



STAFF REPORT
Planning and Zoning Commission
September 18, 2023 at 4:00 p.m.

Video of Meeting Available on YouTube Channel: Town of Leonardtown

New Business:

Case No. 05-05 A **Splash-In Carwash – Lot 2 – Gordon Ragan Subdivision**
Request for a Special Exception for construction of a 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 applicant is requesting a special exception use recommendation from the Planning Commission to the Board of Appeals for the construction of a 3,543 sq. ft. Tunnel Carwash Facility. Per Town Municipal Code Chapter 155-26. C. allows for Automobile-related use as a Special Exception if approved by the Board of Appeals.

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 Lot was recorded on August 23, 1994.

The property is located between Maryland Route 5 (Point Lookout Road) and Merchants Lane that is a service road for both the Shops at Breton Bay and the Leonardtown Center. The existing access to the property is by utilizing the existing Merchants Lane which is a recorded forty-five (45) foot recorded access easement and existing fifty-foot access easement (Shown on Plat 29-118) directly to Maryland Route 5 and Maryland Route 243. The existing site currently occupied with a 4,600 sq. ft. +/- building and one hundred (100) existing parking spaces, with the total impervious surface of 57, 255 sq. ft. Over the years the property has served multiple restaurants such as Happy Seafood House, Bottom of the Hill Tavern, Vietnamese Restaurant, Sakura Bar & Grill, Rustic River Bar & Grill, Arizona Pizza, and a Perkins Restaurant. The existing building is currently serviced with public water and sewer system, which has been allocated six (6) Equivalent development units (EDUs).

The proposed site development plan is proposing a Tunnel-Carwash. The proposed building is 3,543 sq. ft. in size. The proposed plan will utilize the existing entrance and recorded access easement for access to the proposed development. The proposed parking area will consist of twenty-seven (27) parking spaces. Per Chapter 155-55 Chart B the required parking spaces for this type of use is one (1) per three hundred (300) sq. ft. of floor area. Based on Chart B of said Ordinance the site is required to have twelve (12) parking spaces. The current proposed design exceeds the ordinance requirement by fifteen (15) parking spaces.

Per Chapter 155-73. D, Per the Redevelopment section of the ordinance the property is required to treat 50% of the existing impervious surface or reduce the proposed impervious by 50% of the existing impervious surface. The proposed impervious surface of the site is 35,555 sq. ft.; therefore, the site plan must implement environmental site design (ESD) to the maximum extent practicable (MEP) for 50% of the existing site.

Based on uses of other carwashes within the Town it is estimated that the proposed Car wash will require six (6) additional EDU prior to being issued a use & occupancy permit. The Town at this time does not have any available EDU 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 approximately twelve (12) months. The project could continue with engineering and design during the that time.

The project has not been submitted to any government agencies at this time.

Action Needed Today: The applicant is requesting recommendation to the Board of Appeals for special exception for an automobile related use within a commercial business zoned property. The Planning and Zoning Commission can vote to forward a favorable recommendation, favorable recommendation with conditions, delay or deny a decision.

Sample Motion: I move to (forward a favorable recommendation, recommendation with conditions, delay or deny) the request for Case No. 05-05 A.

Review of Monthly In-House Permits (July & August 2023)

Respectfully Submitted,

Michael A. Bailey, Sr.
Town Planning Coordinator