



# 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**  
*September 16, 2019 ~ 4:00 p.m.*

Attendees: Jean Moulds, Chairperson  
Laura Schultz, Member  
Chris Jeys, Member  
Andrew Ponti

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 Pat Mudd of Mudd Engineering and Butch Bailey of Nokleby Surveying. 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. *Member Jeys made a motion to approve the minutes of August 19, 2019 and Member Moulds seconded. The minutes were approved by a 3-0 vote.*

**Town Administrator's Report:**

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

**New Business:**

**Case No. 46-19 Old Towne Office and Auto Showroom – 22915 Hollywood Road**

Request for Concept Plan approval for a 7,000 sq. ft. office and showroom building

Owner: Curtis and Courtney Accipiter  
Consultant: MUDD Engineering, LLC  
Surveyor: Nokleby Surveying  
Property: Tax Map 127, Parcel 70  
Land Area: 1.577 Acres  
Zoning: L-CO

Ms. Stuckert gave an overview of the project indicating it is located at the corner of MD Route 5 (Point Lookout Road) and MD Route 245 (Hollywood Road) and is currently the site of the old Saunders House. This property was re-zoned in 2010 from Residential Multi-Family to Commercial Office to protect the corner from high traffic uses. The existing home will be demolished and the applicant is requesting concept plan approval for a 7,000 sq. ft. one story tag and title office and auto showroom. No retail sales will take place on the premises. The auto showroom will contain collectable classic cars for show purposes only. Persons interested in purchasing a vehicle will be given the owners contact information. Therefore, all vehicle sales will take place off-site. The business will only be open one day a week on Saturday and by appointment only Monday thru Friday.

Parking requirements for the office space are 1 space for every 300 sq. ft. equaling a total of 23 required parking spaces. The plans provide for 40 spaces, 2 of which are ADA Accessible as well as 1 loading space for a total of 43 parking spaces. The plan properly identifies the dumpster location and provides for adequate stormwater management and landscaping.

To date, the plan has been submitted to DPW, SCD and State Highway for preliminary approval.

Mr. Butch Bailey of Nokleby Surveying indicated the owners of the property want to ensure the property is taken care of and remains a low intensity use considering its location. A commission member asked for the status of the intersection upgrade. Ms. McKay indicated this particular project is required to have 50-foot setbacks on both the MD Route 5 and Route 245 sides to accommodate for the Route 5 widening project.

*Member Schultz made a motion to approve the requested concept site plan for the construction of a 7,000 sq. ft. office and showroom for, Case No. 46-19 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 Jeys made the motion; seconded by Member Ponti. There being no further discussion, the motion passed by a 4-0 vote. The meeting was adjourned at approximately 4:27 p.m.**

Respectfully submitted:

\_\_\_\_\_  
Jada Stuckert, Planning & Zoning Assistant

Approved:

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Jean Moulds, Chairperson

\_\_\_\_\_  
Laura Schultz, Member

\_\_\_\_\_  
Andrew Ponti, Member

**ABSENT**  
\_\_\_\_\_  
Heather Earhart, Member

\_\_\_\_\_  
Chris Jeys, Member