



STAFF REPORT
Planning and Zoning Commission
January 21, 2025 at 4:00 p.m.

Video of Meeting Available on YouTube Channel: Town of Leonardtown

New Business:

- **Case No. 100-15 C – Meadows at Town Run – Section 2 – Phase 3 – Community Building & One Apartment Building** – Owner / Consultant is requesting final approval of Phase 3 – Community Building and Apartment building site development plan, façade and record plat approval.

Owner: Quality Built Homes, Inc.
Engineer: Soltesz C/O Gregory Hosendorf
Property: MD Route 245/Hollywood Road and Wildflower Drive
SDAT: Tax Map 032, Grid 0012, Parcel 0175
Land Area: 137.51 acres
Zoning: Planned Unit Development (PUD)

The subject property is 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 I, Phase 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.

The property was recommended to Town Council on January 18, 2022 by Leonardtown Planning Commission for Concept Plan approval. Town Council approved the Concept Plan on February 14, 2022. St. Mary's County Soil Conservation District requested a revised phasing plan to limit the amount of disturbance on the project. The owner and engineering consultant revised the plan and changed the phasing of the project to accommodate the request of St. Mary's Soil Conservation District. On December 12, 2022 the Town Council approved the revised phasing plan which consists of constructing the main road into the subdivision identified as Wildflower Drive as Phase One. The rear of the site located adjacent to the proposed new water tower has now been identified as Phase Two of the project which consists of a seventy-four (74) Townhomes. Phase three consists of one apartment building with thirty-six units within the building as well as a community building.

The State highway entrance at the intersection of Hollywood Road (MD 245) has been completed. Meadows at Town Run Section 2 - Phase One - Wildflower Drive was approved and issued a construction permit on May 10, 2023. Wildflower Drive Phase One and the 74 Townhomes Phase Two are currently under construction with the placement of utilities along said proposed roads.

Phase Three (Community Building and One Apartment Building (36 Units)) was submitted on August 30, 2024 to St. Mary's County Department of Public Works & Transportation (DPW&T) and St. Mary's County Soil Conservation District (SCD) for final approval. The Town received DPW&T and SCD final site development plan approval on September 3, 2024. The Town Planning Department and Capitol Projects Department have reviewed and approved the final site development plans.

Please note that the Town owned well/water tower is proposed to be built by the Town (not the developer) in Phase Two, the Town is working closely with all parties involved and a grading permit has been issued to Stormwater Management Solutions on January 03, 2025.

Architectural plans for both the Community Building and the One Apartment Building have not been submitted to the Town Planning Department or the State Fire Marshal for review and approval. However, Façade renderings have been included in your review packages.

This Phase will also require EDU's which are not currently available until the waste water treatment facility upgrade has been completed. The projected completion date for the facility upgrade is March 2025. Record plats for Section 2, Phase 3 can not be recorded until EDUs have been approved assigned to Phase 3.

Action Needed Today: The applicant is requesting final site development plan, architectural façade, and record plat approval for Phase Three (Community Building and One Apartment Building with 36 Units), pending State Fire Marshal approval. 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. 100-15C, Final Site Development Plan and Architectural Façade, and Record Plat drawings for Meadows at Town Run, Section 2, Phase Three – Community Building & One Apartment Building, pending State Fire Marshal and Leonardtown Planning Department approval of Architectural drawings.

Attachments:

Site Map

SP Sheet 1 - Cover

SP Sheet 4 – Geometric,

SP Sheet 6 – Site Plan – Storm Water Management,

SP Sheet 18 – Landscape Plan

SP Sheet 21 – Soil Conservation Plan,

SP Sheet 26 – Water Sewer Plan

Rendering / Façade front side, Rendering / Façade Front Angle, Rendering / Façade, Overview 1

Rendering / Façade, Overview 2, Rendering / Façade, Overview 3

Rendering / Façade Front Apartment, Rendering / Façade Side Apartment

Record Plats sheets 1-4

DPW Approval

SCD Approval

Planning & Zoning Recommendation to Town Council January 18, 2022

Town Council Meeting Minutes February 14, 2022, pages 4 & 5.

Town Council Meeting Minutes December 12, 2022, page 3

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

Respectfully Submitted,

Michael A. Bailey, Sr.

Town Planning Coordinator