



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 August 21, 2017 ~ 4:00 p.m.

Attendees: Jean Moulds, President
Laura Schultz, Member
Christy Hollander, Member
Jack Candela, Member

Absent: Heather Earhart, Member

Also in attendance were Town staff members Dan Burris, Mayor; Roger Mattingly, Town Council Member; Laschelle McKay, Town Administrator; Jada Stuckert, Planning Assistant; Jackie Post, Fiscal Clerk; and Teri Dimsey, Recording Secretary.

Other persons present were John Edwards of Quality Built Homes, and Brian Brookhart of Soltesz. Sign-in sheets for this meeting are on file at the Town Office.

President Moulds called the meeting to order at 4:00 p.m. The minutes of June 19, 2017 meeting were presented for approval.

Member Hollander moved to approve the June 19, 2017 minutes as presented; seconded by member Schultz. There being no further discussion, the motion passed by a 4-0 vote.

Town Administrator's Report:

Mrs. McKay gave overviews of the July and August Town Council meetings.

Old Business:

Case No. 100-15 Meadows at Town Run – Wathen Farm
Request for Phase One Final Site Plan Recommendation.

Owner: Quality Built Homes
Engineer: Soltesz
Property: 23464 Hollywood Road; Tax Map 32, Parcel 175
Land Area: 73.2 acres
Zoning: PUD-M

Ms. Stuckert presented the staff report indicating P&Z gave the project a favorable recommendation to Town Council on 9-19-16 and Town Council approved the concept site plan on 10-11-16. The subject property is located on the east side of MD Route 245 and is better known as the Wathen Farm. The farm was annexed into the town in August 2015. Per Section 3.4 of the annexation agreement the Town Council has already allocated the required 108 EDU's.

The applicant is proposing a 107 lot single family traditional style subdivision with 25' front, 6' side, and 20' rear setbacks to be completed in two (2) phases, phase one (1) containing 60 lots and phase two (2) containing 47 lots.

Currently there are seven single family residential lots along the east side of MD 245 that prevent the ability to directly align the subdivision access road with Leonard's Grant Parkway. As a result, the access road is proposed to be approximately 250 to 300 feet north of the centerline of Leonard's Grant Parkway. The applicant and staff are currently working closely with State Highway to finalize the Route 245 entrance. Awaiting State Highway approval is a plan which includes Route 245 being upgraded to contain a center turn lane beginning approximately 80 feet south of Leonard's Grant Parkway and ending approximately 90 feet north of Town Run Drive as well as an accel/decel lanes to Town Run Drive. An exhibit showing this will be available at the meeting. Within the subdivision, connecting roads "Meadow Street" and "Chickadee Street" have been stubbed for future connection to the Wilkerson and Russell farms.

Sheets 24-27 of the site plan include the landscape and lighting plan(s). It is important to note that this section of the plan has not been finalized. The applicant will continue to work with SMECO and Town Staff to further develop the best landscape and lighting plan for the neighborhood and the Town as a whole. We are working as a group to address some lessons learned from Leonard's Grant regarding style and spacing of streetlights and the spacing and species of trees.

To date, approvals have been received from DPW, Town Capital Projects Coordinator, Town Utilities Superintendent, and the Leonardtown Fire Department. Approvals outstanding consist of SCD, SHA, and finalizing streetlights and street trees with staff.

Mr. Edwards gave an overview of the proposed subdivision including architectural renderings, stormwater management controls, recreations areas, sidewalks, and the entrance/exit to MD Route 245. The architecture will mimic the Leonard's Grant subdivision with some craftsman style homes near the rear of the subdivision. The stormwater management is the largest change. Sidewalks will be incorporated on the three main streets with walking paths and bio-swales on all other streets. These bio-swales will be maintained by the Homeowners Association.

The entrance to the subdivision has gone through a lengthy State Highway Administration review process. The current agreement is to widen the road on the Leonard's Grant side, incorporate a center turn lane and an accel/decel lane entering/exiting Town Run Drive. This will allow the existing seven (7) homeowners more safety because of the widened shoulder. Member Hollander asked if QBH has met with these homeowners to make sure they are happy. QBH representatives have worked closely with each of the homeowners to ensure they are comfortable with the subdivision. QBH actually

donated an additional 20 feet of land across the back of each of the homes to make their lots more conforming.

Member Schultz asked if there would be a buffer provided between these residences and the subdivision. Mr. Edwards indicated the 20 foot strip of land is mostly grass however QBH has agreed to minimal plantings at the request of the existing homeowners.

Member Hollander questioned the water service. Mr. Brookhart indicated the location of the water line on the plat indicating the water line will be increased to an 8” line. Ms. McKay explained the waterline will actually loop to tie in the existing homes, the 107 lots in Meadows at Town Run, and the Leonard’s Grant subdivision.

Member Schultz asked if the plans for Phase 1 change at some point, will the homeowners be notified (a new buyer in the subdivision). Ms. McKay indicated there is nothing in the regulations requiring the Town to notify these homeowners of changes however this could be looked at during the next Ordinance revision. Also, QBH has been very forthcoming with information to their potential sales teams.

President Moulds entertained a motion. Member Schultz made a motion to send a favorable recommendation for Case No. 100-15, Meadows at Town Run, Phase 1 Final Site Plan to Town Council and Member Candela seconded. The motion passed by a 4-0 vote.

Case No. 100-15 Meadows at Town Run – Wathen Farm
Request for Phase One Subdivision Plat approval.

Owner: Quality Built Homes
Engineer: Soltesz
Property: 23464 Hollywood Road; Tax Map 32, Parcel 175
Land Area: 73.2 acres
Zoning: PUD-M

Ms. Stuckert presented the staff report indicating the request is to approve the Phase One Subdivision Plat approval for Meadows at Town Run.

President Moulds entertained a motion. Member Hollander made a motion to approve the subdivision plat for Phase one (1) of The Meadows at Town Run, Case No. 100-15 and Member Schultz seconded. The motion passed by a 4-0 vote.

Other Business:

None

Review of Monthly In-House Permits – No comments

President Moulds entertained a motion to adjourn the meeting. Member Schultz made the motion; seconded by Member Hollander. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:50 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

Jean Moulds, Chairperson

Laura Schultz, Member

Christy Hollander, Member

ABSENT
Heather Earhart, Member

Jack Candela, Member