

Planning Commission Meeting September 11, 2023





Veterans Memorial Wall

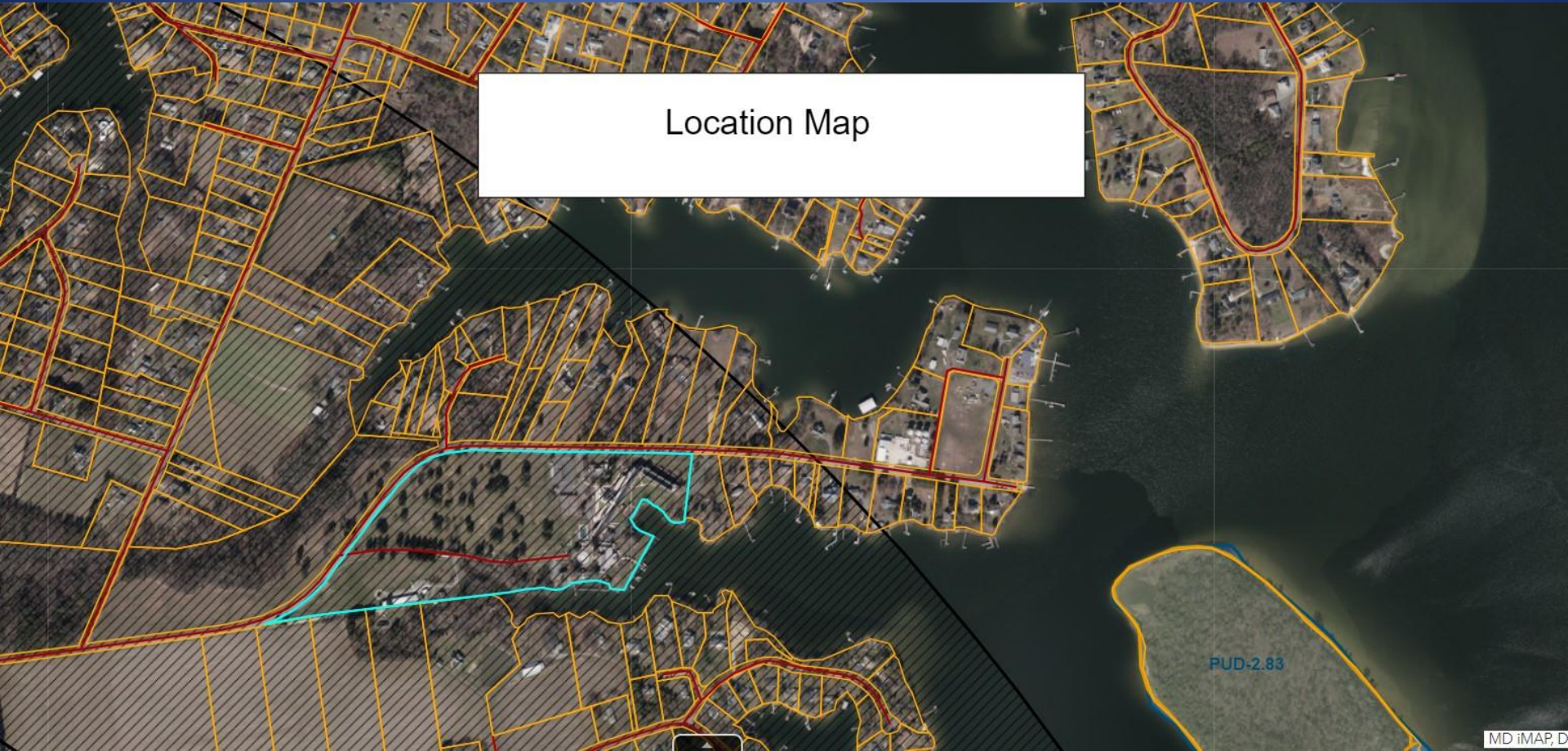
- Location: 24494 Placid Harbor Way, Hollywood, MD 20536
- Election District- 06
- Tax IDs- 020038
- Tax Map-027 Grid-17 Parcel-0157
- Land Use: Marine Use/Rural Preservation
- Zoning: Commercial Marine/Rural Preservation District
- Overlays: Limited Development Area/Resource Conservation Area
- Acreage: 28.56




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Approval for impervious surface trading in the critical area on a minor site plan application.

Location Map



MD iMAP, D



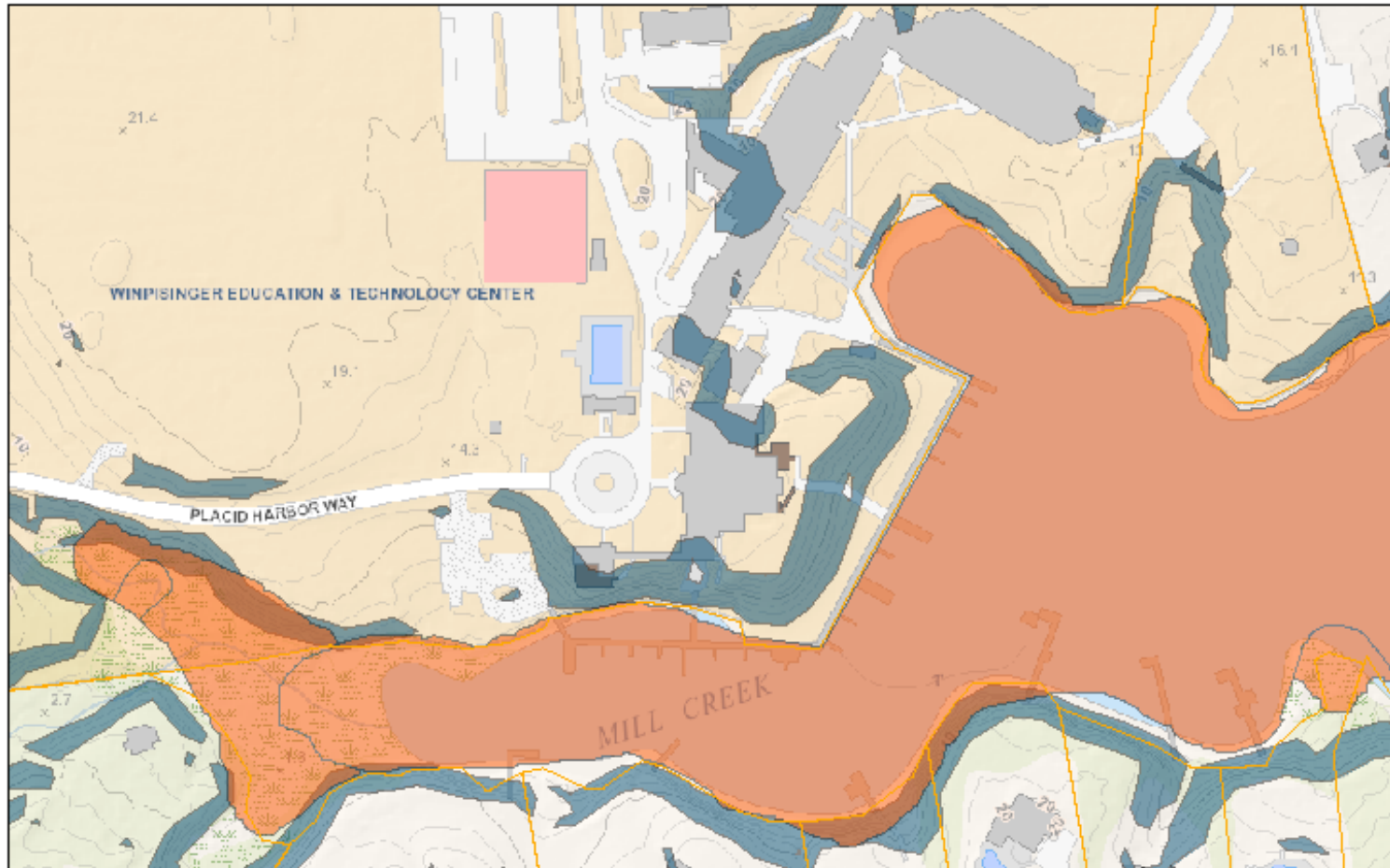
Land Use: Rural Preservation
Marine Use

PUD-2.83



Zoning: RPD/CM
RCA/LDA overlay

Veterans Memorial Wall MSP23-0159 Sensitive Areas Map

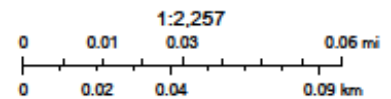


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Property Boundaries Slopes Greater than 15%

DNR Wetlands

Estuarine



Printed from the Public GIS Map
Provided by the St. Marys County Government



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Purpose of Rural Preservation District (RPD)

- Intended to foster agricultural, forestry, mineral resource extraction, and aquacultural uses
- Low-density residential development is permitted
- The farmer has the right to farm without being restricted by neighboring residential areas.
- The general intent is to encourage farming without undue burden to the landowner



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Purpose of the Commercial Marine District (CM)

- provides and protects shoreline sites for a full range of marine sales and services



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Intent of the Limited Development Area (LDA) Overlay

- areas developed in low or moderate intensity uses that contain areas of natural plant and animal habitats and from which the quality of runoff has not been substantially altered or impaired



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Purpose of the Limited Development Area (LDA) Overlay

- Maintain or, if possible, improve the quality of runoff and groundwater entering the Chesapeake Bay and its tributaries.
- Maintain, to the extent practicable, existing areas of natural habitat.
- Protect water quality, aquifer recharge areas, habitats, and the prevailing character of areas when accommodating additional low or moderate intensity development.
- Assure that the overall intensity of development in the LDA is not increased beyond the level established in a particular area so as to change its prevailing character as identified by density and land use currently established in the area.



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Public Hearing Notice Requirements

- A Public Notice was published in *Southern Maryland News* on August 25 and September 1, 2023
- The agenda was posted on the St. Mary's County website on September 5, 2023
- The public notification requirements of CZO Section 21.3.3 have been met



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Background Information

- The minor site plan was distributed for review by the TEC agencies on May 5, 2023
- 14.10 acres are zoned Commercial Marina with a Limited Development Overlay (LDA)
- No net increase in lot coverage (impervious surfaces) since implementation of the Critical Area regulations



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Background Information

- The CZO defines impervious surfaces as:
All buildings, road, parking and driveways, paving, patios, decks, sidewalks, stoops, porches, steps, walkways, piers, swimming pools constructed on a lot which reduce the infiltration capacity of the land or result in increased storm water runoff. Wooden decks and walkways (or portions thereof) elevated above finished grade by minimum of the width of the deck and having shrub or ground cover plantings beneath are considered pervious.



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Background Information

- Maryland Natural Resources Article, §8-1802(a) defines lot coverage as:
 - (i) "Lot coverage" means the percentage of a total lot or parcel that is:
 1. Occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or
 2. Covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement, or any manmade material.
 - (ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.
 - (iii) "Lot coverage" does not include:
 1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
 2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
 3. A wood mulch pathway; or
 4. A deck with gaps to allow water to pass freely.



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Background Information

- COMAR 27.01.02.04.C(6)(b) - A local jurisdiction shall limit lot coverage on a parcel... When a portion of a lot or parcel is mapped as a limited development area, 15 percent of that portion of the lot or parcel.
- The LDA portion of the property is currently impacted by 184,788 square feet or 30% lot coverage.



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St. Mary's Comprehensive Zoning Ordinance Requirements

- Site Development Standards for the LDA allow for impervious surface trading approval by the PC if:
 1. Located on a grandfather lot,
 2. the replacement surfaces do not encroach closer to tidal waters,
 3. the replacement surfaces are located outside of sensitive areas,
 4. where surfaces are removed, it is then replanted in natural forest vegetation, and
 5. mitigation is performed.



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Request:

- 228 sq ft memorial monument
- Removal of 3,470 sq ft fountain area



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Outstanding Issues:

- None