



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 May 16, 2022 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Laura Schultz, Vice-Chair
Andrew Ponti, Member
Heather Earhart, Member

Excused: Doug Isleib

Also, in attendance were Town staff members Jada Stuckert, Planner, Mike Bailey, Planner and Teri Dimsey, Executive Secretary. Other persons present were Wayne Davis of W.M. Davis, Inc., and William Mehaffey of Little Silences Rest, Inc., Sign-in sheets for this meeting are on file at the Town Office.

Vice-Chair Schultz called the meeting to order at 4:03 p.m. *Member Ponti made a motion to approve the minutes of February 22, 2022 and Heather Earhart seconded. The motion passed by a 4-0 vote.*

Town Administrator's Report:

Mrs. McKay was excused from the meeting, Jada Stuckert reported that Mrs. McKay would provide an overview of the February, March, April and May's meeting minutes.

New Business:

Case No. 47-13 Davis Office Park – 23511 Hollywood Road - Parking Addition
Request for 16 addition parking spaces side yard

Owner: Davis Office Park, LLC
Surveyor: Little Silences Rest, Inc.
SDAT: Tax Map 032, Grid 012, Parcel 0342
Land Area: 4.50 acres
Zoning: Commercial Office (CO)

Mr. Bailey gave an overview of the project requesting review and approval of sixteen (16) additional parking spaces along the northern property line adjacent to building one (first building on left). The proposed parking extends into the building restriction by nine (9) feet. The applicant is requesting review and approval of sixteen (16) additional parking spaces along the northern property line adjacent to building one (building address 23511). Per Town Code 155- 31.B.2 the proposed asphalt and concrete curbing is allowed within the building restriction line. The proposed asphalt and curbing are not considered a structure therefore it is not considered an encroachment into the building restriction line.

Mr. Bailey explained the request for additional items to be shown on the plans submitted such as the existing curb and gutter with elevations where the proposed parking area ties into the existing curb. He requested

the consultant place dimensions on the plan to indicate that the existing travel lane and other parking areas would not be impacted by the proposed improvements.

Heather Earhart had concerns about the relocation and or the removal of the trees. William Mehaffey from LSR stated that the trees would be replaced with the same number of trees proposed to be removed as shown on the plan.

Laura Schultz asked a general question in reference to the parking ordinance requirements. Mrs. Schultz wanted to know if the current ordinance needed to be revised since the current complex has more parking than is required by the ordinance but still requesting additional parking. Mrs. Stuckert responded she did not believe the ordinance for parking needed to be reviewed at this time. Mr. Davis also explained that since Covid issues have come about, people end up waiting in their cars until they can come into the office for their appointment.

W. M. Davis, Inc., is requesting approval of sixteen (16) additional parking spaces along the northern property line adjacent to building one.

Member Ponti made a motion to approve the request for Case No. 47-13, Davis Office Park – 23511 Hollywood Road - Parking Addition adjacent to building one, and Member Schultz seconded. The motion passed by a 4-0 vote.

Review of Monthly In-House Permits – No comments.

Chairperson Moulds entertained a motion to adjourn the meeting. Member Earhart made the motion; seconded by Member Schultz. There being no further discussion, the motion passed by a 4-0 vote. The meeting was adjourned at approximately 4:45 p.m.

Respectfully submitted:

Mike Bailey, Planning & Zoning

Approved:

Jean Moulds, Chairperson

Laura Schultz, Vice-Chair

Andrew Ponti, Member

Heather Earhart, Member

Excused

Doug Isleib, Member