

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Thursday, August 30, 2018 at 6:30 p.m.**

Members present: George Allan Hayden, Chairman; John Brown, Vice-Chair; William Greene, Wayne Miedzinski, Lynn Delahay and Rich Richardson, Alternate

Bill Hunt, Director; Yvonne Chaillet, Zoning Administrator; Brandy Glenn, Planner II and Sandie Greene, Recording Secretary were present from the Department Land Use and Growth Management.

David Weiskopf, Acting County Attorney, James Tanavage, Assistant County Attorney; John Deatrack, Director Public Works and Transportation

**CALL TO ORDER**

**PUBLIC HEARINGS**

Prior to the start of the hearing David Weiskopf, Acting County Attorney explained that this hearing is a DeNovo Hearing continued from June 28, 2018 where the Appellant requested a continuance. The Planning Commission originally approved this Case on March 26, 2018. The Appellant is now appealing the Planning Commission decision to the Board of Appeals. The Recording Secretary has been given the Proof of Advertising, Posting and Certified Mailings from the June 28, 2018 hearings.

1. **Application / Case:** Concept Site Plan No. 16-132-004, Hollywood Auto  
**Property Owner:** Dean Limited Partnership, LLP  
**Location:** 24813 Hollywood Road, Hollywood  
**Parcel ID:** Tax Map: 26    Grid: 11    Parcel: 179  
**Election District:** 6  
**Zoning:** Town Center Mixed Use (TMX)  
**Acreage:** 22.20 acres    Site acreage: 7.76 acres  
**Action requested:** Appeal of the March 26, 2018 Planning Commission decision, approving the Concept Site Plan for a 29,969 square-foot building for automotive retail sales and service.

Presenter: Bill Hunt, Director Land Use and Growth Management

Exhibit 1- Staff Report

Attachments:

- 1 Location Map
- 2 Health Department Approval
- 3 Metropolitan Commission Approval
- 4 St. Mary's Soil Conservation District Approval
- 5 Department of Public Works and Transportation Approval
- 6 State Highway Administration Approval with TIS Conclusions/Recommendations
- 7 Wetlands, Soils & Flood maps
- 8 Land Use Map
- 9 Zoning Map
- 10 Planning Commission minutes 4/24/17  
 Planning Commission minutes 3/28/16  
 Board of Appeals Motions 3/23/17  
 Board of Appeals Motions 7/21/16
- 11 Conceptual Rendering
- 12 Site Plan
- 13 TIS

Exhibit 2 – Proof of Public Hearing Announcement

Speakers Representing Hollywood Auto are as Follows:

Chris Longmore of Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101,  
Lexington Park, MD 20653

Charles Winegardner and Tom Winegardner of Winegardner Motor Company, 22657 Washington Street,  
Leonardtown MD 20650

Nick Leffner and Edward Papazian of Kimley-Horn and Associates, Inc., 1215 Fort Avenue, Suite 304,  
Baltimore, MD 21230

Mr. Longmore requested the Staff documents which includes Agencies Approvals and the Concept Site Plan exhibits be included in this hearing. See Exhibit 1 Staff Report; Attachment 2 Health Department Approval; Attachment 3 Metropolitan Commission Approval; Attachment 4 St. Mary's Soil Conservation District Approval; Attachment 5 Department of Public Works and Transportation Approval and Attachment 12 Concept Site Plan.

Listed below are the Exhibits presented to the Board of Appeals from both the Applicant and Appellant.

- Exhibit 3 Letter from Bill Hunt to Winegardner Motor Company dated March 26, 2018 submitted by Applicant
- Exhibit 4 Resume of Nicholas Leffner, PE of Kimley Horn submitted by Applicant
- Exhibit 5 Resume of Edward Y. Papazian, P.E. of Kimley Horn submitted by Applicant
- Exhibit 6 Letter from Chris Longmore to Bill Hunt to dated May 26, 2017 submitted by Applicant
- Exhibit 7 SDAT Real Property Search submitted by Appellant
- Exhibit 8 Two letters SHA dated January 12, 2017 and Kimley Horn dated February 10, 2017 submitted by Appellant as one packet.
- Exhibit 9 Letter from Bill Hunt to Chris Longmore dated May 22, 2017 submitted by Appellant.
- Exhibit 10 Letter from Bill Hunt to The Honorable Pete K. Rahn Secretary Maryland Department of Transportation dated December 6, 2017 submitted by Applicant.
- Exhibit 11 Letter from MDOT to Bill Hunt dated January 29, 2018 submitted by Applicant
- Exhibit 12 Letter from MDOT to Chris Longmore dated January 25, 2018 submitted by Applicant
- Exhibit 13 Memo from George Erichsen to Phil Shire submitted by Appellant.

Speakers Representing Appellant:

Eileen E. Powers, Blumenthal, Delavan, Powers & Palmer, P.A. 181 Harry S. Truman Parkway,  
Suite 200, Annapolis, Maryland 21401

Paul Bennett, 24805 Iron Horse Lane, Hollywood MD 20636

*Chairman Hayden opened the hearing to public comment:*

1. David Kelsey, 25920 Whiskey Creek Road, Hollywood MD 20636
2. Mark Richardson, 12821 Lamptos Lane, Ft. Washington MD 20746
3. Gary Bell, 42480 Fairgrounds Road, Leonardtown, MD 20650
4. Steve Hoopengardner, 25140 Vista Road, Hollywood, MD 20636
5. Rick Ferrante, 3925 Park Place, Huntingtown Maryland 20639
6. David Norris, 43751 Ferguson Road, Hollywood MD 20636
7. Gary Meekens, 25448 Hemming Lane, Hollywood, MD 20636
8. Jerry Thompson, 24911 Briscoe Thompson Way, Hollywood, MD 20636

9. Connor Russell, 43220 Spalding Farm Lane, Hollywood, MD 20636
10. Tracy Kubinec, 25793 Whiskey Creek Road, Hollywood, MD 20636
11. Rich Noonan, 25911 Whiskey Creek Road, Hollywood, MD 20636
12. Karen Hoopengardner, 25140 Vista Road, Hollywood, MD 20636
13. Ed Brown, 25900 Whiskey Creek Road, Hollywood, MD 20636

*Public comment was left open until next hearing date.*

With the time approaching 10:00 p.m. Chairman Hayden requested a continuance. The Board Members have questions for the Applicants. Both the Applicants and Appellant will give their submissions. Public Testimony will remain open for individuals not heard this evening. The first date offered was October 11, 2018. The appellant stated he would not be available on October 11, 2018. The second date offered was October 18, 2018. Both the Applicant and Appellant accepted the date of October 18, 2018.

*Mr. Brown made a motion to continue the case of Concept Site Plan No. 16-132-004, Hollywood Auto, would be continued to October 18, 2018.*

*Mr. Miedzinski seconded. The motion passed unanimously.*

#### **MINUTES AND ORDERS APPROVED**

1. *Ms. Delahay made a motion approving the minutes for August 9, 2018.  
Mr. Greene seconded the motion. The motion passed unanimously.*
2. *Mr. Miedzinski made a motion authorizing Chairman Hayden to sign the order for case no: 17-132-006, Second District Volunteer Fire Department & Rescue Squad.  
Mr. Brown seconded. The motion passed unanimously.*

#### **OTHER BUSINESS**

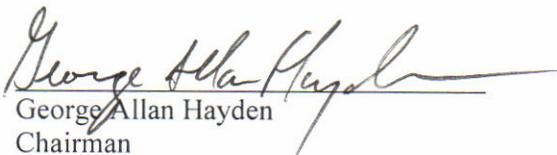
#### **ADJOURNMENT**

*Mr. Greene made the motion to adjourn the meeting.*

*Mr. Miedzinski seconded the motion. The motion passed unanimously.*

The meeting was adjourned at approximately 10:05 p.m.

Approved in open session: September 13, 2018

  
George Allan Hayden  
Chairman

  
Sandie Greene  
Recording Secretary