

Case No. 100-15A Meadows at Town Run II – Hollywood and Dry Dock Lane
Request for favorable recommendation to Town Council for a 410 unit
Planned Unit Development. It received a favorable recommendation to
move to Town Council.

There are four (4) agenda items for the Tuesday, February 22, 2022, meeting.

Case No. 14-05 Clark’s Rest – Phase 4 BLAP
Request for review and approval of the Phase 4 BLAP.

Case. No. 14-05 Clark’s Rest – Phase 4A
Request for review and approval of the Phase 4A Plats.

Case No. 14-05 Clark’s Rest Subdivision
Request for architectural review and approval.

Case No.5-08 The Slice House – 41575 Park Avenue
Concept Site Plan review/approval for a 3,000 sq. ft. commercial building.

Ms. McKay announced that Richmond American Homes has bought out the rest of the undeveloped lots within Clark’s Rest. Marrick Homes will stay to complete the multi-family homes, but they will not be building anymore single-family homes. Richmond American Homes will bring in their own architectural plans for their housing plans. They are very similar to Marrick Homes, but they do have their own models. Marrick Homes will stay involved with all the infrastructure, as they hold the bonds and will continue involvement until the completion of the development.

Councilmember Alt inquired about the Dairy Queen process.

Ms. Stuckert responded that they will go through site design and then final site plan approval with architectural plans before the Planning Commission.

Police Report – Rachael Roszell

Corporal Roszell submitted her monthly written report and did not have any items to add.

Mayor Burris asked if she would submit to him a report of the accidents on Route 5 from Compton Road south to Hollywood Road as we are working to continually ask for a traffic light.

Councilmember Slade stated that a constituent who watches the Town Council meeting wanted to know how she can see the written report.

Ms. McKay responded that it is available on BoardDocs which can be found on the front page of the Town’s website.

Town Administrators Report – Laschelle McKay

Concept Plan for Meadows at Town Run II-137.51-acre PUD-Map 0033 Parcel 104, Tract 1&2.

Ms. McKay referred to the phasing plan. They will need 75 EDUs for Phase I prior to expansion of the WWTP which will allow the road to go in and the Water Tower to begin construction. We have gotten favorable approval comments back from all the agencies, DPW, Soil Conservation, Fire Department, and SHA.

Mr. Gertz stated that they have worked with the adjoining home/property owners, and they have received approval for the entrance and are now waiting on approval paperwork. We do have some additional work to do regarding the intersection and we are working with SHA for the best safest turn lane scenario.

Councilmember Slade noted that she sits on the board of the Southern Maryland Swim League, and they have found it difficult to find pools where they can teach children how to swim. She asked if the pool will be regulation size with the appropriate diving depth.

Mr. Gertz responded that he believes that one portion of it will be 25 yards to accommodate competitions but unclear about the diving and will need to investigate that to respond.

Councilmember Mattingly asked how many miles the woodland path will be? He is concerned about any type of emergency and suggests there should be some sort of marker indicating where the person is located, how far along the woodland path so if they needed to inform emergency services this would be of great assistance to quickly get help.

Mr. Gertz responded that it is roughly 5,000 feet so close to a mile and they will investigate this suggestion.

Councilmember Mattingly stated that this development looks great, less land clearing, both the townhomes and the apartments will be very popular.

Councilmember Colvin asked if there was an approximate cost of the rental for the apartments?

Mr. Gertz responded that, at this time, material costs are extremely high, and they hope by the time they begin building things will change. The plan is to keep the rental costs roughly in the \$1,400-\$1,500 range. They will have a variety of one, two and three bedrooms with the one bedroom running in the range of \$900-\$1000, two bedroom \$1,200-\$1,300 and three bedroom \$1,400-\$1,500. This is our plan which we hope to stick close too so that we can offer affordable housing in the Leonardtown community.

Councilmember Hollander remarked that we talk a lot about connectivity of the neighborhoods and getting into downtown. Will there be some sort of crosswalk to be able to go from one side of the road to the other to utilize say the library and the sidewalk into downtown? Will this create more traffic crossing Hollywood Road?

Mr. Gertz stated that unfortunately, we have lack of control as the road is owned by State Highway, but we would certainly be willing to work with the Town in support to make it happen.

Ms. McKay responded that we could not get a crosswalk to the Post Office when they owned Washington Street so this is something that we will need to work through with SHA.

Councilmember Slade moved to approve the concept plan for Meadows II, Map 33 Parcel104, tract 1 and 2, located at Hollywood Road and Dry Dock Lane for 303 units. Additionally, I agree to allocate 75 EDUs for Phase 1 of the development out of existing capacity with the balance to be allocated after the expansion of the wastewater treatment plan currently being designed is complete; seconded by Councilmember Mattingly, no further discussion, motion passed unanimously.