



Commissioners of Leonardtown

22670 Washington Street
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DANIEL W. BURRIS
Mayor

LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
January 17, 2023 ~ 4:00 p.m.

Attendees: Laura Schultz, Vice-Chair
Doug Isleib, Member
Sean Lawson, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator, Mike Bailey, Town Planner; and Teri Dimsey, Executive Secretary. Jay Mattingly, Town Council, Wayne Hunt, Little Silence Rest, Darren Jones, Little Silence Rest, Gene Burroughs, Little Silence Rest, (LSR), Donnie Burch, Burch Oil Co., Doctor Peter Johnston, SO. MD Orthopedics, Doctor Daniel Bauk, SO. MD Orthopedics, Doctor Lucas Wymore, SO. MD Orthopedics, and Gabe Canuso, SO. MD Orthopedics developer. Sign-in sheets for this meeting are on file at the Town Office.

Vice Chairperson Schultz called the meeting to order at 4:00 p.m. ***Member Isleib made a motion to approve the minutes of November 21, 2022 and Member Lawson seconded. The motion passed by a 3-0 vote.***

Town Administrator's Report:

Mrs. McKay gave an overview of recent meetings that have been held by the Town Council which included the changing of the phasing plan for Meadows at Town Run, Section 2. Mrs. McKay communicated that the Southern Maryland Orthopedics Facility received Town Council approval for the required EDU's necessary for the project to move forward. Mrs. McKay communicated that the Critical Area Commission required the Assisted Living Facility project to have additional growth allocation added to the project. The Town Council approved the additional 1.76 acres of growth allocation. Mrs. McKay communicated that the Town accepted Clark's Rest Phase Three streets and that they are now owned by the Town of Leonardtown. The Leonardtown Wharf is moving forward with the next phase of planning. Mrs. McKay reported that the Town received a fifty thousand dollar grant for the Town entryway arches, one to be located just as you come into Town on Fenwick Street and the other adjacent to the corner of the court house property before going down the hill to the Wharf. Mrs. McKay reported that State Highway has approved the plan to move forward with a traffic light at the intersection of Leonard's Grant Parkway and Maryland Route 245.

COUNCIL: HEATHER EARHART NICK COLVIN
CHRISTY HOLLANDER J. MAGUIRE MATTINGLY IV MARY MADAY SLADE

Member Lawson inquired as to whether the trail linking the Port of Leonardtown to the Wharf is included in the next phase of the Wharf planning. Mrs. McKay reported that it is not part of this particular phase of planning but the pathway that is within the area of the wharf will be considered. Member Lawson inquired whether a traffic study was completed for the Dairy Queen. Mrs. McKay reported that a traffic study was completed. Mr. Bailey communicated that he would email the report to Member Lawson.

New Business:

Case No. 83-21

Dairy Queen

Request for Final Site Plan review and approval.

Owner: Burch Oil Company, Inc.
Surveyor: Little Silences Rest, Inc. C/O Darren Jones / Wayne Hunt
Property: 22875 Washington Street
SDAT: Tax Map 0127, Grid 0022, Parcel 0286
Land Area: 1.27 acres
Zoning: Commercial Business (C-B)

The applicant is requesting Final Site Plan Approval to construct of a 2,662 sq. foot Dairy Queen. The property currently contains a 3,125 sq. ft. car wash facility which is proposed to be demolished.

The consultant has revised the architectural renderings which have been included with the staff report for your review and approval.

The applicant submitted on December 20, 2021 a concept plan providing 42 parking spaces and 18 stacking spaces for the drive-thru. Staff believed at that time that the stacking spaces are more applicable to this site than the parking spaces and recommended accepting the reduction of 11 regular spaces in exchange for the 13 extra stacking spaces over the required 53 spaces. The consultant has since revised the concept site plan to address concerns about travel lanes around the proposed site for ingress and egress. As a result of this revision the parking spaces allotted for this project have been reduced to a total of 39 parking spaces with an additional reduction of 3 spaces. The Staff has met with the consultant and has communicated with the owner our concerns in reference to the additional reduction in parking spaces. The owner intends on constructing with the participation of the Community Bank an additional eight over flow parking spaces along the existing 22' Common Driveway Easement which is adjacent to Lawrence Avenue. The additional 8 parking spaces would bring the project up to a total of 47 spaces. The consultant and owner would like to obtain approval for the existing plan and address design of the additional 8 parking spaces as a revision, allowing the project to continue to move forward.

The project has been reviewed by Soil Conservation District, Department of Public Works and Transportation, the State Highway Administration and Leonardtown Volunteer Fire Department. To date, approvals have been received by all required agencies. The Leonardtown Planning Department had three minor comments that need to be addressed. These three comments should not hinder the approval process of this project.

To date the Town Planning Department has not received an approval from the fire marshal for the architectural plans for the proposed Dairy Queen. These plans are not needed for final site plan approval; however, no building permit can be issued until such time that the fire marshal issues a letter of approval for the construction of the proposed facility.

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Member Lawson inquired about the rearrangement of the proposed parking area to accommodate the drive-thru. Member Lawson also inquired as to whether the Town had a written façade requirement for any newly constructed business to meet when proposing new construction within the Town. Mrs. McKay reported that we have an architectural review process to try and keep the character of the Town intact, but we do not have any type of rules in place.

Member Schultz inquired about the 17.33' dimension between the two curb lines at the entrance to the parking and drive-thru area, she inquired if a truck could get by if vehicles are stacked up for the drive-thru. Mr. Hunt stated that a truck should have enough room to get by the stacked vehicles in the drive-thru. Darren Jones from LSR communicated that vehicles entering this area should be proceeding relatively slow in speed. Member Schultz suggested that the dimension should be increased to 18 feet.

Member Isleib moved to make a motion to approve the request for Case No. 83-21 – Final Site Plan and Architectural Approval for a 2,662 sq. ft. Dairy Queen and Member Lawson seconded. The motion passed by a 3-0 vote.

- **Case No. 47-22 – Southern Maryland Orthopedics – Adjusted Parcel 2 – Plat 72-42 – Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).** The owner is requesting Concept Approval for a 69,172 sq. ft. medical facility and a 5,000 sq. ft. daycare facility.

Owner: Charles B. Hayden, Trustee.
Client: SOMD Orthopedics and Sports Medicine
Property: Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).
SDAT: Tax Map 032, Grid 0012, Parcel: 340
Land Area: 8.21 Acres+/-
Zoning: Commercial Office (L-CO)

The subject property is located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245). The property consists of 8.21 acres. The existing property is currently vacant. The current condition of the property is field grass with and an existing stormwater management facility along Leonard’s Grant Parkway.

The client is proposing a 69,172 square foot building that will house medical office space in a two-story section connected by a lobby to a surgical center. The proposed project will have a separate 5,000 square foot daycare facility for employees of the medical facility. The proposed site is required to have 246 parking spaces as required by Chapter 155-55, Chart B of the Town Zoning Code. The Americans with Disabilities Act Part 36 – Appendix A, requires seven (7) handicap spaces. The site development plan is proposing a total of 289 parking spaces which includes twenty-six (26) handicap spaces. The proposed parking lot exceeds requirements by forty-three (43) parking spaces. To address stormwater management the site development plan is proposing an expansion of the existing stormwater management facility to accommodate for the impervious surface created by the proposed infrastructures. The site is proposing to

tie into existing Leonardtown water and sewer system located along Leonard’s Grant Parkway. Per Town Landscaping Zoning Code Chapter 155-54 the site is required to provide 10% of the impervious surface for parking, access drives, aisles, and walkways in landscaping. The total proposed impervious surface for the site is 208,010 square feet. This area would require 20,801 square feet of landscaping. The proposed site development plan has proposed 31,500 square feet of landscaping.

The site has three (3) proposed entrances. There is a proposed entrance on Maryland Route 245 (Hollywood Road). This entrance will be a right turn only into the proposed site and a right turn only exiting the site. The second entrance is located on Leonard's Grant Parkway. This entrance will be a full access entrance with the ability to enter and exit by turning left or right. The third entrance is proposed at the rear of the site adjacent to the proposed daycare facility and appears to be utilizing the existing asphalt road constructed for Lot two, the property of the Board of County Commissioners said property also known as the Leonardtown Library. The third proposed entrance will need to obtain all necessary permits from the County Commissioners to utilize the existing asphalt road along the western property line.

The proposed project was presented to the Town Council on December 12, 2022 to approve 17 EDUs for a proposed medical facility and daycare in accordance with Ordinance No. 132, section 2d. as a public health, welfare and safety benefit to the citizens of Leonardtown and St. Mary's County. The Town Council approved the allocation of the 17 EDU's and signed the Town Council minutes on January 09, 2023. The site development plan was submitted to St. Mary's County Department of Public Works & Transportation (DWP&T) for review on November 1, 2022. DPW&T had seven (7) minor comments that needed to be addressed for concept site plan approval. State Highway provided an email dated January 09, 2023 stating they have no objection to the referenced project going to the Town Planning Commission. The Town Planning & Zoning Department issued concept review comments on November 30, 2022. The Town Planning and Zoning Department has reviewed the revised concept plan and finds that the project adequately addresses minimum requirements for concept approval subject to DPW&T's final approval.

Preliminary architectural plans have been provided for review; however, no action is required at this time.

Mr. Gabe Canuso, introduced himself as the developer / Consultant that would be working closely with LSR in the development of the site. Mr. Canuso then introduced the Doctors that are putting together the project. Doctor Johnston gave an overview of the capabilities of the proposed facility and the treatment areas that they envision creating such as physical therapy, ambulatory surgical area, outpatient care, rehab facility, and an imagining area so St. Mary's County residents can come to one building and receive all phases of care under one roof. Doctor Johnston spoke about the ability to provide an on-site daycare facility for staff associated with the proposed new facility. He also communicated that a facility like this would attract top tier medical personnel to provide some of the best care in the State. Wayne Hunt presented a slide show reflecting the proposed site in reference to adjacent roads and properties. This presentation also gave two different types of facades that the Orthopedic group has narrowed down as choices. The Orthopedic group asked the Commission Members for any feedback on what they would prefer seeing in this proposed development area as far as the façade and other design suggestions.

Member Isleib inquired about how the new building would affect services in current locations in St. Mary's County. Doctor Johnston replied that part of the existing businesses would be consolidated under one roof. However, some of the current facilities would remain intact and open for business. Member Isleib inquired whether additional doctors would be available. Doctor Johnston responded that the goal would be to first increase efficiency at the existing facilities and the proposed facility and then move into providing additional services as the communities needs grew.

Member Lawson inquired as to whether the Orthopedics facility would interact with the existing hospital and in what ways do you see this interaction. Doctor Johnston responded that the Orthopedic group today interacts with the hospital on a daily basis already and they foresee this increasing based on their new abilities they will have with additional services that they can provide to the community. Member Lawson reaffirmed that the proposed daycare would be used for the proposed facility staff only. Member Lawson inquired as to whether there was going to be a restaurant of sort in the proposed facility. Doctor Johnston said they had plans to have a 1,000 sq. ft. café style area to get coffee and or snacks for staff and family

members while they wait for a love one to come out of surgery. Member Lawson inquire as to how many employees would be employed at this facility. Doctor Johnston responded that the facility will require between 100 to 150 employees.

Member Isleib communicated he felt like the facility was in need of more trees on-site. Mr. Hunt explained that the site plan has utilizing shading on the plan to demonstrate the location of plantings and the small symbols where not actually tree themselves. Mr. Bailey communicated that a landscape plan will be required as part of the site plan approval. Member Isleib wanted to see more plantings along the road and parking area to act as a sort of buffer for the residents of Leonard's Grant.

Member Schultz inquired about the entrance alignment with the existing roads and entrances of other properties. Mr. Hunt communicated that the entrance on MD 245 has some flexibility as to its location depending on the comments received from State Highway. Mr. Hunt also communicated that the SMECO entrance and the proposed entrance along Leonard's Grant Parkway do not line up with each other.

Member Isleib made a motion to approve the request for the request for Case No. 47-22, Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility and Member Lawson seconded. The motion passed by a 3-0 vote.

Review of Monthly In-House Permits – No questions.

Vice Chairperson Schultz entertained a motion to adjourn the meeting. Member Isleib made the motion; seconded by Member Lawson. There being no further discussion, the motion passed by a 3-0 vote. The meeting was adjourned at approximately 4:57 p.m.

Respectfully submitted:

Michael A. Bailey, Planning & Zoning

Approved:

Excused

Jean Moulds, Chairperson

Laura Schultz, Member

Excused

Andrew Ponti, Member

Sean Lawson, Member

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Member Schultz inquired about the 17.33' dimension between the two curb lines at the entrance to the parking and drive-thru area, she inquired if a truck could get by if vehicles are stacked up for the drive-thru. Mr. Hunt stated that a truck should have enough room to get by the stacked vehicles in the drive-thru. Darren Jones from LSR communicated that vehicles entering this area should be proceeding relatively slow in speed. Member Schultz suggested that the dimension should be increased to 18 feet.

Member Isleib moved to make a motion to approve the request for Case No. 83-21 – Final Site Plan and Architectural Approval for a 2,662 sq. ft. Dairy Queen and Member Lawson seconded. The motion passed by a 3-0 vote.

- **Case No. 47-22 – Southern Maryland Orthopedics – Adjusted Parcel 2 – Plat 72-42 – Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).** The owner is requesting Concept Approval for a 69,172 sq. ft. medical facility and a 5,000 sq. ft. daycare facility.

Owner: Charles B. Hayden, Trustee.
Client: SOMD Orthopedics and Sports Medicine
Property: Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).
SDAT: Tax Map 032, Grid 0012, Parcel: 340
Land Area: 8.21 Acres+/-
Zoning: Commercial Office (L-CO)

The subject property is located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245). The property consists of 8.21 acres. The existing property is currently vacant. The current condition of the property is field grass with and an existing stormwater management facility along Leonard’s Grant Parkway.

The client is proposing a 69,172 square foot building that will house medical office space in a two-story section connected by a lobby to a surgical center. The proposed project will have a separate 5,000 square foot daycare facility for employees of the medical facility. The proposed site is required to have 246 parking spaces as required by Chapter 155-55, Chart B of the Town Zoning Code. The Americans with Disabilities Act Part 36 – Appendix A, requires seven (7) handicap spaces. The site development plan is proposing a total of 289 parking spaces which includes twenty-six (26) handicap spaces. The proposed parking lot exceeds requirements by forty-three (43) parking spaces. To address stormwater management the site development plan is proposing an expansion of the existing stormwater management facility to accommodate for the impervious surface created by the proposed infrastructures. The site is proposing to

tie into existing Leonardtown water and sewer system located along Leonard’s Grant Parkway. Per Town Landscaping Zoning Code Chapter 155-54 the site is required to provide 10% of the impervious surface for parking, access drives, aisles, and walkways in landscaping. The total proposed impervious surface for the site is 208,010 square feet. This area would require 20,801 square feet of landscaping. The proposed site development plan has proposed 31,500 square feet of landscaping.

The site has three (3) proposed entrances. There is a proposed entrance on Maryland Route 245 (Hollywood Road). This entrance will be a right turn only into the proposed site and a right turn only exiting the site. The second entrance is located on Leonard's Grant Parkway. This entrance will be a full access entrance with the ability to enter and exit by turning left or right. The third entrance is proposed at the rear of the site adjacent to the proposed daycare facility and appears to be utilizing the existing asphalt road constructed for Lot two, the property of the Board of County Commissioners said property also known as the Leonardtown Library. The third proposed entrance will need to obtain all necessary permits from the County Commissioners to utilize the existing asphalt road along the western property line.

The proposed project was presented to the Town Council on December 12, 2022 to approve 17 EDUs for a proposed medical facility and daycare in accordance with Ordinance No. 132, section 2d. as a public health, welfare and safety benefit to the citizens of Leonardtown and St. Mary's County. The Town Council approved the allocation of the 17 EDU's and signed the Town Council minutes on January 09, 2023. The site development plan was submitted to St. Mary's County Department of Public Works & Transportation (DWP&T) for review on November 1, 2022. DPW&T had seven (7) minor comments that needed to be addressed for concept site plan approval. State Highway provided an email dated January 09, 2023 stating they have no objection to the referenced project going to the Town Planning Commission. The Town Planning & Zoning Department issued concept review comments on November 30, 2022. The Town Planning and Zoning Department has reviewed the revised concept plan and finds that the project adequately addresses minimum requirements for concept approval subject to DPW&T's final approval.

Preliminary architectural plans have been provided for review; however, no action is required at this time.

Mr. Gabe Canuso, introduced himself as the developer / Consultant that would be working closely with LSR in the development of the site. Mr. Canuso then introduced the Doctors that are putting together the project. Doctor Johnston gave an overview of the capabilities of the proposed facility and the treatment areas that they envision creating such as physical therapy, ambulatory surgical area, outpatient care, rehab facility, and an imagining area so St. Mary's County residents can come to one building and receive all phases of care under one roof. Doctor Johnston spoke about the ability to provide an on-site daycare facility for staff associated with the proposed new facility. He also communicated that a facility like this would attract top tier medical personnel to provide some of the best care in the State. Wayne Hunt presented a slide show reflecting the proposed site in reference to adjacent roads and properties. This presentation also gave two different types of facades that the Orthopedic group has narrowed down as choices. The Orthopedic group asked the Commission Members for any feedback on what they would prefer seeing in this proposed development area as far as the façade and other design suggestions.

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Member Lawson inquired as to whether the Orthopedics facility would interact with the existing hospital and in what ways do you see this interaction. Doctor Johnston responded that the Orthopedic group today interacts with the hospital on a daily basis already and they foresee this increasing based on their new abilities they will have with additional services that they can provide to the community. Member Lawson reaffirmed that the proposed daycare would be used for the proposed facility staff only. Member Lawson inquired as to whether there was going to be a restaurant of sort in the proposed facility. Doctor Johnston said they had plans to have a 1,000 sq. ft. café style area to get coffee and or snacks for staff and family

members while they wait for a love one to come out of surgery. Member Lawson inquire as to how many employees would be employed at this facility. Doctor Johnston responded that the facility will require between 100 to 150 employees.

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Member Schultz inquired about the entrance alignment with the existing roads and entrances of other properties. Mr. Hunt communicated that the entrance on MD 245 has some flexibility as to its location depending on the comments received from State Highway. Mr. Hunt also communicated that the SMECO entrance and the proposed entrance along Leonard's Grant Parkway do not line up with each other.

Member Isleib made a motion to approve the request for the request for Case No. 47-22, Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility and Member Lawson seconded. The motion passed by a 3-0 vote.

Review of Monthly In-House Permits – No questions.

Vice Chairperson Schultz entertained a motion to adjourn the meeting. Member Isleib made the motion; seconded by Member Lawson. There being no further discussion, the motion passed by a 3-0 vote. The meeting was adjourned at approximately 4:57 p.m.

Respectfully submitted:

Michael A. Bailey, Planning & Zoning

Approved:

Excused

Jean Moulds, Chairperson

Laura Schultz, Member

Excused

Andrew Ponti, Member

Sean Lawson, Member

Doug Isleib, Member



Commissioners of Leonardtown

22670 Washington Street
P. O. Box 1, Leonardtown, Maryland 20650

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DANIEL W. BURRIS
Mayor

LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
January 17, 2023 ~ 4:00 p.m.

Attendees: Laura Schultz, Vice-Chair
Doug Isleib, Member
Sean Lawson, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator, Mike Bailey, Town Planner; and Teri Dimsey, Executive Secretary. Jay Mattingly, Town Council, Wayne Hunt, Little Silence Rest, Darren Jones, Little Silence Rest, Gene Burroughs, Little Silence Rest, (LSR), Donnie Burch, Burch Oil Co., Doctor Peter Johnston, SO. MD Orthopedics, Doctor Daniel Bauk, SO. MD Orthopedics, Doctor Lucas Wymore, SO. MD Orthopedics, and Gabe Canuso, SO. MD Orthopedics developer. Sign-in sheets for this meeting are on file at the Town Office.

Vice Chairperson Schultz called the meeting to order at 4:00 p.m. ***Member Isleib made a motion to approve the minutes of November 21, 2022 and Member Lawson seconded. The motion passed by a 3-0 vote.***

Town Administrator's Report:

Mrs. McKay gave an overview of recent meetings that have been held by the Town Council which included the changing of the phasing plan for Meadows at Town Run, Section 2. Mrs. McKay communicated that the Southern Maryland Orthopedics Facility received Town Council approval for the required EDU's necessary for the project to move forward. Mrs. McKay communicated that the Critical Area Commission required the Assisted Living Facility project to have additional growth allocation added to the project. The Town Council approved the additional 1.76 acres of growth allocation. Mrs. McKay communicated that the Town accepted Clark's Rest Phase Three streets and that they are now owned by the Town of Leonardtown. The Leonardtown Wharf is moving forward with the next phase of planning. Mrs. McKay reported that the Town received a fifty thousand dollar grant for the Town entryway arches, one to be located just as you come into Town on Fenwick Street and the other adjacent to the corner of the court house property before going down the hill to the Wharf. Mrs. McKay reported that State Highway has approved the plan to move forward with a traffic light at the intersection of Leonard's Grant Parkway and Maryland Route 245.

COUNCIL: HEATHER EARHART NICK COLVIN
CHRISTY HOLLANDER J. MAGUIRE MATTINGLY IV MARY MADAY SLADE

Member Lawson inquired as to whether the trail linking the Port of Leonardtown to the Wharf is included in the next phase of the Wharf planning. Mrs. McKay reported that it is not part of this particular phase of planning but the pathway that is within the area of the wharf will be considered. Member Lawson inquired whether a traffic study was completed for the Dairy Queen. Mrs. McKay reported that a traffic study was completed. Mr. Bailey communicated that he would email the report to Member Lawson.

New Business:

Case No. 83-21

Dairy Queen

Request for Final Site Plan review and approval.

Owner: Burch Oil Company, Inc.
Surveyor: Little Silences Rest, Inc. C/O Darren Jones / Wayne Hunt
Property: 22875 Washington Street
SDAT: Tax Map 0127, Grid 0022, Parcel 0286
Land Area: 1.27 acres
Zoning: Commercial Business (C-B)

The applicant is requesting Final Site Plan Approval to construct of a 2,662 sq. foot Dairy Queen. The property currently contains a 3,125 sq. ft. car wash facility which is proposed to be demolished.

The consultant has revised the architectural renderings which have been included with the staff report for your review and approval.

The applicant submitted on December 20, 2021 a concept plan providing 42 parking spaces and 18 stacking spaces for the drive-thru. Staff believed at that time that the stacking spaces are more applicable to this site than the parking spaces and recommended accepting the reduction of 11 regular spaces in exchange for the 13 extra stacking spaces over the required 53 spaces. The consultant has since revised the concept site plan to address concerns about travel lanes around the proposed site for ingress and egress. As a result of this revision the parking spaces allotted for this project have been reduced to a total of 39 parking spaces with an additional reduction of 3 spaces. The Staff has met with the consultant and has communicated with the owner our concerns in reference to the additional reduction in parking spaces. The owner intends on constructing with the participation of the Community Bank an additional eight over flow parking spaces along the existing 22' Common Driveway Easement which is adjacent to Lawrence Avenue. The additional 8 parking spaces would bring the project up to a total of 47 spaces. The consultant and owner would like to obtain approval for the existing plan and address design of the additional 8 parking spaces as a revision, allowing the project to continue to move forward.

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Member Isleib moved to make a motion to approve the request for Case No. 83-21 – Final Site Plan and Architectural Approval for a 2,662 sq. ft. Dairy Queen and Member Lawson seconded. The motion passed by a 3-0 vote.

- **Case No. 47-22 – Southern Maryland Orthopedics – Adjusted Parcel 2 – Plat 72-42 – Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).** The owner is requesting Concept Approval for a 69,172 sq. ft. medical facility and a 5,000 sq. ft. daycare facility.

Owner: Charles B. Hayden, Trustee.
Client: SOMD Orthopedics and Sports Medicine
Property: Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).
SDAT: Tax Map 032, Grid 0012, Parcel: 340
Land Area: 8.21 Acres+/-
Zoning: Commercial Office (L-CO)

The subject property is located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245). The property consists of 8.21 acres. The existing property is currently vacant. The current condition of the property is field grass with and an existing stormwater management facility along Leonard’s Grant Parkway.

The client is proposing a 69,172 square foot building that will house medical office space in a two-story section connected by a lobby to a surgical center. The proposed project will have a separate 5,000 square foot daycare facility for employees of the medical facility. The proposed site is required to have 246 parking spaces as required by Chapter 155-55, Chart B of the Town Zoning Code. The Americans with Disabilities Act Part 36 – Appendix A, requires seven (7) handicap spaces. The site development plan is proposing a total of 289 parking spaces which includes twenty-six (26) handicap spaces. The proposed parking lot exceeds requirements by forty-three (43) parking spaces. To address stormwater management the site development plan is proposing an expansion of the existing stormwater management facility to accommodate for the impervious surface created by the proposed infrastructures. The site is proposing to

tie into existing Leonardtown water and sewer system located along Leonard’s Grant Parkway. Per Town Landscaping Zoning Code Chapter 155-54 the site is required to provide 10% of the impervious surface for parking, access drives, aisles, and walkways in landscaping. The total proposed impervious surface for the site is 208,010 square feet. This area would require 20,801 square feet of landscaping. The proposed site development plan has proposed 31,500 square feet of landscaping.

The site has three (3) proposed entrances. There is a proposed entrance on Maryland Route 245 (Hollywood Road). This entrance will be a right turn only into the proposed site and a right turn only exiting the site. The second entrance is located on Leonard's Grant Parkway. This entrance will be a full access entrance with the ability to enter and exit by turning left or right. The third entrance is proposed at the rear of the site adjacent to the proposed daycare facility and appears to be utilizing the existing asphalt road constructed for Lot two, the property of the Board of County Commissioners said property also known as the Leonardtown Library. The third proposed entrance will need to obtain all necessary permits from the County Commissioners to utilize the existing asphalt road along the western property line.

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Member Isleib made a motion to approve the request for the request for Case No. 47-22, Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility and Member Lawson seconded. The motion passed by a 3-0 vote.

Review of Monthly In-House Permits – No questions.

Vice Chairperson Schultz entertained a motion to adjourn the meeting. Member Isleib made the motion; seconded by Member Lawson. There being no further discussion, the motion passed by a 3-0 vote. The meeting was adjourned at approximately 4:57 p.m.

Respectfully submitted:

Michael A. Bailey, Planning & Zoning

Approved:

Excused

Jean Moulds, Chairperson

Laura Schultz, Member

Excused

Andrew Ponti, Member

Sean Lawson, Member

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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
January 17, 2023 ~ 4:00 p.m.

Attendees: Laura Schultz, Vice-Chair
Doug Isleib, Member
Sean Lawson, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator, Mike Bailey, Town Planner; and Teri Dimsey, Executive Secretary. Jay Mattingly, Town Council, Wayne Hunt, Little Silence Rest, Darren Jones, Little Silence Rest, Gene Burroughs, Little Silence Rest, (LSR), Donnie Burch, Burch Oil Co., Doctor Peter Johnston, SO. MD Orthopedics, Doctor Daniel Bauk, SO. MD Orthopedics, Doctor Lucas Wymore, SO. MD Orthopedics, and Gabe Canuso, SO. MD Orthopedics developer. Sign-in sheets for this meeting are on file at the Town Office.

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New Business:

Case No. 83-21

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Owner: Burch Oil Company, Inc.
Surveyor: Little Silences Rest, Inc. C/O Darren Jones / Wayne Hunt
Property: 22875 Washington Street
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Land Area: 1.27 acres
Zoning: Commercial Business (C-B)

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Property: Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).
SDAT: Tax Map 032, Grid 0012, Parcel: 340
Land Area: 8.21 Acres+/-
Zoning: Commercial Office (L-CO)

The subject property is located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245). The property consists of 8.21 acres. The existing property is currently vacant. The current condition of the property is field grass with and an existing stormwater management facility along Leonard’s Grant Parkway.

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The site has three (3) proposed entrances. There is a proposed entrance on Maryland Route 245 (Hollywood Road). This entrance will be a right turn only into the proposed site and a right turn only exiting the site. The second entrance is located on Leonard's Grant Parkway. This entrance will be a full access entrance with the ability to enter and exit by turning left or right. The third entrance is proposed at the rear of the site adjacent to the proposed daycare facility and appears to be utilizing the existing asphalt road constructed for Lot two, the property of the Board of County Commissioners said property also known as the Leonardtown Library. The third proposed entrance will need to obtain all necessary permits from the County Commissioners to utilize the existing asphalt road along the western property line.

The proposed project was presented to the Town Council on December 12, 2022 to approve 17 EDUs for a proposed medical facility and daycare in accordance with Ordinance No. 132, section 2d. as a public health, welfare and safety benefit to the citizens of Leonardtown and St. Mary's County. The Town Council approved the allocation of the 17 EDU's and signed the Town Council minutes on January 09, 2023. The site development plan was submitted to St. Mary's County Department of Public Works & Transportation (DPW&T) for review on November 1, 2022. DPW&T had seven (7) minor comments that needed to be addressed for concept site plan approval. State Highway provided an email dated January 09, 2023 stating they have no objection to the referenced project going to the Town Planning Commission. The Town Planning & Zoning Department issued concept review comments on November 30, 2022. The Town Planning and Zoning Department has reviewed the revised concept plan and finds that the project adequately addresses minimum requirements for concept approval subject to DPW&T's final approval.

Preliminary architectural plans have been provided for review; however, no action is required at this time.

Mr. Gabe Canuso, introduced himself as the developer / Consultant that would be working closely with LSR in the development of the site. Mr. Canuso then introduced the Doctors that are putting together the project. Doctor Johnston gave an overview of the capabilities of the proposed facility and the treatment areas that they envision creating such as physical therapy, ambulatory surgical area, outpatient care, rehab facility, and an imagining area so St. Mary's County residents can come to one building and receive all phases of care under one roof. Doctor Johnston spoke about the ability to provide an on-site daycare facility for staff associated with the proposed new facility. He also communicated that a facility like this would attract top tier medical personnel to provide some of the best care in the State. Wayne Hunt presented a slide show reflecting the proposed site in reference to adjacent roads and properties. This presentation also gave two different types of facades that the Orthopedic group has narrowed down as choices. The Orthopedic group asked the Commission Members for any feedback on what they would prefer seeing in this proposed development area as far as the façade and other design suggestions.

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Member Lawson inquired as to whether the Orthopedics facility would interact with the existing hospital and in what ways do you see this interaction. Doctor Johnston responded that the Orthopedic group today interacts with the hospital on a daily basis already and they foresee this increasing based on their new abilities they will have with additional services that they can provide to the community. Member Lawson reaffirmed that the proposed daycare would be used for the proposed facility staff only. Member Lawson inquired as to whether there was going to be a restaurant of sort in the proposed facility. Doctor Johnston said they had plans to have a 1,000 sq. ft. café style area to get coffee and or snacks for staff and family

members while they wait for a love one to come out of surgery. Member Lawson inquire as to how many employees would be employed at this facility. Doctor Johnston responded that the facility will require between 100 to 150 employees.

Member Isleib communicated he felt like the facility was in need of more trees on-site. Mr. Hunt explained that the site plan has utilizing shading on the plan to demonstrate the location of plantings and the small symbols where not actually tree themselves. Mr. Bailey communicated that a landscape plan will be required as part of the site plan approval. Member Isleib wanted to see more plantings along the road and parking area to act as a sort of buffer for the residents of Leonard's Grant.

Member Schultz inquired about the entrance alignment with the existing roads and entrances of other properties. Mr. Hunt communicated that the entrance on MD 245 has some flexibility as to its location depending on the comments received from State Highway. Mr. Hunt also communicated that the SMECO entrance and the proposed entrance along Leonard's Grant Parkway do not line up with each other.

Member Isleib made a motion to approve the request for the request for Case No. 47-22, Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility and Member Lawson seconded. The motion passed by a 3-0 vote.

Review of Monthly In-House Permits – No questions.

Vice Chairperson Schultz entertained a motion to adjourn the meeting. Member Isleib made the motion; seconded by Member Lawson. There being no further discussion, the motion passed by a 3-0 vote. The meeting was adjourned at approximately 4:57 p.m.

Respectfully submitted:

Michael A. Bailey, Planning & Zoning

Approved:

Excused

Jean Moulds, Chairperson

Laura Schultz, Member

Excused

Andrew Ponti, Member

Sean Lawson, Member

Doug Isleib, Member



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
January 17, 2023 ~ 4:00 p.m.

Attendees: Laura Schultz, Vice-Chair
Doug Isleib, Member
Sean Lawson, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator, Mike Bailey, Town Planner; and Teri Dimsey, Executive Secretary. Jay Mattingly, Town Council, Wayne Hunt, Little Silence Rest, Darren Jones, Little Silence Rest, Gene Burroughs, Little Silence Rest, (LSR), Donnie Burch, Burch Oil Co., Doctor Peter Johnston, SO. MD Orthopedics, Doctor Daniel Bauk, SO. MD Orthopedics, Doctor Lucas Wymore, SO. MD Orthopedics, and Gabe Canuso, SO. MD Orthopedics developer. Sign-in sheets for this meeting are on file at the Town Office.

Vice Chairperson Schultz called the meeting to order at 4:00 p.m. ***Member Isleib made a motion to approve the minutes of November 21, 2022 and Member Lawson seconded. The motion passed by a 3-0 vote.***

Town Administrator's Report:

Mrs. McKay gave an overview of recent meetings that have been held by the Town Council which included the changing of the phasing plan for Meadows at Town Run, Section 2. Mrs. McKay communicated that the Southern Maryland Orthopedics Facility received Town Council approval for the required EDU's necessary for the project to move forward. Mrs. McKay communicated that the Critical Area Commission required the Assisted Living Facility project to have additional growth allocation added to the project. The Town Council approved the additional 1.76 acres of growth allocation. Mrs. McKay communicated that the Town accepted Clark's Rest Phase Three streets and that they are now owned by the Town of Leonardtown. The Leonardtown Wharf is moving forward with the next phase of planning. Mrs. McKay reported that the Town received a fifty thousand dollar grant for the Town entryway arches, one to be located just as you come into Town on Fenwick Street and the other adjacent to the corner of the court house property before going down the hill to the Wharf. Mrs. McKay reported that State Highway has approved the plan to move forward with a traffic light at the intersection of Leonard's Grant Parkway and Maryland Route 245.

COUNCIL: HEATHER EARHART NICK COLVIN
CHRISTY HOLLANDER J. MAGUIRE MATTINGLY IV MARY MADAY SLADE

Member Lawson inquired as to whether the trail linking the Port of Leonardtown to the Wharf is included in the next phase of the Wharf planning. Mrs. McKay reported that it is not part of this particular phase of planning but the pathway that is within the area of the wharf will be considered. Member Lawson inquired whether a traffic study was completed for the Dairy Queen. Mrs. McKay reported that a traffic study was completed. Mr. Bailey communicated that he would email the report to Member Lawson.

New Business:

Case No. 83-21

Dairy Queen

Request for Final Site Plan review and approval.

Owner: Burch Oil Company, Inc.
Surveyor: Little Silences Rest, Inc. C/O Darren Jones / Wayne Hunt
Property: 22875 Washington Street
SDAT: Tax Map 0127, Grid 0022, Parcel 0286
Land Area: 1.27 acres
Zoning: Commercial Business (C-B)

The applicant is requesting Final Site Plan Approval to construct of a 2,662 sq. foot Dairy Queen. The property currently contains a 3,125 sq. ft. car wash facility which is proposed to be demolished.

The consultant has revised the architectural renderings which have been included with the staff report for your review and approval.

The applicant submitted on December 20, 2021 a concept plan providing 42 parking spaces and 18 stacking spaces for the drive-thru. Staff believed at that time that the stacking spaces are more applicable to this site than the parking spaces and recommended accepting the reduction of 11 regular spaces in exchange for the 13 extra stacking spaces over the required 53 spaces. The consultant has since revised the concept site plan to address concerns about travel lanes around the proposed site for ingress and egress. As a result of this revision the parking spaces allotted for this project have been reduced to a total of 39 parking spaces with an additional reduction of 3 spaces. The Staff has met with the consultant and has communicated with the owner our concerns in reference to the additional reduction in parking spaces. The owner intends on constructing with the participation of the Community Bank an additional eight over flow parking spaces along the existing 22' Common Driveway Easement which is adjacent to Lawrence Avenue. The additional 8 parking spaces would bring the project up to a total of 47 spaces. The consultant and owner would like to obtain approval for the existing plan and address design of the additional 8 parking spaces as a revision, allowing the project to continue to move forward.

The project has been reviewed by Soil Conservation District, Department of Public Works and Transportation, the State Highway Administration and Leonardtown Volunteer Fire Department. To date, approvals have been received by all required agencies. The Leonardtown Planning Department had three minor comments that need to be addressed. These three comments should not hinder the approval process of this project.

To date the Town Planning Department has not received an approval from the fire marshal for the architectural plans for the proposed Dairy Queen. These plans are not needed for final site plan approval; however, no building permit can be issued until such time that the fire marshal issues a letter of approval for the construction of the proposed facility.

Member Isleib communicated that the revised architectural plans provided are an improvement from the plans reviewed in the initial submission. Member Isleib commented that the Charlotte Hall Dairy Queen has a more substantial stone façade than the one proposed.

Member Lawson inquired about the rearrangement of the proposed parking area to accommodate the drive-thru. Member Lawson also inquired as to whether the Town had a written façade requirement for any newly constructed business to meet when proposing new construction within the Town. Mrs. McKay reported that we have an architectural review process to try and keep the character of the Town intact, but we do not have any type of rules in place.

Member Schultz inquired about the 17.33' dimension between the two curb lines at the entrance to the parking and drive-thru area, she inquired if a truck could get by if vehicles are stacked up for the drive-thru. Mr. Hunt stated that a truck should have enough room to get by the stacked vehicles in the drive-thru. Darren Jones from LSR communicated that vehicles entering this area should be proceeding relatively slow in speed. Member Schultz suggested that the dimension should be increased to 18 feet.

Member Isleib moved to make a motion to approve the request for Case No. 83-21 – Final Site Plan and Architectural Approval for a 2,662 sq. ft. Dairy Queen and Member Lawson seconded. The motion passed by a 3-0 vote.

- **Case No. 47-22 – Southern Maryland Orthopedics – Adjusted Parcel 2 – Plat 72-42 – Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).** The owner is requesting Concept Approval for a 69,172 sq. ft. medical facility and a 5,000 sq. ft. daycare facility.

Owner: Charles B. Hayden, Trustee.
Client: SOMD Orthopedics and Sports Medicine
Property: Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).
SDAT: Tax Map 032, Grid 0012, Parcel: 340
Land Area: 8.21 Acres+/-
Zoning: Commercial Office (L-CO)

The subject property is located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245). The property consists of 8.21 acres. The existing property is currently vacant. The current condition of the property is field grass with and an existing stormwater management facility along Leonard’s Grant Parkway.

The client is proposing a 69,172 square foot building that will house medical office space in a two-story section connected by a lobby to a surgical center. The proposed project will have a separate 5,000 square foot daycare facility for employees of the medical facility. The proposed site is required to have 246 parking spaces as required by Chapter 155-55, Chart B of the Town Zoning Code. The Americans with Disabilities Act Part 36 – Appendix A, requires seven (7) handicap spaces. The site development plan is proposing a total of 289 parking spaces which includes twenty-six (26) handicap spaces. The proposed parking lot exceeds requirements by forty-three (43) parking spaces. To address stormwater management the site development plan is proposing an expansion of the existing stormwater management facility to accommodate for the impervious surface created by the proposed infrastructures. The site is proposing to

tie into existing Leonardtown water and sewer system located along Leonard’s Grant Parkway. Per Town Landscaping Zoning Code Chapter 155-54 the site is required to provide 10% of the impervious surface for parking, access drives, aisles, and walkways in landscaping. The total proposed impervious surface for the site is 208,010 square feet. This area would require 20,801 square feet of landscaping. The proposed site development plan has proposed 31,500 square feet of landscaping.

The site has three (3) proposed entrances. There is a proposed entrance on Maryland Route 245 (Hollywood Road). This entrance will be a right turn only into the proposed site and a right turn only exiting the site. The second entrance is located on Leonard's Grant Parkway. This entrance will be a full access entrance with the ability to enter and exit by turning left or right. The third entrance is proposed at the rear of the site adjacent to the proposed daycare facility and appears to be utilizing the existing asphalt road constructed for Lot two, the property of the Board of County Commissioners said property also known as the Leonardtown Library. The third proposed entrance will need to obtain all necessary permits from the County Commissioners to utilize the existing asphalt road along the western property line.

The proposed project was presented to the Town Council on December 12, 2022 to approve 17 EDUs for a proposed medical facility and daycare in accordance with Ordinance No. 132, section 2d. as a public health, welfare and safety benefit to the citizens of Leonardtown and St. Mary's County. The Town Council approved the allocation of the 17 EDU's and signed the Town Council minutes on January 09, 2023. The site development plan was submitted to St. Mary's County Department of Public Works & Transportation (DWP&T) for review on November 1, 2022. DPW&T had seven (7) minor comments that needed to be addressed for concept site plan approval. State Highway provided an email dated January 09, 2023 stating they have no objection to the referenced project going to the Town Planning Commission. The Town Planning & Zoning Department issued concept review comments on November 30, 2022. The Town Planning and Zoning Department has reviewed the revised concept plan and finds that the project adequately addresses minimum requirements for concept approval subject to DPW&T's final approval.

Preliminary architectural plans have been provided for review; however, no action is required at this time.

Mr. Gabe Canuso, introduced himself as the developer / Consultant that would be working closely with LSR in the development of the site. Mr. Canuso then introduced the Doctors that are putting together the project. Doctor Johnston gave an overview of the capabilities of the proposed facility and the treatment areas that they envision creating such as physical therapy, ambulatory surgical area, outpatient care, rehab facility, and an imagining area so St. Mary's County residents can come to one building and receive all phases of care under one roof. Doctor Johnston spoke about the ability to provide an on-site daycare facility for staff associated with the proposed new facility. He also communicated that a facility like this would attract top tier medical personnel to provide some of the best care in the State. Wayne Hunt presented a slide show reflecting the proposed site in reference to adjacent roads and properties. This presentation also gave two different types of facades that the Orthopedic group has narrowed down as choices. The Orthopedic group asked the Commission Members for any feedback on what they would prefer seeing in this proposed development area as far as the façade and other design suggestions.

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Member Isleib made a motion to approve the request for the request for Case No. 47-22, Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility and Member Lawson seconded. The motion passed by a 3-0 vote.

Review of Monthly In-House Permits – No questions.

Vice Chairperson Schultz entertained a motion to adjourn the meeting. Member Isleib made the motion; seconded by Member Lawson. There being no further discussion, the motion passed by a 3-0 vote. The meeting was adjourned at approximately 4:57 p.m.

Respectfully submitted:

Michael A. Bailey, Planning & Zoning

Approved:

Excused

Jean Moulds, Chairperson

Laura Schultz, Member

Excused

Andrew Ponti, Member

Sean Lawson, Member

Doug Isleib, Member



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
January 17, 2023 ~ 4:00 p.m.

Attendees: Laura Schultz, Vice-Chair
Doug Isleib, Member
Sean Lawson, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator, Mike Bailey, Town Planner; and Teri Dimsey, Executive Secretary. Jay Mattingly, Town Council, Wayne Hunt, Little Silence Rest, Darren Jones, Little Silence Rest, Gene Burroughs, Little Silence Rest, (LSR), Donnie Burch, Burch Oil Co., Doctor Peter Johnston, SO. MD Orthopedics, Doctor Daniel Bauk, SO. MD Orthopedics, Doctor Lucas Wymore, SO. MD Orthopedics, and Gabe Canuso, SO. MD Orthopedics developer. Sign-in sheets for this meeting are on file at the Town Office.

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COUNCIL: HEATHER EARHART NICK COLVIN
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New Business:

Case No. 83-21

Dairy Queen

Request for Final Site Plan review and approval.

Owner: Burch Oil Company, Inc.
Surveyor: Little Silences Rest, Inc. C/O Darren Jones / Wayne Hunt
Property: 22875 Washington Street
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Land Area: 1.27 acres
Zoning: Commercial Business (C-B)

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Member Isleib made a motion to approve the request for the request for Case No. 47-22, Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility and Member Lawson seconded. The motion passed by a 3-0 vote.

Review of Monthly In-House Permits – No questions.

Vice Chairperson Schultz entertained a motion to adjourn the meeting. Member Isleib made the motion; seconded by Member Lawson. There being no further discussion, the motion passed by a 3-0 vote. The meeting was adjourned at approximately 4:57 p.m.

Respectfully submitted:

Michael A. Bailey, Planning & Zoning

Approved:

Excused

Jean Moulds, Chairperson

Laura Schultz, Member

Excused

Andrew Ponti, Member

Sean Lawson, Member

Doug Isleib, Member



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
January 17, 2023 ~ 4:00 p.m.

Attendees: Laura Schultz, Vice-Chair
Doug Isleib, Member
Sean Lawson, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator, Mike Bailey, Town Planner; and Teri Dimsey, Executive Secretary. Jay Mattingly, Town Council, Wayne Hunt, Little Silence Rest, Darren Jones, Little Silence Rest, Gene Burroughs, Little Silence Rest, (LSR), Donnie Burch, Burch Oil Co., Doctor Peter Johnston, SO. MD Orthopedics, Doctor Daniel Bauk, SO. MD Orthopedics, Doctor Lucas Wymore, SO. MD Orthopedics, and Gabe Canuso, SO. MD Orthopedics developer. Sign-in sheets for this meeting are on file at the Town Office.

Vice Chairperson Schultz called the meeting to order at 4:00 p.m. ***Member Isleib made a motion to approve the minutes of November 21, 2022 and Member Lawson seconded. The motion passed by a 3-0 vote.***

Town Administrator's Report:

Mrs. McKay gave an overview of recent meetings that have been held by the Town Council which included the changing of the phasing plan for Meadows at Town Run, Section 2. Mrs. McKay communicated that the Southern Maryland Orthopedics Facility received Town Council approval for the required EDU's necessary for the project to move forward. Mrs. McKay communicated that the Critical Area Commission required the Assisted Living Facility project to have additional growth allocation added to the project. The Town Council approved the additional 1.76 acres of growth allocation. Mrs. McKay communicated that the Town accepted Clark's Rest Phase Three streets and that they are now owned by the Town of Leonardtown. The Leonardtown Wharf is moving forward with the next phase of planning. Mrs. McKay reported that the Town received a fifty thousand dollar grant for the Town entryway arches, one to be located just as you come into Town on Fenwick Street and the other adjacent to the corner of the court house property before going down the hill to the Wharf. Mrs. McKay reported that State Highway has approved the plan to move forward with a traffic light at the intersection of Leonard's Grant Parkway and Maryland Route 245.

COUNCIL: HEATHER EARHART NICK COLVIN
CHRISTY HOLLANDER J. MAGUIRE MATTINGLY IV MARY MADAY SLADE

Member Lawson inquired as to whether the trail linking the Port of Leonardtown to the Wharf is included in the next phase of the Wharf planning. Mrs. McKay reported that it is not part of this particular phase of planning but the pathway that is within the area of the wharf will be considered. Member Lawson inquired whether a traffic study was completed for the Dairy Queen. Mrs. McKay reported that a traffic study was completed. Mr. Bailey communicated that he would email the report to Member Lawson.

New Business:

Case No. 83-21

Dairy Queen

Request for Final Site Plan review and approval.

Owner: Burch Oil Company, Inc.
Surveyor: Little Silences Rest, Inc. C/O Darren Jones / Wayne Hunt
Property: 22875 Washington Street
SDAT: Tax Map 0127, Grid 0022, Parcel 0286
Land Area: 1.27 acres
Zoning: Commercial Business (C-B)

The applicant is requesting Final Site Plan Approval to construct of a 2,662 sq. foot Dairy Queen. The property currently contains a 3,125 sq. ft. car wash facility which is proposed to be demolished.

The consultant has revised the architectural renderings which have been included with the staff report for your review and approval.

The applicant submitted on December 20, 2021 a concept plan providing 42 parking spaces and 18 stacking spaces for the drive-thru. Staff believed at that time that the stacking spaces are more applicable to this site than the parking spaces and recommended accepting the reduction of 11 regular spaces in exchange for the 13 extra stacking spaces over the required 53 spaces. The consultant has since revised the concept site plan to address concerns about travel lanes around the proposed site for ingress and egress. As a result of this revision the parking spaces allotted for this project have been reduced to a total of 39 parking spaces with an additional reduction of 3 spaces. The Staff has met with the consultant and has communicated with the owner our concerns in reference to the additional reduction in parking spaces. The owner intends on constructing with the participation of the Community Bank an additional eight over flow parking spaces along the existing 22' Common Driveway Easement which is adjacent to Lawrence Avenue. The additional 8 parking spaces would bring the project up to a total of 47 spaces. The consultant and owner would like to obtain approval for the existing plan and address design of the additional 8 parking spaces as a revision, allowing the project to continue to move forward.

The project has been reviewed by Soil Conservation District, Department of Public Works and Transportation, the State Highway Administration and Leonardtown Volunteer Fire Department. To date, approvals have been received by all required agencies. The Leonardtown Planning Department had three minor comments that need to be addressed. These three comments should not hinder the approval process of this project.

To date the Town Planning Department has not received an approval from the fire marshal for the architectural plans for the proposed Dairy Queen. These plans are not needed for final site plan approval; however, no building permit can be issued until such time that the fire marshal issues a letter of approval for the construction of the proposed facility.

Member Isleib communicated that the revised architectural plans provided are an improvement from the plans reviewed in the initial submission. Member Isleib commented that the Charlotte Hall Dairy Queen has a more substantial stone façade than the one proposed.

Member Lawson inquired about the rearrangement of the proposed parking area to accommodate the drive-thru. Member Lawson also inquired as to whether the Town had a written façade requirement for any newly constructed business to meet when proposing new construction within the Town. Mrs. McKay reported that we have an architectural review process to try and keep the character of the Town intact, but we do not have any type of rules in place.

Member Schultz inquired about the 17.33' dimension between the two curb lines at the entrance to the parking and drive-thru area, she inquired if a truck could get by if vehicles are stacked up for the drive-thru. Mr. Hunt stated that a truck should have enough room to get by the stacked vehicles in the drive-thru. Darren Jones from LSR communicated that vehicles entering this area should be proceeding relatively slow in speed. Member Schultz suggested that the dimension should be increased to 18 feet.

Member Isleib moved to make a motion to approve the request for Case No. 83-21 – Final Site Plan and Architectural Approval for a 2,662 sq. ft. Dairy Queen and Member Lawson seconded. The motion passed by a 3-0 vote.

- **Case No. 47-22 – Southern Maryland Orthopedics – Adjusted Parcel 2 – Plat 72-42 – Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).** The owner is requesting Concept Approval for a 69,172 sq. ft. medical facility and a 5,000 sq. ft. daycare facility.

Owner: Charles B. Hayden, Trustee.
Client: SOMD Orthopedics and Sports Medicine
Property: Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).
SDAT: Tax Map 032, Grid 0012, Parcel: 340
Land Area: 8.21 Acres+/-
Zoning: Commercial Office (L-CO)

The subject property is located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245). The property consists of 8.21 acres. The existing property is currently vacant. The current condition of the property is field grass with and an existing stormwater management facility along Leonard’s Grant Parkway.

The client is proposing a 69,172 square foot building that will house medical office space in a two-story section connected by a lobby to a surgical center. The proposed project will have a separate 5,000 square foot daycare facility for employees of the medical facility. The proposed site is required to have 246 parking spaces as required by Chapter 155-55, Chart B of the Town Zoning Code. The Americans with Disabilities Act Part 36 – Appendix A, requires seven (7) handicap spaces. The site development plan is proposing a total of 289 parking spaces which includes twenty-six (26) handicap spaces. The proposed parking lot exceeds requirements by forty-three (43) parking spaces. To address stormwater management the site development plan is proposing an expansion of the existing stormwater management facility to accommodate for the impervious surface created by the proposed infrastructures. The site is proposing to

tie into existing Leonardtown water and sewer system located along Leonard’s Grant Parkway. Per Town Landscaping Zoning Code Chapter 155-54 the site is required to provide 10% of the impervious surface for parking, access drives, aisles, and walkways in landscaping. The total proposed impervious surface for the site is 208,010 square feet. This area would require 20,801 square feet of landscaping. The proposed site development plan has proposed 31,500 square feet of landscaping.

The site has three (3) proposed entrances. There is a proposed entrance on Maryland Route 245 (Hollywood Road). This entrance will be a right turn only into the proposed site and a right turn only exiting the site. The second entrance is located on Leonard's Grant Parkway. This entrance will be a full access entrance with the ability to enter and exit by turning left or right. The third entrance is proposed at the rear of the site adjacent to the proposed daycare facility and appears to be utilizing the existing asphalt road constructed for Lot two, the property of the Board of County Commissioners said property also known as the Leonardtown Library. The third proposed entrance will need to obtain all necessary permits from the County Commissioners to utilize the existing asphalt road along the western property line.

The proposed project was presented to the Town Council on December 12, 2022 to approve 17 EDUs for a proposed medical facility and daycare in accordance with Ordinance No. 132, section 2d. as a public health, welfare and safety benefit to the citizens of Leonardtown and St. Mary's County. The Town Council approved the allocation of the 17 EDU's and signed the Town Council minutes on January 09, 2023. The site development plan was submitted to St. Mary's County Department of Public Works & Transportation (DWP&T) for review on November 1, 2022. DPW&T had seven (7) minor comments that needed to be addressed for concept site plan approval. State Highway provided an email dated January 09, 2023 stating they have no objection to the referenced project going to the Town Planning Commission. The Town Planning & Zoning Department issued concept review comments on November 30, 2022. The Town Planning and Zoning Department has reviewed the revised concept plan and finds that the project adequately addresses minimum requirements for concept approval subject to DPW&T's final approval.

Preliminary architectural plans have been provided for review; however, no action is required at this time.

Mr. Gabe Canuso, introduced himself as the developer / Consultant that would be working closely with LSR in the development of the site. Mr. Canuso then introduced the Doctors that are putting together the project. Doctor Johnston gave an overview of the capabilities of the proposed facility and the treatment areas that they envision creating such as physical therapy, ambulatory surgical area, outpatient care, rehab facility, and an imagining area so St. Mary's County residents can come to one building and receive all phases of care under one roof. Doctor Johnston spoke about the ability to provide an on-site daycare facility for staff associated with the proposed new facility. He also communicated that a facility like this would attract top tier medical personnel to provide some of the best care in the State. Wayne Hunt presented a slide show reflecting the proposed site in reference to adjacent roads and properties. This presentation also gave two different types of facades that the Orthopedic group has narrowed down as choices. The Orthopedic group asked the Commission Members for any feedback on what they would prefer seeing in this proposed development area as far as the façade and other design suggestions.

Member Isleib inquired about how the new building would affect services in current locations in St. Mary's County. Doctor Johnston replied that part of the existing businesses would be consolidated under one roof. However, some of the current facilities would remain intact and open for business. Member Isleib inquired whether additional doctors would be available. Doctor Johnston responded that the goal would be to first increase efficiency at the existing facilities and the proposed facility and then move into providing additional services as the communities needs grew.

Member Lawson inquired as to whether the Orthopedics facility would interact with the existing hospital and in what ways do you see this interaction. Doctor Johnston responded that the Orthopedic group today interacts with the hospital on a daily basis already and they foresee this increasing based on their new abilities they will have with additional services that they can provide to the community. Member Lawson reaffirmed that the proposed daycare would be used for the proposed facility staff only. Member Lawson inquired as to whether there was going to be a restaurant of sort in the proposed facility. Doctor Johnston said they had plans to have a 1,000 sq. ft. café style area to get coffee and or snacks for staff and family

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Member Isleib made a motion to approve the request for the request for Case No. 47-22, Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility and Member Lawson seconded. The motion passed by a 3-0 vote.

Review of Monthly In-House Permits – No questions.

Vice Chairperson Schultz entertained a motion to adjourn the meeting. Member Isleib made the motion; seconded by Member Lawson. There being no further discussion, the motion passed by a 3-0 vote. The meeting was adjourned at approximately 4:57 p.m.

Respectfully submitted:

Michael A. Bailey, Planning & Zoning

Approved:

Excused

Jean Moulds, Chairperson

Laura Schultz, Member

Excused

Andrew Ponti, Member

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Doug Isleib, Member