



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 June 17, 2019 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Heather Earhart, Member
Chris Jeys, Member

Absent: Jeff Brown
Laura Schultz

Also, in attendance were Town staff members Laschelle McKay, Town Administrator; Jada Stuckert, Planner; and Teri Dimsey, Executive Secretary. Other persons present were Susan Dyer and Mike Mummaugh of Washington & Park LLC; Staci Lagana and Fred Calvert of Lorenzi, Dodds & Gunnell; Dave Viar, Ryan Schlotterbeck, Joe Trentacosta, George Allan Hayden, and Joe Slater of SMECO; Steve Abell of Lawrence Abell & Associates; and Elizabeth Knowlton and Ms. Whitesell being residents. 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. *Member Jeys made a motion to approve the minutes of April 15, 2019 and Member Moulds seconded. The minutes were approved by a 3-0 vote.*

Town Administrator's Report:

Mrs. McKay gave an overview of the May and June Town Council meetings.

New Business:

Case No. 1-15 **Seymour Building Commercial Floor – 22680 Washington Street**
Request for Architectural Plan review and approval.

Owner: Seymour Town Properties, LLC
Engineer: Lawrence, Abell & Associates
Property: Tax Map 133, Parcel 445
Land Area: 2,850 sq. ft.
Zoning: Commercial Business (C-B)

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

Mrs. Stuckert gave an overview of the project indicating the applicant is requesting architectural plan review and approval for the existing Seymour Town Building. The Seymour Town Building received Planning & Zoning approval in January of 2015 to add a third story to the building, combine and refurbish the apartments on the 2nd story, and prepare the 1st floor for a commercial use. Since this time, the apartments on the 2nd and 3rd floors have been rented. At this time, the Owner has a commercial tenant who requires minimal renovations to the structure. A portion of the rear wall will be removed to allow for a new hood exhaust duct. A window on the front of the building will be changed to a folding door. The side of the building will have one door removed and replaced with a window and two new storefront windows will be added. These renovations will accommodate the proposed restaurant. Mrs. Stuckert indicated Fire Marshal review and approval is still pending.

Mr. Mummaugh discussed the project in terms of the floorplan which would include plenty of seating and new bathrooms. The basement would contain a wine cellar as well as additional seating.

President Moulds entertained a motion. Member Earhart made a motion to approve the architectural renovations pending approval from the State Fire Marshal for Case No. 1-15 and Member Jeys seconded. The motion passed by a 3-0 vote.

Case No. 30-16 SMECO Expansion – 23365 Hollywood Road
Request for Final Site Plan approval.

Owner: Southern Maryland Electric Cooperative
Engineer: Lorenzi, Dodds, and Gunnill, Inc.
Property: Tax Map 151, Parcel 51
Land Area: 32.80 acres
Zoning: Institutional Office (IO)

Mrs. Stuckert gave an overview of the request indicating the applicant is requesting final site plan approval for a 71,962 sq. ft. building as well as necessary outbuildings. In preparation for the concept plan SMECO appeared before the Planning & Zoning Commission in March to consolidate parcels 2, 19, 52, and 340 for future construction of a new SMECO building. The Planning & Zoning Commission granted concept plan approval for a 72,980 sq. ft. building in May of 2018. The final site plan reduces the originally approved 72,980 sq. ft. building by 1,018 sq. ft.

The project is proposed to be completed in a series of three phases. Phase one (1) will be the construction of the new building. Phase two (2) will be the demolition of the existing building. Phase three (3) will be the construction and/or repair of the outbuildings. Proposed new outbuildings include a fueling area, wash bay, loading dock, and bus stop. The plan establishes a seventy (70) foot setback from Hollywood Road as well as fifty (50) foot setbacks where the property abuts residential properties. The project will provide fourteen (14) acres of green/landscaped space and provides for a total of 188 parking spaces. The building will maintain 76 employees which is the same as the current facility. The new facility will serve as a backup for data and operations in case of a failure at the Hughesville Center. The entrance off Hollywood Road will continue to serve customers while the Leonard's Grant Parkway entrance will be reserved for employees only.

Mrs. Stuckert indicated approvals have been received from the Department of Public Works and Soil Conservation District. Fire Marshal comments are pending. The traffic study was completed by Lenhart Traffic Consulting and maintains a level of service A.

Mr. Schlotterbeck gave an overview of the project and introduced members of the projects team. Member Earhart asked about bike racks for the employee and customer entrances as well as charging stations for electric vehicles. Mr. Schlotterbeck indicated these are all items that are incorporated into the plan to help with the LEED certification.

Mrs. Lagana gave an overview of the existing and proposed site plans indicating which buildings were to be removed, relocated, and built new. The property will have additional amenities such as bike racks, environmentally friendly landscaping, parking for low-emitting and fuel-efficient vehicles. There will also be a permanent forest conservation easement and a buffer conservation area. To help with the green infrastructure there will be 96 stand alone solar panels located on the site to help with the LEED certification.

Mr. Abell gave an overview of the floor plan, elevations, exterior finishes, and phasing of the project. To reduce the site impact accessory structures were combined and the traffic circle at the Hollywood Road entrance was eliminated. The building itself was condensed by minimizing appendages, reducing interior corridors, and reducing the number and sizes of the assembly areas. Pending approval today, site work will begin in July with phase 1 construction beginning in August of 2019. Phase 2 construction is expected to begin in January of 2021 with an expected completion date of December of 2022.

Member Earhart indicated she appreciates that the solar panel display will be buffered and that the employee entrance is off of Leonard's Grant Parkway. President Moulds asked if rainwater would be collected and reused on the property. Mr. Abell indicated the Stormwater management facility water could be reused on the property however the wash bay water would go into the sewer system.

President Moulds entertained a motion. Member Jeys made a motion to approve the final site plan for a 71,962 sq. ft. building and outbuildings pending approval from the State Fire Marshal for Case No. 30-16 and Member Earhart seconded. The motion passed by a 3-0 vote.

Other Business: None

Review of Monthly In-House Permits – No comments

President Moulds entertained a motion to adjourn the meeting. Member Earhart made the motion; seconded by Member Jeys. There being no further discussion, the motion passed by a 3-0 vote. The meeting was adjourned at approximately 5:07 p.m.

Respectfully submitted:

Jada Stuckert, Planning & Zoning Assistant

Approved:

Jean Moulds, Chairperson

ABSENT

Laura Schultz, Member

ABSENT

Jeff Brown, Member

Heather Earhart, Member

Chris Jeys, Member

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