



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
January 22, 2019 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Member
Heather Earhart, Member
Chris Jeys, Member
Jeff Brown, Member

Also, in attendance were Town staff members Dan Burriss, Mayor; Laschelle McKay, Town Administrator; Jada Stuckert, Planning Assistant; and Teri Dimsey, Executive Secretary.

Other persons present were Wayne Davis of W.M. Davis. Sign-in sheets for this meeting are on file at the Town Office.

President Moulds called the meeting to order at 4:03 p.m. The minutes of the August 20, 2018 and October 15, 2018 meetings were approved unanimously.

Town Administrator's Report:

Mrs. McKay gave an overview of the October Town Council meeting.

New Business:

Case No. 23-15 The Shoppes at McIntosh – 25805 Point Lookout Road
Request for Final Site Plan Approval for an approximately 9,500+ sq. ft. addition

Owner: W.M. Davis Development, LLC
Applicant: W.M. Davis Development, LLC
Engineer: Collinson, Oliff & Associates, Inc.
Property: Tax Map 126, Parcel 95
Land Area: 1.1380 ac.
Zoning: C-H

Ms. Stuckert gave an overview of the project indicating the property currently includes a 3,200 sq. ft. graded area previously known as the Waring-Ahearn Insurance Agency. Guy Distributing Co., Inc.

COUNCIL: TYLER ALT HAYDEN T. HAMMETT
CHRISTY HOLLANDER J. MAGUIRE MATTINGLY IV MARY MADAY SLADE

adjoins this property on the left (Parcel 96) and the property to the right (Parcel 93), both owned by W. M. Davis Development, LLC.

Concept plan approval was granted in April of 2015 for the proposed construction of a new one-story 7,776 sq. ft. building to consist of a restaurant (3,200 sq. ft.) and retail space (4,576 sq. ft.). Please find those meeting minutes attached. The current site plan shows a 7,830 sq. ft. building with three separate spaces to be leased. Please find the architectural and site plan attached. The plan provides direct access to the adjacent property in anticipation of future development on the McIntosh Run/Pennies property.

Required parking for the mixed-use retail and restaurant totals 55 spaces. A total of 55 parking spaces are provided in the plan, along with 1 loading space and the dumpster pad site located in the far-left corner of the property. The site is currently connected to Town sewer however has a well for water supply. As required by the Ordinance the existing well will be abandoned and the new building will be connected to the Town's water supply.

To date the project has received Soil Conservation, Public Works, State Highway, and Utility approvals. Prior to the issuance of a building permit the existing well will be properly abandoned and Fire Marshal approval will be obtained.

Member Earhart asked if this project would include sidewalks. Ms. McKay indicated there would be sidewalks for this project in hopes that during the MD Route 5 widening project the State will install sidewalks on the Southbound side of MD Route 5.

A question was raised as to when the Pennies building would be demolished. Mr. Davis explained that he understands the need to remove the building however at this time there is much work and funding needed in order to demolish Pennies. Mr. Davis assured the board that this is something he is diligently working towards.

Member Earhart made a motion to approve the requested final site plan approval for the construction of a 7,830 sq. ft. mixed use commercial building for Case No. 23-15 and Member Jeys seconded. The motion passed 5-0.

Other Business: None

Review of Monthly In-House Permits – No comments

President Moulds entertained a motion to adjourn the meeting. Member Schultz made the motion; seconded by Member Brown. There being no further discussion, the motion passed unanimously. The meeting was adjourned at approximately 4:17 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

Jean Moulds, Chairperson

Laura Schultz, Member

Jeff Brown, Member

Heather Earhart, Member

Chris Jeys, Member