Mechanicsville Volunteer Fire Department Storage Addition, 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. Commissioner Willard seconded. The motion passed by a 7-0 vote.

ADJOURNMENT

A motion to adjourn was made at 7:15 p.m.

Approved in open session:

September 28, 2015

Howard Thompson
Chairman