

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
William B. Hunt, AICP, Director
Harry Knight, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY
James R. Guy, President
Eric Colvin, Commissioner
Michael L. Hewitt, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

STAFF REVIEW
March 2, 2021

MEMORANDUM:

TO: The Applicant, **AHI Group / Soltesz**
FROM: Dept. of Land Use and Growth Management / Plans Review
SUBJ: Review of: **The Greenery Minor Site Plan Change of Use; Use 1 (Agricultural Industry, Major); Land Use: Mixed-Use Moderate Intensity; Zoning: Town Center Mixed-Use District, TMX**
TEC Agenda: **February 24, 2021**

Pursuant to the provisions of the St. Mary's County Development Ordinances, the following comments are offered for consideration. Additions and corrections required or recommended by this Department are as follows:

A. Required by the St. Mary's County Zoning Ordinance 10-02 (Citations to Ordinance provided):

1. **Section 60.4.1.k:** Please add LUGM control number, 21-13100006, immediately above the title block.
2. **Section 60.4.1.k:** Please add the zoning overlay AE-4 under General Notes and Site Data Table.
3. **Section 60.4.1.k:** For the proposed change of use, will the previous use be utilized? Please advise how long the structure/site has not been in use in the comment response letter.
4. **Section 60.4.1.f:** In the site data table, please provide the existing square footages for all buildings on the site and then provide the square footage for the proposed addition. Please provide this information on the site plan sheet as well.
5. **Section 60.4.1.f:** Is the provided parking existing or new? Please clearly delineate in the Site Data Table and on the site plan sheet.
6. **Section 60.4.1.g:** Please add the property setbacks either under General Notes or the Site Data Table.
7. **Section 60.4.1.g:** Please add the land uses of the surrounding properties to determine possible buffer requirements.
8. **Schedule 32.1:** Please demonstrate on the site plan how the minimum landscaping and open space requirements (20%) are being met.
9. **Section 60.4.1.g:** Is there an existing or proposed dumpster enclosure? Please show and label on site plan.
10. **Section 60.4.1.i-j:** Please state the limits of disturbance and the total disturbed area.
11. **Section 60.7.1.o:** Is any fencing or retaining walls proposed? If so, please provide location, type, size and height.
12. **Section 64.6:** Please ensure the ADA parking space meets all Federal and State regulations for quantity and dimension. Is it paved? Does the space shown on the plan meet the requirements of a van accessible space?
13. **Section 71:** Is any existing landscaping or tree line proposed to be cleared?
14. **Section 71.5-7:** Please confirm any wetlands, soils, steep slopes and highly erodible soils are delineated on the site plan.

B. Additional Staff Comments/Recommendations:

1. Please confirm if any landscaping or lighting changes are proposed.

2. Please provide updated elevations for the building or pictures of existing and state how the addition will match the existing structure.
3. The application fee submitted was not calculated correctly, please remit payment for the balance of \$185.00 at your earliest convenience.
4. A Board of Appeals application will need to be submitted for conditional use approval. Please contact Sherrie Young at 301-475-4200 ext. 71522 or sherrie.young@stmarvsmmd.com for more information.
5. The label for the site access appears to be in the wrong location, please revise.

C. The next step in the review process for this project is:

1. Address the above comments and submit one copy to Development Services for review.
2. Apply to the Board of Appeals for conditional use approval. Please contact Sherrie Young at 301-475-4200 ext. 71522 or sherrie.young@stmarvsmmd.com.

REVIEWED BY: *Courtney Jenkins*
Courtney Jenkins, Planner III

cc: AHI Group LLC
Deborah Price
ahigroupllc@gmail.com

Soltesz
Greg Hosendorf
ghosendorf@solteszco.com



21-131-006

MEMORANDUM

TO: Technical Evaluation Committee
FROM: Land Use & Growth Management-Plans Review
DATE: February 8, 2020
SUBJ: February 2021 TEC Review Cycle

A Meeting has been scheduled for February 24, 2021 at 1:30 p.m. at the Potomac Building, Room 14, Leonardtown, MD to discuss any issues there may be prior to issuing final comments to the applicants. **FINAL** TEC Comments are due in this office for copying and distribution to the owner and their representatives by **Monday March 1, 2021, BEFORE 5:00 p.m.**

1. CONCEPT SITE PLAN # 21-13200002, CHARLOTTE HALL COMMONS (LOT 4)
(Zoning Ordinance 10-02) (Use # 63 Office, Use #83 Production Industry Custom)
OWNER: Charlotte Hall Commerce Center
AGENT: J Hopson Consulting, LLC
LOCATION: Three Notch Rd
TM-004 GRID-10 PAR-0083 ED-05 TAX ID-062438
LAND USE: Mixed-Use Moderate-Intensity Open Space
ZONING: Town Center Mixed-Use, TMX
ACREAGE: 50.59
ACTION REQUESTED: Review of a concept site plan for a 32,583 square foot office building.

Capital Facilities Comment: General Notes: Add the property description: Tax Map 4, Grid 10, Parcel 83, Outparcel A @ 76/104; Proposed Lot 4 - LUGM Project 20-110-002.

Capital Facilities Comment: General Note 9. Add "Water and sewer service categories are W-6D/S-6D. A waiver of the requirement to connect to public sewer service (18-175-002) was previously approved and remains valid for this project".

Capital Facilities Comment: A CWSP water service category amendment is required for Map III-4. "Water category change required" was reflected in 2/26/20 & 8/12/20 Capital Facilities Comments. No application for the CWP amendment has been received.

Capital Facilities Comment: Impacted roadways and intersections within the Charlotte Hall Town Center are expected to operate at Level of Service (LOS) C or better. Applicant is to demonstrate that 1) affected roadways and intersections will operate at acceptable levels of service, or 2) improvements or mitigation will be provided, concurrent with development of the project, to offset additional traffic impacts. Provide verification from the St. Mary's County Department of Public Works and Transportation (DPWT) for LOS conditions. The form to be reviewed by DPWT is available at:
<https://www.stmarysmd.com/docs/APFForm.pdf>

2. **CONCEPT SITE PLAN # 21-13200003, THREE NOTCH COMMERCIAL**
(Zoning Ordinance 10-02) (Use # 48 Convenience Store, Use #60 Fuel Sales, Use # 74 Restaurant, Fast Food)
OWNER: Henry O. Milligan, Richard M. Wentworth, Robert E. & Kenneth Wentworth, Wentworth Brothers Partnership
AGENT: Bay Engineering, Inc.
LOCATION: 37590 Oaks Rd., 30315 Three Notch Rd.
TM-001 GRID-16 PAR-0010, 0029, 0050 ED-05 TAX ID-008239; 003865; 050405
LAND USE: Mixed-Use Moderate-Intensity
ZONING: Town Center Mixed-Use, TMX
ACREAGE: 7.87
ACTION REQUESTED: Review of a concept site plan for a 5,380 sq. ft. convenience store with fuel sales and future fast-food restaurant pad.

Capital Facilities Comment: Revise the plan to show boundaries of future Lots 1 and 2. Label "Proposed Lots" 1 and 2 on the plan.

Capital Facilities Comment: CWSP Sewer service category is S-6D. A waiver of the requirement to connect to public sewer service is required.

Capital Facilities Comment: Impacted roadways and intersections within the Charlotte Hall Town Center are expected to operate at Level of Service (LOS) C or better. Applicant is to demonstrate that 1) affected roadways and intersections will operate at acceptable levels of service, or 2) improvements or mitigation will be provided, concurrent with development of the project, to offset additional traffic impacts.

Provide verification from the St. Mary's County Department of Public Works and Transportation (DPWT) for LOS conditions. The form to be reviewed by DPWT is available at:

<https://www.stmarysmd.com/docs/APFForm.pdf>

3. **MINOR SITE PLAN # 21-13100006, THE GREENERY**
(Zoning Ordinance 10-02) (Use # 1, Agricultural Industry, Major)
OWNER: WCC PROPERTIES LLC
AGENT: Soltesz, Inc.
LOCATION: 44222 Greenery Ln.
TM-034 GRID-02 PAR-0603 ED-06 TAX ID-049230
LAND USE: Mixed-Use Moderate-Intensity
ZONING: Town Center Mixed Use, TMX/Airport Environs, AE-4
ACREAGE: 2.28
ACTION REQUESTED: Request a change of use from Winery (Use #12B) to Agriculture Processing Facility (Use#1).

Capital Facilities Comment: CWSP water and sewer service categories are W-6D/S-6D. A waiver for both water and sewer was previously approved (17-175-006) for Solomons Island Winery (17-131-015). The water line is still on west side of 235 and the waiver as it applies to water service remains valid. However the sewer line is now much closer – serving The Last Drop on the opposite side of Mervell Dean Road. Therefore, connection to public sewer service is required unless a waiver is approved.

4. **AMENDMENT TO THE COMPREHENSIVE WATER AND SEWERAGE PLAN**
#21-200-001, WOODS AT MYRTLE POINT PUMP STATION #4
Comprehensive Water and Sewerage Plan 2017 Update
OWNER: Woods at Myrtle Point Homeowners Association, Inc
AGENT: Mudd Engineering, LLC.
LOCATION: 23569 Patuxent Boulevard
TM-034 GRID-11 PAR-0721 PART OF PAR A ED-08 TAX ID-152381
LAND USE: Residential Low Density

February 24, 2021 TEC Agenda

ZONING: Residential, Low Density, RL/Airport Environs-AE-4

ACREAGE: 0.38

ACTION REQUESTED: Request to delineate Myrtle Point Pump Station #4 on Sewer Map 34, and to add the pump station to Table 4-2C on Page IV-18.

Capital Facilities Comment: This amendment request has been withdrawn; pump station is to be relocated.

5. MINOR SUBDIVISION # 21-11000002, STOLTZFUS FARMSTEAD SUBDIVISION

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Joseph E. & Edith M. Stoltzfus

AGENT: R. Victor Buckler

LOCATION: 37225 New Market Rd.

TM-004 GRID-14 PAR-0050 ED-05 TAX ID-001994

LAND USE: Rural Preservation

ZONING: Rural Preservation District, RPD

ACREAGE: 106.036

ACTION REQUESTED: Review of a one lot minor subdivision.

Capital Facilities Comment: General Note 1: Add "Boundary Survey recorded at @73/1".

Capital Facilities Comment: General Note 9: Change Sewer to Sewerage.

Capital Facilities Comment: Relabel Parcel 50 to Adjusted Parcel 50 on the plat.

6. MINOR SUBDIVISION # 21-11000003, BRACKETT FARMSTEAD 1 & OUTPARCEL A
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) **HUNTERSVILLE RURAL LEGACY AREA**

OWNER: Joshua D. & Marie S. Brackett

AGENT: Little Silences Rest, Inc

LOCATION: Harvest Ln.

TM-009 GRID-03 PAR-0052 ED-05 TAX ID-004012

LAND USE: Rural Preservation

ZONING: Rural Preservation District, RPD

ACREAGE: 33.86

ACTION REQUESTED: Review of a one lot minor subdivision.

Capital Facilities Comment: General Note 1: Revise property description to TM 9 Gr 3 Pcl 52, Outparcel A @ 57/14.

Capital Facilities Comment: Revise vicinity map and plat to reflect Adjusted Outparcel A.

Capital Facilities Comment: Revise title block description to "Farmstead 1 and Adjusted Outparcel A" and correct plat reference to 57/14.

Capital Facilities Comment: Revise Surveyor's Certificate to "Also shown as Outparcel A on a plat entitled Farmsteads B & C, A Minor Subdivision of Part of Parcel A" as recorded among ... in Plat Book 57 at Page 14".

February 24, 2021 TEC Agenda

7. MINOR SUBDIVISION # 21-11000004, LONG PINES SUBDIVISION
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)
OWNER: Jason R. Long
LOCATION: Golden Thompson Rd.
TM-047 GRID-07 PAR-0188 ED-07 TAX ID-010052
LAND USE: Rural Preservation
ZONING: Rural Preservation District, RPD
ACREAGE: 38.97
ACTION REQUESTED: Review of a one lot minor subdivision.

Capital Facilities Comment: General Note 1: Add Parcel 1 @ 17/108 to the property description.

Capital Facilities Comment: General Note 10: Change Sewer to Sewerage.

For information, contact Kathy Garcia, Department of Land Use and Growth Management at
(301) 475-4200*1506 or at Kathy.Garcia@stmarysmd.com

Courtney Jenkins

From: Brandy Glenn
Sent: Tuesday, March 2, 2021 8:00 AM
To: Courtney Jenkins
Cc: Kathy Garcia
Subject: FW: MINOR TEC COMMENTS

From: Kwasi Bosompem <Kwasi.Bosompem@stmarysmd.com>
Sent: Tuesday, March 2, 2021 7:36 AM
To: Brandy Glenn <Brandy.Glenn@stmarysmd.com>
Subject: MINOR TEC COMMENTS

CHARLOTTE HALL COMMERCE CENTER

Identify the property to show Tax Map/Grid/Parcel #
Revise Concept Plan/Sketch Plan to show Rte. 235 and location of the National Register of Historic Property

THE GREENERY

Show Greenery Lane
Indicate Proposed Use and Sq.ft.

Kwasi

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

*William Hunt, Director, AICP
Harry Knight, Deputy Director*



COUNTY COMMISSIONERS OF ST. MARY'S:

James R. Guy, President
Eric Colvin, Commissioner
Michael L. Hewitt, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM:

TO: Soltesz, Gregory J Hosendorf
FROM: Amber Thompson, Permits Manager
DATE: 02/10/2021
SUBJECT: MINOR SITE PLAN # 21-13100006, THE GREENERY
(Zoning Ordinance 10-02) (Use #)

OW WCC PROPERTIES LLC
AA Soltesz, Gregory J Hosendorf

LOCATION TM-GRED-PAR-SEC-BLK-LOT-ED-TAXID

44222 GREENERY LN 0034-02-0603- - -1 -6-049230

TMX/AE-4
2.28

ACTION REQUESTED: Review of a MINOR SITE PLAN

A minimum two sets of floor plans will be required for the new use in the existing building; they must illustrate the proposed use and dimensions of rooms and provide adequate detail in order to verify compliance with the St. Mary's County Building Code and Maryland State Fire Code. Any questions pertaining to the floor plans should be referred to the Deputy Director, Harry Knight, at 301-475-4200 ext. 71560.

St. Mary's County Department of
Information Technology



Robert Kelly, CIO

Commissioners of St. Mary's County

James R. Guy, President
Eric Colvin, Commissioner
Michael L. Hewitt, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

Case No.: 21-131-006

ADDRESSING COMMENTS

Review Date: February 24, 2021

DESCRIPTION: MINOR SITE PLAN CONDITIONAL USE
THE GREENERY

OWNERS: WCC PROPERTIES, LLC

AGENT: SOLTESZ, INC.

LOCATION: 44222 GREENERY LN, HOLLYWOOD, MD

Tax ID(S): 06-049230

ACTION: TEC REVIEW OF MINOR SITE PLAN CONDITIONAL USE

COMMENTS:

1. No further action required for addressing. The following existing premise address is correct as displayed in the title block of the plan:

- 44222 GREENERY LN - Parcel 603

Comment based on plan signed 02/01/2021 and received by IT on 02/08/2021 for TEC review. If lot configuration or right of way access is changed, the premise address may need to be re-assigned.

Respectfully,

Jackie Green

Addressing Technician

Dept. Information Technology

St. Mary's County Government

Tel: 301-475-4200 Ext. *1544

addressing@stmarysmd.com

Received

FEB 24 2021

St. Mary's County
Land Use & Growth Management

MEMORANDUM:

To: Christie Sterling Hollander, Metropolitan Commission
From: Joseph Guyther, Saint Mary's County Fire Board
Date: Monday, February 22, 2021
Subject: Fire Department Comments for February 24, 2021 TEC Review

CONCEPT SITE PLAN # 21-13200002, CHARLOTTE HALL COMMONS LOT 4

(Zoning Ordinance 10-02) (Use # 63 Office, Use #83 Production Industry Custom)

OWNER: Charlotte Hall Commerce Center

AGENT: J Hopson Consulting, LLC

LOCATION: Three Notch Rd.

TM-004 GRID-10 PAR-0083 ED-05 TAX ID-062438

LAND USE: Mixed-Use Moderate-Intensity Open Space

ZONING: Town Center Mixed-Use, TMX

ACREAGE: 50.59

ACTION REQUESTED: Review of a concept site plan for a 32, 583 square foot office building.

Comments: An NFPA 13 compliant sprinkler system shall be installed in the proposed building. The sprinkler system fire department connection (FDC) shall be located within 100 feet of a fire hydrant. The sprinkler system fire department connection shall be marked with a sign stating "FDC" in at least 6 inch high red letters on a white background. Reflective sign material preferred. (Co. 2)

CONCEPT SITE PLAN # 21-13200003, THREE NOTCH COMMERCIAL DEVELOPMENT

(Zoning Ordinance 10-02) (Use # 48 Convenience Store, Use #60 Fuel Sales, Use # 74 Restaurant, Fast Food)

OWNER: Henry O. Milligan, Richard M. Wentworth, Robert E. & Kenneth Wentworth, Wentworth Brothers Partnership

AGENT: Bay Engineering, Inc.

LOCATION: 37590 Oaks Rd, 30315 Three Notch Rd.,

TM-001 GRID-16 PAR-0010, 0029, 0050 ED-05 TAX ID-008239; 003865; 050405

LAND USE: Mixed-Use Moderate-Intensity

ZONING: Town Center Mixed-Use, TMX

ACREAGE: 7.87

ACTION REQUESTED: Review of a concept site plan for a 5,380 sq. ft. convenience store with fuel sales and future fast-food restaurant pad.

Comments: A fire hydrant shall be located on the north side of Oaks Road where the existing 8 inch water main crosses under the road. The proposed water line extension and hydrant along the southbound lane of Point Lookout Road at the entrance to the convenience store is satisfactory for adequate coverage of the proposed buildings. (Co. 2)

MINOR SITE PLAN # 21-13100006, THE GREENERY

(Zoning Ordinance 10-02) (Use # 1, Agricultural Industry, Major)

OWNER: WCC PROPERTIES LLC

AGENT: Soltesz, Inc.

LOCATION: 44222 Greenery Ln.

TM-034 GRID-02 PAR-0603 ED-06 TAX ID-049230

LAND USE: Mixed-Use Moderate-Intensity

ZONING: Town Center Mixed Use, TMX/Airport Environs, AE-4

ACREAGE: 2.28

ACTION REQUESTED: Request a change of use from Winery (Use #12B) to Agriculture Processing Facility (Use #1).

Comments: No comments (Co. 7)

AMENDMENT TO THE COMPREHENSIVE WATER AND SEWERAGE PLAN

#21-200-001, WOODS AT MYRTLE POINT PUMP STATION #4

Comprehensive Water and Sewerage Plan 2017 Update

OWNER: Woods at Myrtle Point Homeowners Association, Inc

AGENT: Mudd Engineering, LLC.

LOCATION: 23569 Patuxent Boulevard

TM-034 GRID-11 PAR-0721 PART OF PAR A ED-08 TAX ID-152381

LAND USE: Residential Low Density

ZONING: Residential, Low Density, RL/Airport Environs-AE-4

ACREAGE: 0.38

ACTION REQUESTED: Request to delineate Myrtle Point Pump Station #4 on Sewer Map 34, and to add the pump station to Table 4-2C on Page IV-18.

Comments: No comments (Co. 3)

MINOR SUBDIVISION #21000002, STOLTZFUS FARMSTEAD SUBDIVISION

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Joseph E. & Edith M. Stoltzfus

AGENT: R. Victor Buckler

LOCATION: 37225 New Market Rd.

TM-004 GRID-14 PAR-0050 ED-05 TAX ID-001994

LAND USE: Rural Preservation

ZONING: Rural Preservation District, RPD

ACREAGE: 106.036

ACTION REQUESTED: Review of a one lot minor subdivision.

Comments: No comments (Co. 2)

**MINOR SUBDIVISION # 21-11000003, BRACKETT FARMSTEAD 1 & OUTPARCEL A
(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01) HUNTERSVILLE RURAL LEGACY
AREA**

OWNER: Joshua D. & Marie S. Brackett

AGENT: Little Silences Rest, Inc

LOCATION: Harvest Ln.

TM-009 GRID-03 PAR-0052 ED-05 TAX ID-004012

LAND USE: Rural Preservation

ZONING: Rural Preservation District, RPD

ACREAGE: 33.86

ACTION REQUESTED: Review of a one lot minor subdivision.

Comments: No comments (Co. 2)

MINOR SUBDIVISION # 21-11000004, LONG PINES SUBDIVISION

(Zoning Ordinance 10-02) (Subdivision Ordinance 10-01)

OWNER: Jason R. Long

AGENT: Linear Surveys, Inc.

LOCATION: Golden Thompson Rd.

TM-047 GRID-07 PAR-0188 ED-07 TAX ID-010052

LAND USE: Rural Preservation

ZONING: Rural Preservation District, RPD

ACREAGE: 38.97

ACTION REQUESTED: Review of a one lot minor subdivision.

Comments: No comments (Co. 5)

J. R. Guyther

Cc:

Chief 1

Chief 2

Chief 3

Chief 4

Chief 5

Chief 6

Chief 7

Fire Board



ST. MARY'S COUNTY
HEALTH DEPARTMENT

Meenakshi G. Brewster, MD, MPH - Health Officer

Administration, Records & Health Services: 301 - 475 - 4330

Environmental Health: 301 - 475 - 4321

Medical Assistance Transportation: 301 - 475 - 4296

Maryland Relay Service: 1 - 800 - 735 - 2258

Email: smchd.healthdept@maryland.gov

TEC Comments Due: 03/01/2021 LUGM#: 21 - 131-006

Transmittal Form

Owner/Applicant: Deborah Price (contract purchaser)

Surveyor: Soltesz

Property Location: 44222 Greenery Lane

Tax Map: 34 Grid: 2 Parcel: 603

Section: Lot: 1 District: 6

Subdivision: The Greenery

Property ID: 6049230

SMHD File No: 160-92

Date Received: 2/01/2021 No. of copies 1

OK for Sign - OK for Record Set - OK for Perc Preservation - No Objection

Needs Revisions - See Comments

Reviewed/Signed By: AGT [Signature] Date: 2/25/2021

Received

FEB 26 2021

St. Mary's County
Land Use & Growth Management



ST. MARY'S COUNTY
HEALTH DEPARTMENT

Meenakshi G. Brewster, MD, MPH - Health Officer

Administration, Records & Health Services: 301 - 475 - 4330

Environmental Health: 301 - 475 - 4321

Medical Assistance Transportation: 301 - 475 - 4296

Maryland Relay Service: 1 - 800 - 735 - 2258

Email: smchd.healthdept@maryland.gov

21-131-004

Property ID: 6049230

Property Address: 44222 Greening Lane

Building Permit Site Plan Checklist

General Notes

☒ 1. Property ID Block (Tax Map, Block, and Parcel)

☐ 2. Septic system sized for ___ GPD

☒ 3. Health Dept. SRA Note (if one exists) *Req.*

☒ 4. Comprehensive Water and Sewer Plan (if waiver request needed, note needs to be expanded)

☒ 5. "Well or Septic within 100 feet"

☒ 6. Type of water supply

☒ 7. Water/Sewer Categories Listed

Septic System *Existing, need to show septic/on-site disposal system*

☐ 1. Septic system and SRA 10 ft from structures and labeled

☐ 2. Adequate replacement area

☐ 3. Septic system accessibility

Well Site *Existing, need to show well & waterline*

☐ 1. 30 ft from house site for new construction (15' for additions)

☐ 2. Well site accessibility

☐ 3. Water line/connection to structure

☐ 4. Future well site available

Other Requirements

☒ 1. North Arrow

☒ 2. House/structure location

☒ 3. Driveways/Right of Ways labeled

☒ 4. Health Dept Approval Block.

☒ 5. Waiver request required

☒ 6. Vicinity Map

☒ 7. Scale

☒ 8. Surveyor's Stamp and Signature (check that license is valid)

Comments: Needs Revisions:

- ① Please show existing septic & drainfields. & SPA
(See attached)
- ② Please show and label existing drilled well
and water line, what is labeled as ex. sanitary
tank by stud is actually the deep well.
- ③ Please add HD approval block.
- ④ See attached, please add "Well on septic within
100' note (#7 on Attachment)
- ⑤ Please Add GPD for existing structure (see
Attached for Example #2). Need something in
writing that gives more detail on proposed use.
- ⑥ There was a previous water waiver approved
in 2017 but we do not have a copy w/ LUGM
approval. We either need that or a new
one needs to be completed

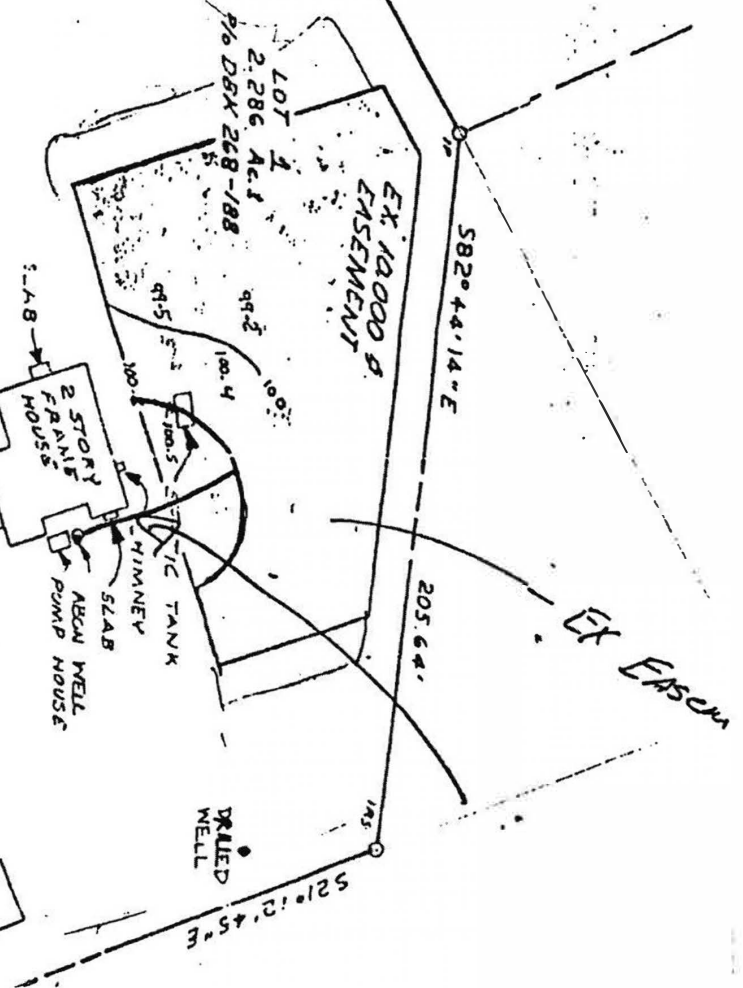
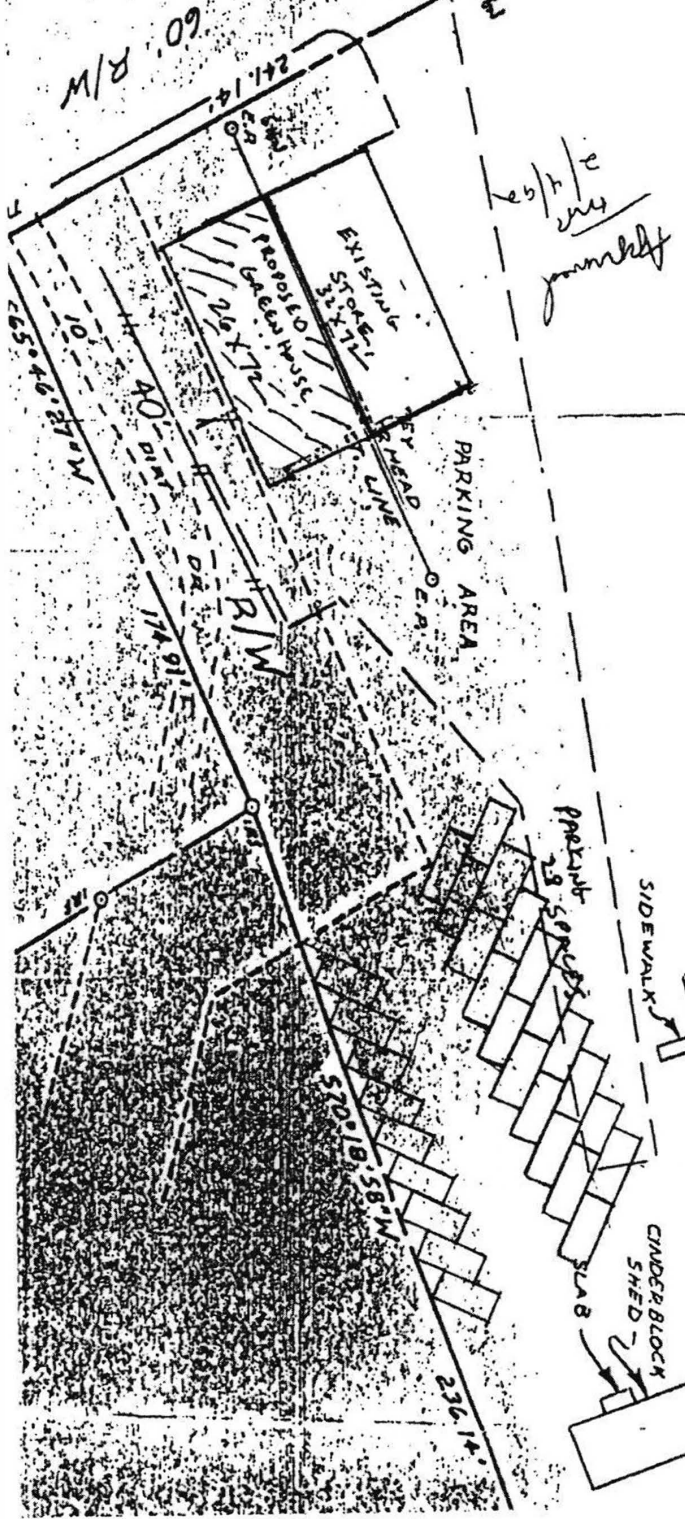
A Archer 2/25/2021

LEHS/Date

- ⑦ Note #4 needs to be revised to attached Note #13
- ⑧ Need SPA note (Revise your Note #5 to attach
Note #5)

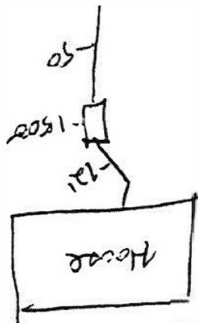
TO MACHANICSVILLE
OLD MD. RTE. 235
N 28° 29' 56" W

N.F.
POON CHI HOI
MRB 74-328



301-88

$M \leq 0.01235$
→ 2.5



Ex. OSDS adequate
for 400 GPD

GENERAL NOTES

1. Tax Map XX, Grid XX, Parcel XXX
2. This septic system is designed for ____ Gallons Per Day.
3. The property owner shall maintain and operate all new and existing BAT systems for the life of the system.
4. There shall be a 10 foot Utility Easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, maintenance, repair, inspection and operation of public water and sewer facilities, should such facilities ever be installed. **(New Subdivisions Only)**
5. This Health Department approval certifies that the lots shown herein are in consonance with pertinent Health Department laws and regulations as of the approval date; however, this approval is subject to changes in such laws and regulations. Changes in topography or site designations may void this approval. The designated perc areas are the only perc areas approved by the St. Mary's County Health Department for sewage disposal purposes. The approved lots include an approved area of at least 10,000 square feet for sewage disposal purposes as required by current Maryland State Health Department law. Improvements of any nature including, but not limited to, the installation of other utility lines in this area may render the lots undevelopable. To determine the exact areas of the lots approved for sewage disposal purposes or to establish a different area such purposes, you should contact the St. Mary's County Health Department, Office of Environmental Health.
6. This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
7. There are no existing wells or sewage easements within 100 feet of the proposed wells or sewage easements, unless otherwise shown.
8. Water supply shall be from an individual deep drilled well to an approved confined aquifer.
9. Sewage flow shall be to an individual septic system.
10. Minimum Ownership Statement: These lots contain at least a 20,000 square foot area which does not include rights-of-way (existing or proposed), 50 year flood plains and 25% or greater grades. The 20,000 square foot area includes the combined area of the sewage reserve area plus the building site. **(New Subdivisions Only)**
11. Water and Sewer Categories listed, (Ex: W-3D, S-3D)
12. The purpose of this plat is to record the percolation test results only. Approval of this plat does not constitute approval of the property for recordation as a building lot or for building permit purposes. This plat may not be substituted for a sewage easement plat or site plan. **(Perc preservation plats only)**
13. This plan is in compliance with the St. Mary's County Comprehensive Water and Sewerage Plan. The applicant has obtained a waiver or deferral to connect to the public ____1____, and subsequently the resulting private ____2____ service shall be:
 - a. approved by the Office of Environmental Health; and
 - b. designed for future connection to a public system when the Metropolitan Commission determines that a connection is feasible and the private ____3____ service shall be discontinued and the property shall be connected to the public system. **(this note is required when a waiver from water and sewer connection is required, it takes place of note #6)**



www.metcom.org

St. Mary's County Metropolitan Commission

23121 Camden Way, California, MD 20619

Serving our customers since 1964

Potable Water Distribution - Wastewater Collection / Treatment

Phone: 301-737-7400

FAX: 301-737-7459

TEC AGENCY CONCEPT APPROVAL TRANSMITTAL

TO: Department of Land Use and Growth Management

FROM: St. Mary's County Metropolitan Commission

RE: 21-131-006 The Greenery – 44222 Greenery Lane
Control Number and Project Name

DATE: February 24, 2021

The above-referenced project satisfactorily addresses the TEC requirements for concept only and is ready for approval for the Planning Commission, if necessary.

YES ☒

NO ☐

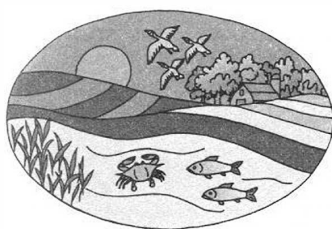
1. Zoned W-6D/S-6D. Water / Sewer Connection Waiver Request for this property (LUGM No. 17-175-006) was previously approved by MetCom May 10, 2017.

SIGNATURE:

Andy Balchin, P. E., MetCom Assistant Engineer

Received
FEB 25 2021

St. Mary's County
Land Use & Growth Management



St. Mary's Soil Conservation District

26737 RADIO STATION WAY, SUITE B

LEONARDTOWN, MD 20650

PHONE 301-475-8402 EXT. 3 ■ FAX 301-475-8391

WWW.STMARYSSCD.COM

MEMO

To: Brandy Glenn, LUGM

From: Jane R. Sanders, St. Mary's Soil Conservation District

Subject: Technical Evaluation Committee Comments

Date: February 17, 2021

Pursuant to the provisions of St. Mary's County Development Ordinances, the following comments are offered for consideration in review of the project titled: THE GREENERY, zoning number #21-131-006.

This submission circulated for review February 9, 2021 meets the requirements for **preliminary approval** by this agency as submitted.

YES X NO

Additions and corrections required or recommended by this agency prior to final approval are as follows:

Any soil disturbance that exceeds 5,000 square feet and/or 100 cubic yards of cut and fill will need an engineered erosion and sediment control plan. An exemption can be granted for disturbances less than 5,000 square feet and/or 100 cubic yards of cut and fill.

Jane R. Sanders, Erosion and Sediment Control Specialist

RECEIVED

FEB 23 2021

St. Mary's County
Land Use & Growth Management

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF
PUBLIC WORKS & TRANSPORTATION
John Deatrick, P.E., AICP, LEED BD+C
Director



COMMISSIONERS OF ST. MARY'S COUNTY
James R. Guy, President
Eric Colvin, Commissioner
Michael L. Hewitt, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

MEMORANDUM

TEC ITEM # 3

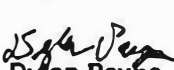
DATE: February 24, 2021
TO: Kathy Garcia, **Sr. Administrative Coordinator**, Department of Land Use & Growth Management
FROM: Dylan Payne, **Engineer Technician**, Department of Public Works & Transportation
SUBJECT: **21-131-006 The Greenery (Change In Use)**
Agent: Soltesz, Inc.
Owner/Applicant: Deborah Price

This Department has reviewed the Minor Site Plan submitted on February 8, 2021 for the above referenced project. This Department has no objection to the proposed change of use and offer the following comments:

A. General Comments:

1. Add proposed cut and fill amounts of soil.
2. Label and illustrate the proposed limits of disturbance area.

If other agency reviews cause changes to this plan version, then submit the latest version of the plan to this Department. If you have any questions regarding these comments, please do not hesitate to contact this Department.


Dylan Payne, Engineer Technician
Dylan.Payne@stmarysmd.com
S:\DPayne\TEC Review\21-131-006 The Greenery\21-131-006 The Greenery.doc

- The proposed Royal Farms with fuel canopy in 3.92 acres area and 45-seated fast food restaurant in 3.95 acres area of a site of 7.82 acres area with 100 total parking spaces..
- Proposing one of three entrance access for this development from MD 5 will impact State's right-of-way. Rest of the entrance access from County Road (Charlotte Hall Rd and Oak Road)
- Access permit is required for this proposed development. Please advise applicant to submit plan submittal directly to D5 Office.
- **The Greenery (Minor Site Plan #21-13100006):**
 - Proposed development site of 2.28 acres is located at 44222 Greenery Lane, Hollywood MD.
 - Proposing modification of existing 72'x62' building to use as agricultural processing bldg.. with 5-parking spaces.
 - Entrance access from County/Local Road (Greenery Lane) will not impact MDOT SHA MD 722 Dean Marvel Road right-of-way.
 - No objection to the proposed modification.
- **Woods at Myrtle Point PS#4 (Amendment to Comprehensive Water & Sewer Plan#21-200-001):**
 - Proposed development site of 9.03 acres is located at SW of Placid Hill Road in California MD.
 - Request to delineate pump station #4 on sewer map # 34 and add pump station to table 4-2C for the future 185 dwelling units via amendment.
 - MDOT SHA has no object to this amendment as no impact to MD 4 right-of-way.
- **Stoltzfus Farmstead Subdivision (Minor Subdivision#21-11000002):**
 - Proposed subdivision site of 106 acres is located at 37225 New Market Road.
 - Proposing subdivision of 106 acres site into two (2) subdivision of 15 acres and 91 acres. Existing gravel entrance access from New Market Road.
 - MDOT SHA has no object to this proposed subdivision as no impact to MD 6 right-of-way.
- **Brackett Farmstead Subdivision (Minor Subdivision #21-11000003):**
 - The proposed subdivision site of 33.86 acres located at the end of the Harvest Lane.
 - Proposing subdivision of 33.86 acres site into two (2) subdivision of 19.93 acres and 16.91 acres. Access from private road to Harvest Lane.
 - MDOT SHA has no object to this proposed subdivision as no impact to MD 5 right-of-way.
- **Long Pines Subdivision (Minor Subdivision #21-11000004):**
 - The proposed subdivision site of 38.97 acres located at SWE of Golden Thomson Road.
 - Proposing subdivision of 38.97 acres site into two (2) subdivision of 20.153 acres and 18.819 acres. Access from Golden Thomson Road.
 - MDOT SHA has no object to this proposed subdivision as no impact to MD 243 right-of-way.

Thank you,
Pradip Patel

From: Jonathan Makhoulf <JMakhoulf2@mdot.maryland.gov>
Sent: Monday, February 8, 2021 3:24 PM
To: Pradip Patel (Consultant) (D5 SHA) <PPatel10.consultant@mdot.maryland.gov>
Subject: FW: February 24, 2021 TEC Agenda

FYI

From: Kathy Garcia <Kathy.Garcia@stmarysmd.com>
Sent: Monday, February 8, 2021 3:13 PM
To: Addressing <addressing@stmarysmd.com>; Andrew King <andrewking@washgas.com>; Arthur Shepherd <Arthur.Shepherd@stmarysmd.com>; Calvin Strozier <Calvin.Strozier@stmarysmd.com>; Donna Sasscer <Donna.Sasscer@stmarysmd.com>; Jonathan Makhoulf <JMakhoulf2@mdot.maryland.gov>; Joseph Guyther <joseph.guyther@att.net>; Joseph Guyther <joseph.guyther@gmail.com>; Keith Ulrich <Keith.Ulrich@SMECO.coop>; Lori Byrne <lori.byrne@maryland.gov>; Mary Hayden Board of Education <mehayden@smcps.org>; Mieke Camp

Kathy Garcia

From: Jonathan Makhoulf <JMakhoulf2@mdot.maryland.gov>
Sent: Wednesday, February 24, 2021 11:38 AM
To: Brandy Glenn; Kathy Garcia
Subject: FW: February 24, 2021 TEC Agenda: SHA Review

Good Morning Brandy and Kathy,

Please see the conceptual comments for your meeting agenda items below. I will not be in attendance so if you require any additional follow-up items (i.e. no objection to moving forward with planning commission review etc.) you can email me and we will get back to you.

Thank you and have a great day!

Jonathan Makhoulf, P.E.
 Regional Engineer - Access Management
 MDOT SHA District 5
 138 Defense Highway
 Annapolis MD 21401
 410.841.1084
JMakhoulf2@mdot.maryland.gov



From: Pradip Patel (Consultant) (D5 SHA) <PPatel10.consultant@mdot.maryland.gov>
Sent: Wednesday, February 17, 2021 8:54 AM
To: Jonathan Makhoulf <JMakhoulf2@mdot.maryland.gov>
Subject: RE: February 24, 2021 TEC Agenda: SHA Review

Good Morning Jon,

Below please find Feb. 24, 2021 TEC Agenda projects review comments:

- **Charlotte Hall Commons Lot 4 (Concept Site Plan#21-13200002):**
 - The proposed development site is located at NE of MD and MD 6 Intersection and behind Charlotte Hall Station 114K sft shopping center with 12-gas pump station.
 - Proposing to build 2-storey office bldg. (12890 SFT) and production industry bldg. (19693 SFT) with 72 parking in an 18.36 acres lot site. Proposing access from John Knight Road that will be constructed under VA. Outpatient Clinic (18APM00319) and adjacent development along MD 5.
 - Proposed development will generate more than 50 average daily vehicle trips will impact MD 5. A TIS review is requested.
- **Three Notch Commercial Development (Concept Site Plan#21-13200003):**

<mieko.camp@maryland.gov>; Sabrina Hecht <sabrina.j.hecht@navy.mil>; Trish Brown <pgonzales@metcom.org>; Andy Balchin <abalchin@metcom.org>; Ben Woodill <bwoodill@yahoo.com>; Bill Hunt <Bill.Hunt@stmarysmd.com>; Bob Kelly <Bob.Kelly@stmarysmd.com>; Brandy Glenn <Brandy.Glenn@stmarysmd.com>; Calvin Strozier <Calvin.Strozier@stmarysmd.com>; Casey Guidry <Casey.Guidry@stmarysmd.com>; Chris Kaselemis <Chris.Kaselemis@stmarysmd.com>; Chris White <calan2000@yahoo.com>; Christy Hollander <mhollander@metcom.org>; Colin Burke-Washington Gas <CPBurke@washgas.com>; Dan Fogel <Dan.Fogel@stmarysmd.com>; Dave Chapman <Dave.Chapman@stmarysmd.com>; Donald Mills <Donald.Mills@stmarysmd.com>; Donna Sasscer <Donna.Sasscer@stmarysmd.com>; Sharon White <Sharon.White@stmarysmd.com>; Dylan Payne <Dylan.Payne@stmarysmd.com>; Eric Benson <Eric.Benson@stmarysmd.com>; Eric Colvin <Eric.Colvin@stmarysmd.com>; Erich Florence <EFlorence@mdot.maryland.gov>; Gary Whipple <Gary.Whipple@stmarysmd.com>; Harry Knight <Harry.Knight@stmarysmd.com>; Health Dept. Heather Moritz <heather.moritz@maryland.gov>; Herb Reigel SMECO <Herb.Reigel@smeco.coop>; James O'Neill <James.O'Neill@stmarysmd.com>; Jane Sanders <jane.sanders@stmarysscd.com>; Jeff@linearsurveys.com <Jeff@linearsurveys.com>; Jesse Yeatman <jyeatman@somdnews.com>; John Davis <Derick.Davis@smeco.coop>; John OConnor <John.OConnor@stmarysmd.com>; Julia Pugh <1juliepugh@gmail.com>; Katherine Stormont <Katherine.Stormont@stmarysmd.com>; Kathryn Chaney <Kathryn.Chaney@stmarysmd.com>; Ken Barbour <joseph.barbour@navy.mil>; Madison Bateman <mbateman@somdnews.com>; Michael Canova <Michael.Canova@stmarysmd.com>; Mike Hewitt <Mike.Hewitt@stmarysmd.com>; Nancy Thompson <Nancy.Thompson@maryland.gov>; Nicholas Colvin <Nicholas.Colvin@stmarysmd.com>; Randy Guy <Randy.Guy@stmarysmd.com>; Robert Johnston <Robert.Johnston@stmarysmd.com>; Sandie Greene <Sandie.Greene@stmarysmd.com>; Sue Veith <Sue.Veith@stmarysmd.com>; Tim Cameron <Tim.Cameron@stmarysmd.com>; Todd Morgan <Todd.Morgan@stmarysmd.com>

Subject: February 24, 2021 TEC Agenda

Good afternoon,

Please see the attached February 24, 2021, TEC agenda also posted on Board docs.

Meeting: Technical Evaluation Committee

Date: Wednesday, February 24, 2021

Item: B.1 February 24, 2021, Technical Evaluation Committee Agenda

URL: <http://go.boarddocs.com/md/stmarysco/Board.nsf/goto?open&id=BXXLTL57E2F1>

Thank you,

Kathy Garcia

Administrative Coordinator

Land Use and Growth Management

301-475-4200 ext. 71506