



Commissioners of St. Mary's County Meeting - Oct 06 2026 Minutes

Tuesday, October 6, 2026 at 9:00 AM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

**1. 9:00 A.M. - ENCROACHMENT MITIGATION AND PREVENTION JOINT MEETING:
COMMISSIONERS OF ST. MARY'S COUNTY AND COMMANDING OFFICER, NAVAL AIR
STATION, PATUXENT RIVER - Chesapeake Building, 41770 Baldrige Street,
Leonardtown, MD.**

Present:

Commissioner President James R. Guy

Commissioner Eric S. Colvin

Commissioner Michael L. Hewitt

Commissioner Michael R. Alderson, Jr.

Commissioner Scott R. Ostrow

David Weiskopf, County Administrator

Jessica Andritz, Director, Department of Land Use and Growth Management

John Norris, III, Director, Department of Public Works and Transportation

Cindy Greb, Director, Department of Economic Development

Leenika Belfield-Martin, Communications Coordinator, Public Information Office

CAPT Robert Chandler, Commanding Officer of NAS Patuxent River

CDR Michael Flynn, Executive Officer of NAS Patuxent River

Hannah Pajewski, Community Planning Officer of NAS Patuxent River

Scott Fleming, Installation Program Integrator of NAS Patuxent River

Ashley Raley, Environmental Scientist, NAWCAD Sustainability Office / Atlantic Ranges & Targets Department

CAPT John Coleman, CO VX-1

Stephanie Gleason, Director, Strategic Education Office, NAWCAD Pax River

The Commissioners met with the Commanding Officer and Representatives of NAS Patuxent River at 9:00 a.m. in the Chesapeake Building Meeting Room, Governmental Center, for the Encroachment Mitigation and Prevention Joint Meeting.

Commissioner President Guy and Commanding Officer Captain Robert Chandler provided opening remarks.

Presentations were given for the following: St. Mary's County Comprehensive Plan Update; Defense Community Infrastructure Program Update (DCIP); Regional Workforce Study Presentation; Encroachment and AICUZ; and VX-1 Mission Overview

Following closing remarks by Commissioner President Guy and Commanding Officer Captain Chandler, the meeting adjourned at 10:03 a.m.

AGENDA

[Joint CSMC-NAS Mtg REV 100626.docx](#) 

DEFENSE COMMUNITY INFRASTRUCTURE PROGRAM UPDATE (DCIP)

[DCIP Project Presentation Joint Encroachment Template.pptx](#) 

SOUTHERN MARYLAND REGIONAL WORKFORCE STUDY PRESENTATION

The Department of Economic Development will present the final Southern Maryland Regional Workforce Study during the joint meeting of the Commissioners of St. Mary's County and Naval Air Station Patuxent River leadership.

The study was conducted by Towson University's Regional Economic Studies Institute (RESI) through a collaborative partnership between St. Mary's County Government, Naval Air Station Patuxent River/NAWCAD, Calvert County, and Charles County.

The study provides an analysis of the Southern Maryland regional workforce, including workforce supply and demand, occupational and skills gaps, industry trends, and challenges affecting the recruitment and retention of talent. The findings are intended to help inform regional workforce development strategies and strengthen the talent pipeline supporting NAS Patuxent River, the defense industry, and the broader Southern Maryland economy.

Representatives from Towson University will participate virtually to present the study findings and recommendations and respond to questions from the Commissioners and Navy leadership.

[TU - Regional Workforce Study - Agenda Item Detail - 100626.docx](#) 

[TU - Regional Workforce Study - Advance Memo - 100626.docx](#) 

[SoMD Regional Workforce Study Final \(2\) - 100626.pdf](#) 

[SoMD RESI Presentation - 100626.pptx](#) 

ENCROACHMENT AND AICUZ

[AICUZ presentation to SMC OCT 2026_HNP Final.pptx](#) 

VX-1 MISSION OVERVIEW

2. ADJOURN

3. 10:15 a.m. - WELCOME

Members present

Commissioner President James R. Guy
Commissioner Eric S. Colvin
Commissioner Michael L. Hewitt
Commissioner Michael R. Alderson, Jr.
Commissioner Scott R. Ostrow
David Weiskopf, County Administrator
Leenika Belfield-Martin, Communications Coordinator
Julie Burch, Recorder

Commissioner President Guy called the business meeting of the Commissioners of St. Mary's County to order at 9:00 a.m. in the Chesapeake Building Meeting Room, Governmental Center.

A. Invocation and Pledge

B. Approval of Consent Agenda

[Commissioners of St. Mary's County Meeting - Sep 29 2026 - Minutes - Html](#) 

[056 - State Highway Administration.docx](#) 

[Ltr to MD SHA.pdf](#) 

[057 - CRRF Report 10 6 26 \(final\).docx](#)  [2026-20.pdf](#) 

[Ltr to Office of Social Equity.pdf](#) 

MOTION 1: I move to approve the Consent Agenda, which includes the minutes of October 29, 2026.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Eric Colvin

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Motion Carries 5-0

MOTION 2: I move to approve the letter to the State Highway Administration concerning inherently dangerous intersections.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Eric Colvin

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Motion Carries 5-0

MOTION 3: I move to approve the annual report to the Office of Social Equity on the St. Mary's County Community Reinvestment and Repair Fund.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Eric Colvin

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Motion Carries 5-0

4. 10:20 a.m. - PROCLAMATIONS

- A. National Domestic Violence Awareness Month

[CSMC Agenda Item Template](#) 

[National Domestic Violence Awareness Month 2026.pdf](#) 

- B. National 4-H Week

[National 4-H Week](#) 

[4-H Week 2026.pdf](#) 

- C. Case Management Recognition Week

[Case Management Recognition Week](#) 

[Case Management Recognition Week 2026.pdf](#) 

- D. National Faith and Blue Weekend

[National Faith and Blue Weekend](#) 

[National Faith & Blue Weekend 2026.pdf](#) 

5. 10:45 a.m. - COMMENDATION

- A. Alexis Zoss Retirement

[Alexis Zoss Retirement](#) 

[Zoss, Alexis.pdf](#) 

6. 10:50 a.m. - MAIN AGENDA

- A. **DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION** – Decision - Adoption of the Walter Francis Duke Airport Terminal and Pergola Usage Policy, License Agreement and Fee Schedule

Recommended Amendments to Walter Francis Duke Airport Terminal and Pergola Usage Policy & License Agreement based upon comments; Request for Concurrence in Adoption.

[Agenda Item Details.docx](#) 

[CSMC PostHearing.mem.100626.rev1.pdf](#) 

[Terminal and Pergola Policy.TrackedChanges.100626.rev1.pdf](#) 

[Rebarchick Comments.091526.pdf](#) 

[EAA.Comments.091526.pdf](#) 

[Terminal and Pergola Resolution.docx](#) 

[Terminal and Pergola Policy.Final.100626.pdf](#) 

MOTION 1: I move to approve the Walter Francis Duke Airport Terminal and Pergola Usage Policy & License Agreement with the changes set forth in the accompanying recommendation dated October 6, 2026.

Postponed Vote to October 20, 2026.

MOTION 2: I also move to approve the Resolution adopting the amended Policy effective November 1, 2026.

Postponed Vote to October 20, 2026

7. 11:00 a.m. - COUNTY ADMINISTRATOR

- A. **DRAFT AGENDAS FOR OCTOBER 20, 2026, AND OCTOBER 27, 2026.** There will be no meeting of the Commissioners on October 13, 2026.

[102026.docx](#)  [102726.docx](#) 

- B. **SHERIFF'S OFFICE - FY27 Tobacco Enforcement Initiative MOA Amendment**

[Agenda Item Details FY27 Tobacco Enforcement Initiative MOA Amendment.docx](#)



[Sheriff's Memo Amended MD2743.pdf](#) 

[Grant & Other Cover Amended MD2743.pdf](#) 

[Amendment 001 for MOA 26-1106.pdf](#) 

[Signed MOA 26-1106 for Reference.pdf](#) 

[Signed Delegated Authority for Reference.pdf](#) 

[BA-Amendment 001 for MD2743.pdf](#) 

[BA-Amendment 001 for MD2743- CSMC Sign.pdf](#) 

MOTION 1: I move to approve the FY2027 Amended MOU between St. Mary's County Health Department and the Sheriff's Office for Tobacco Sale Compliance and Enforcement.

Moved by: Commissioner Eric Colvin; seconded by: Commissioner Scott Ostrow

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Motion Carries 5-0

MOTION 2: I move to approve the budget amendment in the amount of \$6,221 for the Tobacco Sale Compliance grant agreement.

Moved by: Commissioner Eric Colvin; seconded by: Commissioner Scott Ostrow

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Motion Carries 5-0

C. **DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION** – Capital Projects Status Update

Capital Projects Status Update

Present:

John Norris,III, Director

Gary Whipple, Deputy Director

This briefing updates the Commissioners on the status of capital projects under the Department of Public Works and Transportation, highlighting five projects.

[Agenda Item Detail.docx](#) 

[CSMC Memo.100626.pdf](#) 

[DPWT Capital Projects Commissioner Update.Final.pdf](#) 

D. **COUNTY ADMINISTRATOR** - Approve Employee Contract

[AGENDA ITEM DETAIL -COUNTY ADMINISTRATOR - Approve Employee Contract](#) 

signed

MOTION: I move to approve the employment contract for the Communications Director for St. Mary's County Government and authorize the Commissioner President to sign the related documents.

Moved by: Commissioner Michael Hewitt; seconded by: Commissioner Scott Ostrow

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Motion Carries 5-0

8. **11:30 a.m. - COMMISSIONERS TIME**

The Commissioners highlighted events over the past week and provided general comments.

MOTION TO ENTER INTO CLOSED SESSION

MOTION: I move to enter into closed session to discuss Real Property.

Moved by: Commissioner Michael R Alderson Jr; seconded by: Commissioner Eric Colvin

Yea: Commissioner President James Guy, Commissioner Michael R Alderson Jr, Commissioner Michael Hewitt, Commissioner Eric Colvin, and Commissioner Scott Ostrow

Motion Carries 5-0

Present:

Commissioner President James Guy

Commissioner Scott Ostrow

Commissioner Eric Colvin

Commissioner Michael Hewitt

Commissioner Michael Alderson

David Weiskopf, County Administrator

David Yingling, Deputy County Administrator

Cynthia Greb, Director, Economic Development

Tom Sadowski, CEO and Executive Director, MEDCO

Wyatt Shifflet, Vice President, Project Financing, MEDCO

Sarah Horta, Director of Innovation & Strategic Partnerships. MEDCO

Tracy Rohan, Recorder

Authority: §9-512(a)(6) of the Local Government Article of the Annotated Code of Maryland

Time Held: 12:18p.m. – 12:31 p.m.

Purpose: To hold preliminary discussions concerning the purchase or disposition of real property.

9. CLOSED SESSION

10. ADJOURN

The meeting adjourned at approximately 12:31 p.m. Minutes approved by the Commissioners of St. Mary's County on October 20, 2026.

____JB_____
Julie Burch, Senior Administrative Coordinator

11. 6:30 p.m. - PUBLIC HEARING

A. **DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT** - Draft St. Mary's 2050 Plan Public Hearing

[DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT - Draft St. Mary's 2050 Plan Public Hearing](#) 

As part of a comprehensive plan review cycle, local jurisdictions must examine their Land Use maps to see if updates are desirable/necessary. During this review, property owners are afforded an opportunity to request changes to their property's Land Use designation (how they are shown on the Land Use map).

The following applications were received:

1. Stanley Martin Companies, LLC (WITHDRAWN AS OF 9/28/2026)

Withdrawal Letter: [Wildewood Withdrawal Ltr \(09.28.2026\).pdf](#) 

2. Bumpy Oak Corp. Retirement Plan Trust

[Memo to CSMC - Bumpy Oak Corp Retirement Plan Trust - \(10.06.2026\).pdf](#) 

Video Clip from 7/7/26 PC Meeting: https://www.youtube.com/live/GMW-I1WzunE?si=UP8x7ByI_w8HlcwJ&t=9892

3. LMZ, LLC

[Memo to CSMC - LMZ, LLC - \(10.06.2026\).pdf](#) 

Video Clip from 7/7/26 PC Meeting: <https://www.youtube.com/live/GMW-I1WzunE?si=JbEXfK4k5BWHJ6m0&t=11500>

4. Medina Partnership

[Memo to CSMC - Medina Partnership - \(10.06.2026\).pdf](#) 

Video Clip from 7/7/26 PC Meeting: <https://www.youtube.com/live/GMW-I1WzunE?si=i0EwnabEJ-9Kq69D&t=8920>

5. Family Tree Ventures II LLC

[Memo to CSMC - Family Tree Ventures II LLC - JSBA \(10.05.2026\).docx](#) 

Video Clip from 7/7/26 PC Meeting: <https://www.youtube.com/live/GMW-I1WzunE?si=NgUOfqr8BI013BN6&t=11217>

6. Sherry G. Lloyd

[Memo to CSMC - Sherry G. Lloyd - \(10.06.2026\).pdf](#) 

Video Clip from 7/7/26 PC Meeting: <https://www.youtube.com/live/GMW-I1WzunE?si=nazCfwaTwLKB5VyS&t=12365> **(Please note that the applicant amended the original request.)**

7. Tommy's Truck Services II Inc

[Memo to CSMC - Tommy's Truck Service II Inc - \(10.06.26\).pdf](#) 

Video Clip from 7/7/26 PC Meeting: <https://www.youtube.com/live/GMW-I1WzunE?si=GBw3r-fAKhdrN4UR&t=12646> **(Please note that the applicant amended the original request.)**

Below is the document entitled "Public Hearing Draft" that was made available to the public on the St. Mary's 2050 Project Website in April 2026 and that was the subject of the Public Hearings conducted by the Planning Commission in June/July 2026.

[SMC_PublicHearingDraft_26.05.11.pdf](#) 

Based upon the advice received from the Consultant Team, all requested changes to the text of the "Public Hearing Draft" have been consolidated into memoranda

that were presented to the Planning Commission and made a part of the recommendation for approval by the CSMC.

Memo #1 - [Memo #1 - SMC_RequestedChangesMemo.pdf](#) 

Memo #1.5 - [Memo #1.5 - SMC_FerryLanguageMemo - Memo #1 Revision.pdf](#) 

Memo #2 - [Memo #2 - SMC_PublicCommentReviewMemo.pdf](#) 

Memo #3 - [Memo #3 - SMC_StateReviewMemo.pdf](#) 

Memo #4 - [Memo #4 - Responses to PC questions and comments.pdf](#) 

This fifth memorandum identifies all the changes to the "Public Hearing Draft" that were requested by a consensus of the CSMC during the work session conducted on September 15.

Memo #5 - [Memo #5 - SMC_CSMCRequestsMemo.pdf](#) 

Written Comments Received:

[Anthony Dameron Public Testimony.pdf](#) 

[Martin Almberg Public Testimony.pdf](#) 

[Troy Cowan Public Testimony on Introduction of Plan.pdf](#) 

PRESENTATIONS :

[Bumpy Oak - Draft Presentation for Land Use Hearing - BOCC.pdf](#) 

[Family Tree Ventures - Land Use Change request - BOCC.pdf](#) 

[LMZ LLC - Presentation for Land Use Hearing - BOCC - Revised.pdf](#) 

[Medina Partnership - Land Use Change request - BOCC.pdf](#) 

Sign in Sheets:

[Sign-in Sheets - Public Hearing - 2050 Comp Plan_Redacted.pdf](#) 

Public Comment:

[Public Comments - 2050 Comp Plan - Cowan.pdf](#) 

[Public Comments - 2050 Comp Plan - Peil.pdf](#) 

[Public Comments - 2050 Comp Plan - Almberg.pdf](#) 

Members present

Commissioner President James R. Guy

Commissioner Eric S. Colvin

Commissioner Michael L. Hewitt

Commissioner Michael R. Alderson, Jr.

Commissioner Scott R. Ostrow

David Weiskopf, County Administrator
Leenika Belfield-Martin, Communications Coordinator
Julie Burch, Recorder

Commissioner President Guy called the public hearing to order at 6:30 p.m. in the Chesapeake Building Meeting Room, Governmental Center.

Present: Jessica Andritz, Director
Brandy Glenn, Deputy Director

The public hearing is to receive public input on the Draft St. Mary's 2050 Plan.

Commissioner President Guy requested that David Weiskopf provide the public hearing format and open it for public comment.

Public Comments given by:

1. Change of Land Use Designation from Rural Preservation to Residential Low Density and expanding the boundary of the Hollywood Town Center for the properties shown on Tax Map 34, Parcels 320 & 427 located on Clarkes Landing Road in Hollywood having the property tax identification numbers 06-033067 and 06-032796.

Chris Longmore, Attorney
Steve Valentine, Trustee, Bumpy Oak Corp Retirement Trust

2. Change of Land Use Designation from Rural Preservation to Residential Low Density and expanding the boundary of the Hollywood Town Center for the property shown on Tax Map 27, Parcel 170 located at 43737 Sandy Bottom Road in Hollywood having the property tax identification number 06-064353

Chris Longmore, Attorney
Lisa Ivett, Hollywood
Bonnie Normandin, Hollywood
Gary Normandin, Hollywood

3. Change of Land Use Designation from Mixed-Use Low Intensity to Mixed-Use Moderate Intensity for the property shown on Tax Map 4, Parcel 85 located at 29805 Three Notch Road in Charlotte Hall, having the property tax identification number 06-053293

Chris Longmore, Attorney

4. Change of Land Use Designation from Rural Preservation to Rural Commerce for the property shown on Tax Map 14, Parcel 31 located at 26510 Three Notch Road in Mechanicsville, having the property tax identification number 06-013516

Chris Longmore, Attorney

5. Change of Land Use Designation from Rural Preservation to Residential Low Density and expanding the boundary of the Lexington Park Development District for the property shown on Tax Map 58, Parcel 257 located at 18558 Point Lookout Road, having the property tax identification number 08-084637

Gilbert Roussillon, Mechanicsville
Susan Leibe, Park Hall

6. Change of Land Use Designation from Rural Preservation to Rural Commerce for the properties shown on Tax Map 46, Parcels 132 and 362 located along Abell Road in Abell, having the property tax identification numbers 07-023081 and 07-018983

Thomas Haynie

7. Draft Of St. Mary's 2050 Plan Only

Ted Klapka, Tall Timbers

William Peil, Leonardtown

Roy Fedders, Dameron

Renny Perdue, Piney Point

Bob Linblog, Piney Point

Martin Alamber, Leonardtown

John Brown, Leonardtown

Troy Cowan, Lexington Park

Joan Cowan, Lexington Park

Greg Olson

Mr. Weiskopf closed the public hearing for public comment and noted that the record would remain open for public comment for an additional seven days.

Commissioner President Guy closed the public hearing at 8:05 p.m.