



STAFF REPORT
Planning and Zoning Commission
February 20, 2024 at 4:00 p.m.

Video of Meeting Available on YouTube Channel: Town of Leonardtown

Old Business:

Case No. 05-05 A **Splash-In Carwash – Lot 2 – Gordon Ragan Subdivision**

Request for a Concept approval for site development plans for a 3,543 sq. ft. 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 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 project was presented to the Planning Commission on September 18, 2023 meeting, requesting a favorable recommendation to the Board of Appeals for a Special Exception use within a Commercial Business zoning. The Planning Commission approved the request with a 5-0 vote.

The applicant received special exception approval from the Board of Appeals hearing on September 25, 2023 with a 5-0 vote in favor of granting the Special Exception based on Town Municipal Code Chapter 155-26. C. which allows for Automobile-related use within a Commercial Business zoning.

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 is 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. The applicant has provided four (4) ESD devices which adequately treat the proposed impervious surfaces. Proposed plantings within the ESD devices also meet with the requirements of ESD design.

Per Town Municipal Code the site is required to provide 10% of the site in landscaping which equals 6,534 sq. ft. The proposed site landscaping plan is providing 12,150 sq. ft of landscaping which equates to 28.5 % for the site. The landscaping proposed exceeds the landscape requirements by 4,267 sq. ft.

Based on uses of other carwashes within the Town it is estimated that the proposed Car wash will require six (6) additional EDU's prior to being issued a use & occupancy permit. The Town at this time does not have any available EDU's 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 projected to be late summer. The project could proceed with final engineering and design during that time.

The project has received concept approval from St. Mary's County Public works & Transportation, St. Mary's County Soil Conservation District, Maryland State Highway, Town of Leonardtown Capital Projects Department and Town of Leonardtown Planning Department.

Architectural drawings to date have not been submitted or reviewed by the Town or the State Fire Marshal, this is not a requirement for concept approval by the Planning Commission at this time.

- **Action Needed Today:**

The applicant is requesting concept site plan approval for Case No. 05-05 A- Splash-In Carwash – Lot 2 – Gordon Ragan Subdivision. 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 Concept Site Plan for Case No. 05-05 A, Splash-In Car Wash on the subject property pending Fire Marshal approval.

Attached Exhibits:

1. Location Map
2. Concept Site Plan dated July, 2023
- 3.
4. Pertinent Ordinance Sections, Chapter 155-55 Chart B, Chapter 155-25, 155-26. C, Chapter 155-28 & Chapter 155-102
5. Architectural Rendering dated July, 2023

Old Business:

Case No. 70-16 - Dogwood Development LLC. – Lot 1, Map 32, Parcel 402 – Part of Academy Hills PUD
Request for final site plan, architectural and façade approval.

Owner: Dogwood Development LLC.
Owner Name: Amanda and Quintin Wood
Surveyor: Little Silences Rest, Inc. C/O Steve Abell
Property: Cedar Lane and Route 5 Intersection
SDAT: Tax Map 0032, Grid 0023, Parcel 0402, Lot 1
Land Area: 2.00 acres
Zoning: Planned Unit Development (PUD)

The applicant is requesting Final Approval for a six (6) lot single-family home site development plan at the corner of Cedar Lane and Route 5. The subdivision is proposed to contain six one-story homes on a Cedar Lane Road extension to be named at a future date.

The property was recommended to Town Council for review and approval on December 20, 2021. Town Council on January 10, 2022, approved the project to change the use designated for Academy Hills PUD, Parcel 1, from commercial to single family homes. Additionally, Town Council approved 6 EDUs as an infill project for the six single family homes being proposed.

The Leonardtown Planning Department and Capital Projects Department have reviewed the most recent plans and have approved the plans with very minor comments.

The project has been submitted to Soil Conservation District and Department of Public Works, Leonardtown Volunteer Fire Department, and State Highway Administration which the client has received approvals from all agencies.

Action Needed Today: The applicant is requesting recommendation to Town Council for final site plan, architectural and façade approval for Case No. 70-16 - Dogwood Development – Lot 1, Map 32, Parcel 0402 – Part of Academy Hills PUD. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny a decision.

Sample Motion: I move to (recommend, recommend with conditions, delay or deny) the request for Final Site Plan, Architectural and Façade drawings to Town Council for Case No. 70-16 - Dogwood Development LLC. – Lot 1, Map 32, Parcel 402 – Part of Academy Hills PUD, pending Fire Marshal approval.

Review of Monthly In-House Permits (December 2023 & January 2024)

Respectfully Submitted,

Michael A. Bailey, Sr.
Town Planning Coordinator