

Mr. Peter Johnston stated that the vision here is to provide a one-stop shop for patients requiring orthopedic care. There will be out-patient services, imaging, therapy, rehab, pain management and an ambulatory service center all under one roof. Part of this project will have a day-care facility on-site for employees to drop off their children and have them close by as they work. This project will benefit the community by offering good employment opportunities and exceptional medical care services.

Councilmember Earhart moved to approve allocating 17 EDUs to the proposed orthopaedics facility located at MD. 245 and Leonard's Grant Parkway 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; seconded by Councilmember Slade, no further discussion, motion passed unanimously.

Revised Recommendation to Critical Area Commission of Growth Allocation for St. Mary's Nursing Memory Care Facility

In January 2022 the Council approved recommending 10.91 acres of the 200 acres of growth allocation that the Town has for projects in the Critical Area for the memory care facility proposed at the intersection of St. Andrews Church Road and MD Rt. 5. The CAC had originally thought that just the area of the Valli Property parcel that was being used to run the sewer line on would need growth allocation but has come back and told us that the entire parcel now needs growth allocation. These properties were previously annexed into the town and the project has received concept site plan approval in December 2021.

Mr. Trace Hall, CFO, St. Mary's Nursing Center, explained that the shape of the land required them to include this isolated piece of property. We hope to break ground in the spring of 2023 and open the facility in mid-2024.

Mrs. Hodges, Director, St. Mary's Nursing Center, remarked that this will be a 32-bed unit for both memory care (for those with dementia/Alzheimer's who need a secured area) and will also service assisted living residents as well and will not interfere with the operations of the St. Mary's Nursing and Re-Hab.

Councilmember Slade moved to recommend to the Critical Area Commission use of an additional 1.76 acres of growth allocation (for a total of 12.67 acres) for the St. Mary's Nursing Center Memory Care Facility; seconded by Councilmember Colvin, no further discussion, motion passed unanimously.

Quality Built Homes Phasing Plan-Meadows at Town Run II Amendments

After Soil Conservation review of the original proposed phasing of Meadows at Town Run II and relooking at the plan by the engineers, QBH and the Town staff, we are requesting revising the phasing plan to include the entire section of townhomes in the rear of the project and the main road as Phase 1 to eliminate too much disturbance area at one time. Additionally, completing the back portion of the project first will eliminate heavy truck traffic all the way through the project once residents have moved in to the homes in the front of the project. The same number of EDU's (75) would be allocated prior to the expansion of the WWTP as what was approved in September 2022.

Councilmember Colvin moved to agree to the revised phasing plan for Meadows at Town Run II as presented; seconded by Councilmember Earhart, no further discussion, motion passed unanimously.