



Commissioners of Leonardtown

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DANIEL W. BURRIS
Mayor

LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
March 16, 2015 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
John Candela, Member
Laura Schultz, Member
Christy Hollander, Member
Heather Earhart, Member

Also in attendance were Mayor Dan Burris, Laschelle McKay, Town Administrator, and Town staff members Teri Dimsey, Recording Secretary, and Cindy Williams, Planning & Zoning Assistant.

Rayner Blair, owner of 22845 Washington Street LLC, Butch Bailey of Nokleby Surveying, and Maria Icaza, Dunkin Donuts franchise owner, were present, as well as Mike Mummaugh of Paragon Properties, Pat Mudd of Mudd Engineering and Dick Myers of The Bay Net.

Chairperson Moulds called the meeting to order at 4:00 p.m. The minutes of the February 23, 2015 meeting were presented for approval.

Member Schultz moved to approve the February 23, 2015 minutes as submitted; seconded by Member Hollander; no further discussion; motion passed unanimously.

Town Administrator's Report:

Mrs. McKay reported on several items Town Council addressed in its March 9, 2015 meeting, including a public hearing on Ordinance No. 168 – Update to the Town Comprehensive Land Use Plan. The Planning and Zoning Commission issued a favorable recommendation during its February meeting. We submitted the update to the State for review and did not receive any negative comments, therefore allowing Town Council to proceed. The Council unanimously approved the ordinance, which will take effect at the end of March 2015.

New Business:

Case #6-15 **22845 Washington Street – Redevelopment of the former Bell Motor Used Car Lot** – request for concept plan approval

Applicant/Owner: 22845 Washington Street, LLC

Engineer: VARC, LLC d/b/a Nokleby Surveying

Developer: Potomac, LLC

Property size: 2.358 ac. +/-

Zoning: Split Zoning – C-B for lot fronting on Washington Street
R-MF for 4 back lots fronting on Lawrence Avenue

Mrs. McKay provided an overview of the project, stating the following: The concept plan includes renovation of the existing building and the addition of two pad sites, for a total of 14,331 square feet. The owner is committed to creating a façade that is in keeping with the traditional look of many of the buildings in Town. The architectural details will be presented for your approval at final site plan. The required number of parking spaces has been provided, and the dumpster pad site is at the far left corner of the property. The redevelopment will be completed in three phases, but the concept plan for the entire site is being presented today.

The first phase will be the construction of a 2,027 s.f. pad site at the front of the property to be occupied by Dunkin Donuts. The final site plan for this phase will be prepared, submitted to all relevant agencies for review, and then presented to you for approval.

The second phase will be a pad site built at the rear of the property, but the use for that space has not yet been determined.

The final phase will be renovation of the existing building, which will include dividing it into several smaller spaces.

The parking spaces are shown for the second and third buildings, but those requirements may vary depending on the use of those buildings. The existing road leading to Lawrence Avenue will remain open to ease the flow of traffic and to give alternate ingress/egress options for the site.

We are awaiting the conceptual review of the stormwater management plan by DPW, but the plan appears to adequately address those issues. Water and sewer plan review will be conducted following concept approval.

Mrs. McKay noted that the property owner, Rayner Blair, Maria Icaza with Dunkin Donuts, and Butch Bailey, the engineer, were present and prepared to answer any questions.

Mr. Blair addressed the Commission and explained that he plans to renovate the front of the existing building to give it more of a historical appearance, similar to the front of the Post Office building. Member Earhart asked what the plans are for the existing building. Mr. Bailey responded that they plan to have several small shops within that building. Mr. Blair said he would really like to have a business occupy the front facing Washington Street.

Member Schultz asked if it is possible to incorporate a bike rack on the site, and Mr. Bailey felt that a bike rack could be added. Mrs. McKay commented that we are seeing a lot more pedestrian traffic, especially from Leonard's Grant, and that we are trying to get the sidewalks completed to encourage pedestrian traffic.

Mrs. McKay stated that the purpose of today's meeting is to approve the concept plan for the entire site, and as details are finalized for Dunkin Donuts, the applicant will come back for final site plan approval on that site specifically, and as the rest of the project progresses, those phases will return for approval as well.

Chairperson Moulds entertained a motion to approve the concept plan for Case #6-15 – 22845 Washington Street – as submitted. Member Earhart made the motion; seconded by Member Schultz; no further discussion; motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Chairperson Moulds entertained a motion to close the meeting. Member Candela made the motion; seconded by Member Hollander; no further discussion; motion passed unanimously. The meeting ended at approximately 4:15 p.m.

Respectfully Submitted:

Cindy Williams

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Heather Earhart, Member

Laura Schultz, Member

Christy Hollander, Member