



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
May 21, 2018 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Vice-Chair
Jeff Brown, Member
Heather Earhart, Member
Chris Jeys, Member

Also, in attendance were Town staff members Dan Burris, Mayor; Laschelle McKay, Town Administrator; Jada Stuckert, Planning Assistant; and Teri Dimsey, Recording Secretary.

Other persons present were Staci Lagana of Lorenzi, Dodds & Gunnill, Inc; Stephen Abell of Abell and Associates; Mike Lenhart of LTC; George Allan Hayden, Dave Nier, Joe Trentacusta, Ryan Schiorrerbeck, Ron Derby, Tracy Peabody, Joe Slater of SMECO; and Tim Semple. Sign-in sheets for this meeting are on file at the Town Office.

President Moulds called the meeting to order at 4:03 p.m. The minutes of April 16, 2018 meeting were presented for approval.

Member Shultz moved to approve the April 16, 2018 minutes as presented; seconded by member Earhart. There being no further discussion, the motion passed by a 3-0-2 vote with Members Jeys and Brown abstaining.

Town Administrator's Report:

Mrs. McKay gave an overview of the May Town Council meeting.

New Business:

Case No. 30-16 SMECO Expansion – 23365 Hollywood Road
Request for concept plan approval.

Owner: Southern Maryland Electric Cooperative
Engineer: Lorenzi, Dodds, and Gunnill, Inc.
Property: Tax Map 151, Parcel 51

Land Area: 32.80 acres
Zoning: Institutional Office (IO)

Mrs. Stuckert gave an overview of the request stating the applicant is requesting concept plan approval for a 72,980 sq. ft. building as well as necessary outbuildings. In preparation for the concept plan SMECO appeared before the Planning & Zoning Commission in March to consolidate parcels 2, 19, 52, and 340 for future construction of a new SMECO building.

The project is proposed to be completed in a series of three phases. Phase one (1) will be the construction of the new building. Phase two (2) will be the demolition of the existing building. Phase three (3) will be the construction and/or repair of the outbuildings. Proposed new outbuildings include a fueling area, wash bay, loading dock, and bus stop.

The concept plan establishes a seventy (70) foot setback from Hollywood Road as well as fifty (50) foot setbacks where the property abuts residential properties. The project will provide fourteen (14) acres of green/landscaped space and provides for a total of 188 parking spaces. The building will maintain 76 employees which is the same as the current facility. The new facility will serve as a backup for data and operations in case of a failure at the Hughesville Center. The entrance off Hollywood Road will continue to serve customers while the Leonard's Grant Parkway entrance will be reserved for employees only.

Initial comments have been received from the Department of Public Works, Soil Conservation District, and Fire Department all with minimal comments and/or concerns. The traffic study was completed by Lenhart Traffic Consulting and will maintain a level of service A.

Mr. Joe Slater indicated SMECO has four (4) locations throughout Southern Maryland and that the Leonardtown facility is in great need of an expansion. If a problem were ever to arise with the Hughesville location, Leonardtown would be the closest back-up for data and operations which only furthers the need for expansion.

Ms. Lagana gave an overview of the new building layout indicating that they are seeking a Silver LEED Certification. Mr. Tom Russell indicated that during the construction/expansion SMECO would also be taking care of the pipeline on Greenbrier and Hollywood. While this is technically a State Highway (SHA) issue, SMECO will work closely with SHA to ensure the issue is resolved.

Mr. Mike Lenhart gave an overview of the traffic study stating Hollywood Road would still operate at a service level A. Member Earhart asked if a connection to Leonard's Grant has been considered. Ms. McKay indicated that a connection has not been considered and is not necessary. Member Schultz inquired about the number of left turns into the SMECO property by employees. Mr. Lenhart answered, the peak left in to SMECO for employees occurs before the actual commuter peak therefore queuing at the gate would not affect traffic on Leonard's Grant Parkway.

Member Earhart asked what the fence would look like. Mr. Hayden stated there would be a four-foot decorative fence along Hollywood Road and Leonard's Grant Parkway however a larger eight-foot fence would be used in the rear of the property.

Mr. Abell gave an overview of the architectural plans of the new building. Member Jeys asked for a timeline on the project. Mr. Abell indicated SMECO would be looking to pull the building permit in early 2019 with a construction period of eighteen months, then an additional six months for the outbuildings. Construction should be completed in twenty-four months or less.

Member Earhart asked if the Leonard's Grant Homeowners Association has been involved in the planning process. Mr. Slater indicated they will be attending the June Homeowners Association meeting to review the project.

Member Earhart made a motion to approve the request for concept plan for a 72,980 sq. ft. building and outbuildings for case number 30-16 and Member Brown seconded. The motion passed by a 5-0 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 Earhart. 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

Jeff Brown, Member

Heather Earhart, Member

Chris Jeys, Member