



**STAFF REPORT**  
**Planning and Zoning Commission**  
**July 17, 2023 at 4:00 p.m.**

*Video of Meeting Available on YouTube Channel: Town of Leonardtown*

**New Business:**

**Case No. 16-22      Lot 1 – Tudor Hall Farm Minor Subdivision**

Owner:                    The Besche Oil Company, Inc.  
Surveyor:                Linear Surveys, Inc.  
Property:                25945 Point Lookout Road, Leonardtown, MD 20650  
Subdivision:            Tudor Hall Farm, Outparcel ‘C’ – Plat 53-85  
SDAT:                    Tax Map 126, Grid 0005, Parcel 228  
Land Area:              1.17 Acres or 50,965.2 square feet  
Zoning:                  Commercial Highway (C-H) Limited Development Area (LDA) Overlay

The applicant is requesting a Minor Subdivision review and approval of Outparcel ‘C’, being part of the Tudor Hall Subdivision. The proposed lot is located on the southside of Maryland Route 5 (AKA, Point Lookout Road). The applicant is required to submit Outparcel ‘C’ through the subdivision process to create a legal building lot.

The property was originally part of the Tudor Hall Farm which was surveyed and subdivided in February 25, 2002, which created Outparcel ‘C’, the plat is recorded in the Maryland Land Records at Plat 53, page 85. The property is within the newly expanded 1000-foot Critical Area Boundary (Adopted May 2021), with an overlay zoning being designated as Limited Development Area (LDA).

The subject property has the following site features associated with the property. Non-Tidal wetlands are present on the southside of the property and applicable stream buffers have been shown on the plat. The property also has an intermittent stream present on the east side of the property and the proposed plat is reflecting an intermittent stream buffer as required. A Fifty-foot setback is shown on the plat as required by Leonardtown Municipal Code Chapter 155, Attachment 1.1.

The property will require the Leonardtown Commissioners to grant a 15’ utility easement across the property now owned by the Commissioners of Leonardtown for approximately fifty-two feet (52’) to gain access to the existing public waterline which runs to the rear of the property.

The proposed subdivision (Parcel of Record Correction) has been submitted, reviewed and approved by Maryland Critical Area Commission (CAC), Maryland Department of Environment (MDE), Maryland State Highway Administration (SHA) and the Leonardtown Planning Department.

**Action Needed Today:** *The applicant is requesting approval to record the Minor Subdivision of Lot 1. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny.*

**Sample Motion:** *I move to (approve, approve with conditions, delay or deny) the request for Case No. 16-22, Lot 1 - Tudor Hall Farm Subdivision Plat.*

**Case No. 44-22      Lot 1 – Dash In Food Stores Subdivision Site Development**

Owner: Dash In Food Stores, Inc.  
Engineer: The Plan Source (TPS)  
Property: 26065 Point Lookout Road, Leonardtown, MD 20650  
SDAT: Tax Map 126, Grid 0004, Parcel 101  
Land Area: 0.9797 Acres or 42,674 square feet  
Zoning: Commercial Highway (CH) Intensely Developed Area (IDA) Overlay

The subject property is Lot 1 of the Dash In Food Stores Minor Subdivision recorded on November 5, 1999, in the Plat Records in Plat Book 49 at page 8. The property is located at the south side of the intersection between Newtowne Neck Road and Maryland Route 5 (Point Lookout Road). The building is currently occupied by Dash In Convenience Store and Exxon Gas Station. The applicants proposed site development plan is to totally demolish the existing convenience store, canopy with gas pumps and underground gas tanks and relocate the building to the southwestern portion of the property with the canopy with gas pumps being directly in front of the building. The existing building and canopy are approximately 8,694 sq. ft. The proposed building and separate canopy are 8,102 square feet. The existing curb and gutter lying within the State Highway right-of-way will remain intact so the disruption to traffic along Newtowne Neck Road and Maryland Route 5 (Point Lookout Road) will be minimal. This property shares a joint 30' Access Easement with Lot 2 and Lot 3 of the same subdivision. The proposed concept plans limit of disturbance only impacts the Joint Access Easement on the subject property. This will allow approximately 20 feet of the travel portion of the access easement to be untouched and remain open to continued traffic use. Per Chapter 155-34, A. Not less than 10% of the gross lot area shall be devoted to landscaped green areas, including all side, front and rear yards. Chapter 155-55 Chart B requires "Retail store or personal service establishment, bank and shopping center - 1 per 200 square feet of retail floor area". The proposed store is 3,870 sq. ft. Based on the proposed square footage of the building this would require 19 parking spaces. The site development plan is proposing 20 parking spaces which meets the code requirements.

The project has received concept approval from the St. Mary's County Department of Public Works & Transportation, St. Mary's County Soil Conservation District and the Leonardtown Planning Department. The State Fire Marshal and St. Mary's County Health Department are currently reviewing the project.

**Action Needed Today: The applicant is requesting concept site plan approval for the relocation and reconstruction of the existing building on the subject property. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny a decision.**

**Sample Motion: I move to (approve, approve with conditions, delay or deny) the request for Case No. 44-22, Concept Site Plan Approval for the relocation and reconstruction of the existing building on the subject property pending Fire Marshal approval.**

**Review of Monthly In-House Permits (June 2023)**

Respectfully Submitted,

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Michael A. Bailey, Sr.  
Town Planning Coordinator