



Commissioners of Leonardtown

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DANIEL W. BURRIS
Mayor

LASCHELLE E. MCKAY
Town Administrator

Commissioners of Leonardtown
Leonardtown Planning and Zoning Commission Meeting
February 23, 2015 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
John Candela, Member
Laura Schultz, Member
Christy Hollander, Member

Absent: Heather Earhart, Member

Also in attendance were Laschelle McKay, Town Administrator, Town staff members Teri Dimsey, Recording Secretary, Cindy Williams, Planning & Zoning Assistant, Mayor Daniel Burris and Councilmembers Roger Mattingly, Jay Mattingly and Tom Combs.

Phillip Dorsey, Esquire, Andy Bice and John Edwards of Quality Built Homes, Inc. and Jonathan Blasco of Mehaffey & Associates were also in attendance, as well as several Town residents. A complete list of attendees is on file at the Town office.

Chairperson Moulds called the meeting to order at 4:00 p.m. The minutes of the January 20, 2015 meeting were presented for approval.

Member Schultz moved to approve the January 20, 2015 minutes as submitted; seconded by Member Hollander; no further discussion; motion passed unanimously.

Town Administrator's Report:

Mrs. McKay reported on items the Town Council addressed in its February 9, 2015 Town Council meeting.

Member Candela made a motion to close the regular meeting and open the Public Hearing; seconded by Member Schultz; no further discussion; motion passed unanimously.

PUBLIC HEARING ON ORDINANCE #168 - Update to the Leonardtown Comprehensive Land Use Plan

Mrs. McKay introduced the project, stating the following:

Prior to annexing any land not originally included in the Growth and Annexation Plan of our Comprehensive Plan, the Town must first consider appropriate amendments to its Comprehensive Plan. We last updated our Comprehensive Plan in 2010. At that time, we included the three parcels along Hollywood Road adjacent to the Hayden Farm, but we did not include any property on the opposite side of Hollywood Road. These properties include the Wilkinson farm, the Wathen farm and several smaller parcels along Route 245 in front of the Wathen farm. We are also proposing incorporating the parcels in front of Leonard's Grant and then adding everything across Route 245 that is highlighted in orange on the zoning map. The purpose of this hearing is not to consider the actual annexation, but we have had a request to possibly annex these properties. Before the annexation process can begin, we are required to add the properties to our Comprehensive Plan as a possible future growth area for the Town.

The public hearing is being held today to receive questions and comments. This hearing was advertised in *The County Times* newspaper and then we had to reschedule last week's hearing so we did re-advertise the notice. We also notified adjacent property owners by certified mail, and sent a second notice when we rescheduled the hearing. The Town Council will also hold a public hearing on this in March at their regular meeting. Notification of the proposed changes was sent to the appropriate State agencies and the County government as required by law.

Member Candela asked if the area highlighted in orange is one large parcel, and Mrs. McKay responded that they are two different farms, but they are contiguous, which is a requirement of annexation. She explained that the Town is also required to incorporate the smaller parcels to avoid creating an enclave when doing an annexation. We have talked with many of these property owners and everyone that was in this proximity, even back on Cedar Lane Road, received notices so we have had a lot of people come into the office to obtain more information.

Member Candela asked if there have been any objections, and Mrs. McKay said there have been no objections; just questions .

Earl Lumpkins, a resident of Part Green Hill Farm, addressed the Commission. He asked if this annexation just pertains to the sewage and water. Mrs. McKay explained that it would actually annex the properties so they would now be considered in the Town limits if the annexation does go through, but that will be the next phase of public hearings. He stated that a large portion backs up to his farm, and asked how this would affect him. Mrs. McKay stated that it would not bring his property into Town; that it would only involve the properties that will possibly petition to come into Town, so it would not affect his property; and that he would not be annexed into Town if he is not included in this plan. There will be a petition that anyone who wants to come into Town would sign and then it would go through the process. At a later date there may be other people and I have had questions from other property owners about the possibility in the future, and the main reason would be to get sewer access, but at this time, it is just these properties that are considering annexing into town.

Mr. Lumpkins asked if they do get the sewage in there, the Town cannot require him to hook onto it, right? Mrs. McKay told him no, they cannot. He asked what route the sewage is going to take.

Mrs. McKay said the sewer line already runs past all of these properties, and many of these properties are already connected to the Town line but they pay MetCom because they are outside of Town, but it actually runs right into the Town's wastewater treatment plant at this time. Several of the properties actually have Town water and they pay out of town water rates, which are significantly higher. I have actually calculated the cost for the smaller properties – once they start paying Town taxes, they will be billed the reduced in-town rates for water and sewer, and it is still going to save them anywhere from \$600 to \$800 a year. It is actually a benefit to those people who already have Town water and sewer, but they are paying out of town rates. But it will not require anyone else to connect to it, and it actually goes all the way out Hollywood Road to St. Johns Road right now.

Linda Suggs of Mechanicsville, Maryland spoke next. She asked how this impacts the properties that are not included. She said when you look at that, the potential for expansion it just seems like there is great potential for those properties to be annexed in the future in well. She asked if there plans for that.

Mrs. McKay responded no, not at this time, and it would require those property owners to request to come into the Town; the Town is not really looking to expand its borders. We had a request from the owners of the Wilkinson farm and they are the contract purchasers of the Wathen farm and they do intend to develop the property, but they would need to come into Town to have sewer capacity or run a line from Hollywood on the Metcom system.

Mrs. Suggs: So when the annexation occurs, could these parcels potentially be commercial or residential?

No. Right now it is 5 units per acre residential, and that is how it in come into the Town as well, as a Planned Unit Development. The same as it is across the street in the Leonard's Grant community and the Clark's Rest subdivision is Planned Unit Development. Any of our large farms. It does allow for a very light use commercial, but everything out there is planned to be residential.

Mrs. Suggs: Traffic is really bad in Leonardtown as it is. Are you planning on connecting, or is there going to be some connection? Hollywood Road is heavily traveled, so when you look at these new parcels, how much is that going to impact the already heavy traffic on Route 245?

Mrs. McKay explained that this is the first step in the process, and this is just to add these parcels as potential land for annexation in the future. The next step would be the actual annexation of the property. We will hold public hearings – there is a very stringent process for the annexation itself. And then if it get annexed into Town, the next phase would be for the development of the concept of what would go out there. That is part of the planning process and we would also having public hearings for that, and at that time the owners and the developers would be required to do traffic studies. Hollywood Road is State highway, and so depending on what State Highway requires as far as improvements on Hollywood Road. But that is all part of the development process.

Unknown: In other words, this has everything to do with the new subdivision that is going on the Wathen farm, is that correct?

Mrs. McKay responded that that is who requested to look at annexation for the future. Nothing has been approved. As I said, there will be several steps in the process before anything can be developed there.

Paul Miller of 23400 Hollywood Road spoke, saying he was currently unaware if he is already in the annexation, which may be one of the small properties you mentioned.

Mrs. McKay said he is just outside of the area.

Mr. Miller asked what some of the downsides of this annexation would be.

Mrs. McKay said that financially, there

Chairperson Moulds entertained a motion to send a favorable recommendation regarding Ordinance #168 to Town Council. Member Candela made the motion; seconded by Member Schultz; no further discussion; motion passed unanimously.

Member Hollander made a motion to close the public hearing and reopen the regular meeting; motion was seconded by Member Schultz; no further discussion; motion passed unanimously.

New Business:

Case #17-13A	Davis Office Park Phase 3, 23511 Hollywood Road – request for final site plan approval
Applicant:	Mehaffey & Associates
Owner/Builder:	Davis Office Park, LLC
Zoning:	C-O
Property size:	_____ sq ft.

Mrs. McKay provided an overview of the project.

Chairperson Moulds entertained a motion to approve the site plan for Case #17-13A – Davis Office Park Phase 3– as submitted. Member Candela made the motion; seconded by Member Schultz; no further discussion; motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Chairperson Moulds entertained a motion to close the meeting. Member Schultz made the motion; seconded by Member Hollander; no further discussion; motion passed unanimously. The meeting ended at approximately 4:30 pm.

Respectfully Submitted:

Cindy Williams

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Absent
Heather Earhart, Member

Laura Schultz, Member

Christy Hollander, Member