



STAFF REPORT
Planning and Zoning Commission
June 20, 2023 at 4:00 p.m.

Video of Meeting Available on YouTube Channel: Town of Leonardtown

New Business:

Case No. 33-23 Lot 2 – Dash In Food Stores Subdivision Renovation

Owner: ABTA MID-ALANTIC, LLC
Engineer: Devita & Associates (Mechanical) & Matthew F. Cortez, AIA, (Architect)
Property: 26045 Point Lookout Road, Leonardtown, MD 20650
SDAT: Tax Map 126, Grid 0004, Parcel 101
Land Area: 1.2806 Acres or 55,783 square feet
Zoning: Commercial Highway (CH) Intensely Developed Area (IDA) Overlay

The subject property is part of the Dash In Food Stores Minor Subdivision recorded on November 5, 1999, in the Plat Records in Plat Book 49 at page 8. The property is located at the south side of the intersection between Newtowne Neck Road and Maryland Route 5 (Point Lookout Road). The building is currently occupied by Kentucky Fried Chicken and Taco Bell. The applicant is requesting approval of a renovation of the interior of the building and a façade change from Kentucky Fried Chicken and Taco Bell to being identified as a Taco Bell only. The existing asphalt parking area and drive thru lane will remain the same. The parking and drive thru lane are proposed to be repaired and resurfaced and striped. The owner is proposing interior changes to the building to make it more compatible with the proposed use.

The project has been reviewed and approved by the Leonardtown Planning Department. This project does not need stormwater management review because no changes are occurring to the exterior site other than a façade change and menu boards at the drive-thru. The State Fire Marshal is currently reviewing the project as well as the St. Mary's County Health Department.

Action Needed Today: The applicant is requesting site plan and architectural & facade plan approval for the renovation of the existing 2,640 square foot building. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny a decision.

Sample Motion: I move to (approve, approve with conditions, delay or deny) the request for Case No. 33-23, Site Plan and Architectural Façade Plan Approval for the renovation of the existing 2,640 sq. foot building pending Fire Marshal approval.

Attach Exhibits:

- Site Plan Submittal Set
- Facade Rendering

Case No. 37-20 A Medstar St. Mary's Hospital Normal Power Service Upgrade

Owner: St. Mary's Hospital of St. Mary's CO.
Engineer: Soltesz, Inc.
Property: 25500 Point Lookout Road, Leonardtown, MD 20650
SDAT: Tax Map 127, Grid 0015, Parcel 080
Land Area: 32.1250 Acres or 1,399,365 square feet
Zoning: Institutional Office (IO)

The applicant is requesting architectural review and approval of The Normal Power Service Upgrade project which consists of the additional construction of a 350-sf building attached to the existing emergency power building and the installation of transformers and duct banks to convey power from the building to the hospital energy grid. This proposed addition will support the additional electrical loads created by the chiller and central sterile processing (CSP) projects and provide a fourth electrical service to the Medstar St. Mary's Hospital. This will allow a portion of the electrical service on the existing 40-year-old system to be transferred on to the newly proposed system. This project will provide the hospital flexibility from a time and costs standpoint with regards to upgrades to the existing system. The proposed addition is located on the northwest rear corner of the existing building. The building will match the existing exterior of the hospital to include a standing seam roof with metal fascia and brick veneer siding.

The plan is exempt from stormwater management and erosion and sediment control review per the 2000 Maryland Stormwater Design Manual. The plan is also exempt from Soil Conservation District review because the total disturbed area is less than 5,000 sq. ft. State Fire Marshal review and approval is pending.

Action Needed Today: The applicant is requesting site plan and architectural approval of a 350 sq. ft. building. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny.

Sample Motion: I move to (approve, approve with conditions, delay or deny) the request for Case No. 37-20 A, Site Plan and architectural renderings for the 350 sq. ft. Med Star St. Mary's Normal Power Service Upgrade pending Fire Marshal approval.

Attached Exhibits:

1. Site Plan dated
2. Schematic Design
3. Façade Renderings

New Business Continued:

2022 Maryland Department of Planning (MDP) Annual Report

Action Needed Today: The Leonardtown Planning Coordinator is requesting approval of the 2022 Maryland Department of Planning Annual Report. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny.

Sample Motion: *I move to (approve, approve with conditions, delay or deny) the 2022 Maryland Department of Planning Annual Report and allow Mr. Bailey to finalize paperwork to send to the State.*

Review of Monthly In-House Permits (April, May 2023)

Respectfully Submitted,

Michael A. Bailey, Sr.
Town Planning Coordinator