



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
April 15, 2019 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Member
Chris Jeys, Member
Jeff Brown, Member

Absent: Heather Earhart

Also, in attendance were Town staff members Laschelle McKay, Town Administrator; Jada Stuckert, Planner; and Teri Dimsey, Executive Secretary.

Other persons present were Rick Bailey of Generation Properties; Marvin Oursler of Marrick Properties; Joe Kadjeski of COA; Amanda Wood, and Lois Coryell. 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 January 22, 2019 were approved unanimously.

Town Administrator's Report:

Mrs. McKay gave an overview of the February, March, and April Town Council meetings.

New Business:

Case No. 14-05.5 Leonardtown Self-Storage – 25850 Pt. Lookout Rd. – Clark's Rest
Request for recommendation to Town Council for Final Site Plan approval for a self-storage facility.

Owner: Calvert, LLC
Applicant: Generation Properties, LLC
Property: Tax Map 127, Parcel 514, Commercial Lot 1
Land Area: 5.581 acres
Zoning: PUD-M

COUNCIL: TYLER ALT HAYDEN T. HAMMETT
CHRISTY HOLLANDER J. MAGUIRE MATTINGLY IV MARY MADAY SLADE

Ms. Stuckert gave an overview of the project indicating the Clark's Rest PUD received its final approval in February of 2012 which included commercial spaces on Route 5. Today, the applicant is requesting recommendation to Town Council for final site plan approval for a 97,322 sq. ft. self-storage facility. The facility will consist of one, three (3) story building with an office, a second one (1) story building, and a paved boat and recreational (RV) storage area.

Ms. Stuckert indicated that due to the location of the facility Town Staff requested additional buffering on all sides of the facility and additional lighting in the boat/RV storage area. The developer agreed to the requests and included the changes on the site plan. The required parking for the facility is based on the number of employees in the office area. The total number of required parking spaces for the facility is two (2) however the developer is providing six (6) parking spaces.

Ms. Stuckert indicated that to date the project has received Soil Conservation, Public Works, State Highway, and Utility approvals. Prior to the issuance of a building permit Fire Marshal approval will be obtained and confirmation from MDE regarding the placement of water lines under the wetland area.

Mr. Bailey explained this project is the commercial component of the Clark's Rest Subdivision. We have investigated a number of possible uses for the commercial site and believe this is the best use for the space. This use is a very low traffic and noise generator which is compatible with the residential aspect of the surrounding neighborhood. Mr. Bailey indicated other uses such as Family Dollar and Wawa were considered however it was felt these uses would be less compatible. The structure itself meets the height requirement of the ordinance and is of attractive architecture. The building will have masonry and stucco with accent colors to fit the style of the building.

Chairperson Moulds indicated today's meeting is not a public hearing however there were a few comments placed on Facebook regarding the project. Some of the comments did not want to see such a large building in this location and other comments agreed with the use. Chairperson Moulds indicated she is concerned with the side of the three (3) story building. Is there not some standards that indicated Leonardtown would not take on any buildings that looked like big box stores? Ms. McKay indicated this was addressed in the zoning for buildings over 10,000 sq. ft. however it applies to retail stores only. Chairperson Moulds stated the three (3) stories is overwhelming for the location and asked if there was a way to break up the building so that it does not look so large. Mr. Bailey indicated research has been done to determine the financial profitability of self-storage units. The nature of the business has changed in that most storage facilities are now climate controlled therefore it makes more sense to build upward rather than shorter longer buildings. Mr. Bailey indicated he could work with the architects to help find a way to break up the look of the building.

Member Schultz asked about the buffering in the rear of the building. Ms. Stuckert indicated there is already a large buffer in the rear of the site that will continue to grow larger over the years. Chairperson Moulds indicated she is not happy with the color of the building indicating the red only makes the building look larger. Mr. Bailey again, indicated he could work with the architects to help find a way to break up the look of the building. Member Jeys asked that Mr. Bailey consider the look of downtown Leonardtown when speaking with the architects.

Member Schultz made a motion to recommend the requested final site plan to Town Council for final approval of a 97,322 sq. ft. self-storage facility for Case No. 14-05.5 and Member Brown seconded. The motion passed 4-0.

Case No. 38-17 Woods View Subdivision – Map 121, Parcel 23 – Greenbrier Road
Request for three (3) lot single family subdivision approval.

Owner: Quintin and Amanda Wood
Property: Tax Map 127, Parcel 514, Commercial Lot 1
Land Area: 5.581 acres
Zoning: R-SF

Ms. Stuckert gave an overview of the project indicating the applicants are requesting approval for a three (3) lot subdivision on Greenbrier Road. The Town Council approved the allocation of two (2) additional EDU's for the subdivision at their meeting on April 8, 2019. The property currently contains a one-story house on what is proposed to be Lot 1 of the subdivision. If the subdivision is approved, the existing one-story house would be demolished and replaced with a new single-family home. Each of the homes would be of modest size with a garage and driveway.

Greenbrier Road is a County Road. The applicant reached out to the Department of Public Works & Transportation to ensure there was capacity for the three (3) lot subdivision and the County confirmed capacity on 12-13-2018. The applicant will obtain the proper entrance permit through the County after a decision has been made by the Planning and Zoning Commission. To date the applicants have received their EDU allocation from Town Council. Prior to the issuance of a building permit the utilities will be reviewed by Town Staff.

Ms. Wood indicated the idea of this subdivision is to allow younger families to purchase a home in Leonardtown. Other developments such as Leonard's Grant and Clark's Rest have very large houses and smaller yards where our lots will have smaller 3-4 bedroom houses with larger lots for families to enjoy the outdoors. I love the Leonardtown community and the idea of offering an alternative to the larger homes. The lots will have modest modern style houses with large yards. The subdivision will add a total of two new driveways at this time with another two at a later date.

Chairperson Moulds called for a motion. A member of the public, Ms. Lois Corell asked to speak. Chairperson Moulds allowed comments. Ms. Corell indicated she has lived on Greenbrier Road for twenty (20) years and objects to the request for five more houses on this road. The road has not been resurfaced in the 20 years I have lived there and the road is very narrow. Each home has at least two cars and there are buses that travel the already narrow road. This endangers the existing residents of the road and the children that walk the road every day. I need to make sure you are aware of the existing conditions of the area before a decision is made. I do not object to the replacement of the existing house however adding four (4) more houses on this road is not acceptable until the road is upgraded.

An unnamed resident also asked to speak. This resident indicated she is extremely unhappy with the potential addition of more new homes on Greenbrier Road stating there is already enough traffic on

the narrow un-kept road. I am also concerned that I did not receive any kind of notice about this meeting.

Ms. McKay indicated the applicant is not requesting anything that the ordinance does not already allow for therefore no public hearing was necessary. Chairperson Moulds indicated today's meeting is not a public hearing however the comments of the public have been recorded for the meeting minutes. Moulds indicated there is not much the Town can do about the road itself considering it is a County owned and maintained road.

Ms. Wood indicated she understands the concerns expressed by the neighbors and wants to reassure everyone that she does care about the neighborhood. I will work with each of you as well as with the Town and County to see if there is anything that can be done about the road. Hopefully, by working together we can get something to change.

Member Jeys clarified that the applicant is only requesting a three lot subdivision at this time and that only two additional houses would be built on the road. Ms. Stuckert confirmed that this is correct.

Member Brown made a motion to approve the requested site plan for a three (3) lot subdivision on Greenbrier Road for Case No. 38-17 and Member Jeys 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 Brown. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:47 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

Jean Moulds, Chairperson

Laura Schultz, Member

Jeff Brown, Member

ABSENT

Heather Earhart, Member

Chris Jeys, Member

DRAFT