



STAFF REPORT
Planning and Zoning Commission
May 20, 2024 at 4:00 p.m.

Video of Meeting Available on YouTube Channel: Town of Leonardtown

Old Business:

Case No. 05-05 A **Splash-In Carwash – Lot 2 – Gordon Ragan Subdivision**
Request for Final approval for site development plans for a 3,543 sq. ft. Car Wash.

Owner: NIVEA-NAGGENA, Inc.
Engineer: TPS (The Plan Source, Inc. C/O Kaviraj Arya Prakash
Property: 40874 Merchants Lane, Leonardtown
SDAT: Tax Map 0120, Grid 0018, Parcel 394 (Lot 2 – Gordon Ragan Subdivision)
Land Area: 1.50 Acres or 65,340 square feet
Zoning: Commercial Business (C-B)

The property is described as being Lot 2 of the Gordon Ragan Subdivision as recorded in the St. Mary's County Plat Records in Plat Liber 39, page 78.

The applicant received special exception approval from the Board of Appeals hearing on September 25, 2023 with a 5-0 vote in favor of granting the Special Exception based on Town Municipal Code Chapter 155-26. C. which allows for Automobile-related use within a Commercial Business zoning. Concept approval was received February 20, 2024, minutes of those meetings are included in your packets.

Per Town Municipal Code the site is required to provide 10% of the site in landscaping which equals 6,534 sq. ft. The proposed site landscaping plan is providing 12,150 sq. ft of landscaping which equates to 28.5 % for the site. The landscaping proposed exceeds the landscape requirements by 4,267 sq. ft.

The site currently has six (6) EDUs. The proposed Car wash will require six (6) additional EDU's prior to being issued a use & occupancy permit. The Town at this time does not have any available EDUs for this project, however the Towns existing waste water treatment plant is under construction to expand the facility. The estimated time frame to complete the waste water treatment facility upgrade is projected to be fall. The project could proceed with construction but would not be issued a Use & Occupancy permit until the EDU's have been acquired.

The project has received Final review approval from St. Mary's County Public Works & Transportation, St. Mary's County Soil Conservation District, Town of Leonardtown Capital Projects Department and Town of Leonardtown Planning Department.

Architectural drawings to date have not been submitted or reviewed by the Town or the State Fire Marshal, this is not a requirement for final approval by the Planning Commission at this time, however Architectural Drawings and Maryland State Highway must be approved prior to a building permit being issued.

• **Action Needed Today:**

The applicant is requesting Final site plan approval for Case No. 05-05 A- Splash-In Carwash – Lot 2 – Gordon Ragan Subdivision. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny a decision.

Sample Motion: I move to (approve, approve with conditions, delay or deny) the request for Final Site Plan for Case No. 05-05 A, Splash-In Car Wash on the subject property pending Fire Marshal and Maryland State Highway approval.

Attached Exhibits:

1. Location Map
2. Final Site Plan dated March, 2024
3. Facade Rendering dated March, 2024
4. P&Z recommendation to BOA September, 2023
5. Board of Appeals Minutes, September, 2023
6. PZ Concept Approval minutes February 2024

New Business:

Case No. 56-23 Child Care Facility– Governmental Center Complex.

Request for a Concept approval for site development plans for a 6,347 sq. ft modular building.

Owner: St. Mary’s County Commissioners
Surveyor: Soltesz, Inc.
Property: St. Mary’s County Governmental Center
SDAT: Tax Map 0127, Grid 0005, Parcel 503
Land Area: 85.36 Acres
Zoning: Institutional / Office District (IO)

The applicant is requesting Concept Approval for a 6,347 sq. ft. Child Care Facility. The proposed site is located on the west side of Leonard Hall Drive, adjacent to the Leonard Hall / Recreation & Parks building (AKA Drill Hall).

The proposed new childcare facility is intended to accommodate approximately 73 children on the governmental center property to provide County employees an additional benefit in proximity to their place of employment. The primary users are intended to be County staff with any additional capacity being opened up to serve the community at large once staff needs have been met. The facility is expected to have 15 additional staff.

The Commissioners of St. Mary’s County have requested this facility to be a modular unit to be placed on piles as a permanent foundation, like the Community Corrections Center located by the detention center, and to also expedite construction. The facility proposed is to be served by Leonardtown public water and sewer. The modular Childcare Facility will have a Hardi panel stucco siding that will be painted to match the existing brick and trim colors around the governmental center property. The proposed building will be a single story, sprinkled facility that will be entered by a ramp and staircase from the front facing the Patuxent Building.

The proposed parking area will consist of twenty-three (23) parking spaces. Per Chapter 155-55 Chart B the required parking spaces for this type of use is one (1) per employee and one (1) per six (6) children. Based on Chart B of said Ordinance the site is required to have twenty-seven (27) parking spaces. The current proposed design is short of the ordinance requirement by four (4) parking spaces. However, if the facility is to be used by County employees, the employees may be utilizing already allocated required parking spaces in another part of the governmental center complex.

Mr. Bailey further communicated that Per Town Municipal Code the site is required to provide 10% of the site in landscaping which equals 6,347 sq. ft. or 635 sq. ft. of plantings. The proposed site landscaping plan is providing 400 sq. ft of landscaping. The landscaping proposed is short of the landscape requirements by 235 sq. ft. However, looking at the entire site there is ample green space & landscaping.

The Leonardtown Planning Department has reviewed the concept plans and have outstanding comments. The consultant will be required to investigate the proposed tie-in to the existing pump station to ensure the pump station can handle the additional projected flows.

The project has been submitted to Soil Conservation District and Department of Public Works, which the client has received concept review approvals from both agencies.

Action Needed Today: The applicant is requesting Concept approval, for Case No. 56-23 – Child Care Facility – Map: 127; Grid: 005; Parcel: 53 – Part of St. Mary’s County Governmental Center. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny a decision.

Sample Motion: I move to (approve, approve with conditions, delay or deny) the request for Concept Site Plan Approval for Case No. 56-23 – Child Care Facility– Governmental Center Complex.

Attached Exhibits:

7. Location Map
8. Concept Site Plan dated May, 2024
9. Facade Rendering dated May, 2024

Review of Monthly In-House Permits (February 2024, March 2024, & April 2024)

Respectfully Submitted,

Michael A. Bailey, Sr.
Town Planning Coordinator