



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
August 29, 2022 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Vice-Chair
Heather Earhart, Member
Andrew Ponti, Member
Doug Isleib, Member

Also, in attendance were Town staff members Laschelle McKay, Town Administrator, Mike Bailey, Town Planner; and Teri Dimsey, Executive Secretary. Rodney Gertz, Representative for Quality Built Homes, Inc. and Roger Mattingly, resident, no other members of the public were present. Sign-in sheets for this meeting are on file at the Town Office.

Chairperson Moulds called the meeting to order at 4:00 p.m. *Member Ponti made a motion to approve the minutes of July 18, 2022 and Member Earhart seconded. The motion passed by a 5-0 vote.*

Town Administrator's Report:

Mrs. McKay gave an overview of recent project updates informing the Commission that there was no Town Council meeting held in August. Mrs. McKay referenced the bids for the waste water treatment plant went as expected and the bids for construction were only coming in two million over the initial estimate. This is not unusual based on the current state of the national supply chain and the escalation of construction costs.

Mrs. McKay reminded the members that the Art Walk will be taking place this Friday with the start time of 7:00 pm and the rescheduled ribbon cutting for the Alice in Leonardtown mural would be approximately 8:15 pm.

New Business:

Case No. 100-15A, Meadows at Town Run II – Mixed Use Major Subdivision
Request for final site plan and architectural plan approval recommendation to Town Council for a Planned Unit Development.

Mr. Bailey gave an overview and description of the property as being located on the east side of MD Route 245, in close proximity to its intersection with McIntosh Road and is better known as the Wilkinson Farm. The southern boundary of the property adjoins the Town of Leonardtown municipal limits through the Meadows at Town Run Section II. The farm was annexed into the town in August 2015. Per Section 3.4 of the annexation agreement the applicant agreed to dedicate a parcel of sufficient size to accommodate a well/water tower. Town Council has determined that 75 EDU's will be allocated for phase one, the balance will be allocated after completion of the waste water treatment plant expansion.

It is important to note and reference the plans cover page Residential Density Tabulation table. The developer has condensed the building site to a small percentage of the property with 75.9% of the property remaining as open space and 66.7% remaining open space when both the Wathen and Wilkinson parcels are combined. Per zoning density allowances the developer would be allowed a total of 917 units on both parcels however the actual number of proposed units is 410 over both parcels. The proposed design creates a large buffer from existing surrounding properties as well as additional conservation of land.

The applicant is proposing twelve (12) single family units, 147 townhouse units, and 144 apartment units (to be owned and operated by Quality Built Homes) in four (4) separate buildings containing 36 apartments each, as well as recreational amenities. These amenities will include a club house and swimming pool, gazebo, tennis courts, playground, and a recreational field. The project is proposed to be built in three (3) phases. Phase One will contain twelve (12) single family homes, 38 townhomes, 1 apartment building (w/36 apartments), the recreational amenities, and the pump station. Phase Two will consist of the remaining 109 townhouse units and Phase Three will contain the 3 apartment buildings totaling 108 apartments.

Please note that the Town owned well/water tower is proposed to be built by the Town (not the developer) in Phase One. McCrone prepared a sewer study in September 2021 and it has been reviewed by the town's engineer, GHD. Quality Built Homes has participated with the Town to have GHD update our water and sewer models. The Town is working closely with all parties involved to develop these plans.

Although the site is fairly flat in the central portions of the site it does slope down sharply to a stream valley and floodplain area along the southwestern boundary where the site connects with Meadows at Town Run I. Due to this slope a typical roadway cannot be used to connect the two subdivisions. Instead, the applicant is proposing a 5' wide trail system with 8' wide passing areas to connect the two subdivisions and its amenities. This trail system will also help to protect the existing stream valley and minimize any environmental impacts. The path that connects the two developments will be a 5' wide path with 8' bump outs for passing every 200' or so for those that are walking with strollers or are using a golf cart.

The entrance plan has been approved by all agencies and the construction for the entrance into the development has begun so that we are not causing any traffic issues on Route 245 during construction of the actual homes.

The project has been submitted to Soil Conservation District, Department of Public Works and Transportation, Leonardtown Volunteer Fire Department (LVFD), and the State Highway Administration for review. To date, concept approval has been received by all required agencies except the LVFD. Final site plan approval has been obtained from Department of Public Works.

Mr. Rodney Gertz gave a presentation of the proposed project reflecting the significant areas reserved for open space on this project and buffers that have been established adjacent to surrounding existing properties. Mr. Gertz pointed out the pedestrian trail between the two Meadows at Town Run communities and described the path as well as the proposed board walk over the existing non-tidal wetlands.

Mr. Gertz then presented the Commission with colored architectural renderings of the community center, and pointed out how the proposed community center architecturally was the same as the homes but the design separated it to be unique along with the proposed pool, tennis courts and playground. He then brought up renderings of the proposed townhomes that reflected rear load driveway which allowed for fire equipment to have easy access. He also presented a plan that reflected the extensive sidewalks in the communities that would promote easy access from dwelling units to the recreation areas. Mr. Gertz presented the renderings for the proposed apartment buildings pointing out that every unit would have balconies and that the units could be modified from two-bedroom units to three-bedroom units based on housing market requirements.

Mr. Gertz communicated based on the length of the proposed road that the project would have to be done in phases because of the limitation that Soil Conservation places on projects about clearing and stabilization. He also communicated that the goal was to get the primary road in place so the Town of Leonardtown could get working on the water tower.

Member Earhart inquired about the sewer and its tie in to the existing Meadows community. Mr. Gertz communicated that the sewer is a force main sewer done with directional boring to maintain required separation from existing wetlands and that as the requirement for sewer increases the existing pump stations would be upgraded to handle the increased flow.

Member Earhart inquired about parking for the proposed townhouse units and whether there will be enough parking to accommodate all the apartment units proposed in the complex. Mr. Gertz communicated that the parking design is based on the current requirements per the ordinance and that Quality Built Homes had the engineer consultant increase that number to approximately fifty additional spaces to ensure there would be no shortage of parking.

Mr. Gertz communicated that once the primary infrastructure is in place that Quality Built Homes could potentially start home construction in 2024.

Member Earhart made a motion to send a favorable recommendation to Town Council for Case No. 100-15A, Meadows at Town Run II – Mixed Use Major Subdivision final site development plan and architectural plans and Member Ponti seconded. The motion passed by a 5-0 vote.

Review of Monthly In-House Permits – No questions.

Chairperson Moulds entertained a motion to adjourn the meeting. Member Schultz made the motion; seconded by Member Earhart. There being no further discussion, the motion passed by a 5-0 vote. The meeting was adjourned at approximately 4:43 p.m.

Respectfully submitted:



Michael A. Bailey, Planning & Zoning

Approved:


Jean Moulds, Chairperson
Laura Schultz, Member
Andrew Ponti, Member

Vacant, Member


Doug Isleib, Member