

**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 Deatruck, 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