



PMTG-2025-0117

June 10, 2025

Objective: To discuss Prime Ag Soils and proposed development on PIN 075387424000

In Attendance: Dan Vargas, J.T. Frazier, Srini Nistala, Cody Goulla, Tony Mehl Staff: Samantha Swift, Vaughn Bynoe, Sophie Wheelock, Meredith Witte

Notes:

1. Primary concern of the applicant is that once the proposed development accommodates for natural features and prime agricultural soils, there are no suitable drain fields remaining. The applicant asked about the potential for an administrative reduction based on these limitations.
 - a. Administrative Reduction –
 - i. An Administrative Reduction would be initiated by a ZCOR submitted through LandMARC.
 1. Show that less than 30% of the originating tract is developable
 2. Be as detailed as possible
 3. Use an exhibit to show limits of development. If more than 30% of the original parcel is developable the administrative reduction would not be an option. There are no additional waivers or modifications.
 - ii. Staff noted collaborating with Zoning Staff to understand what is needed for a ZCOR submission for a reduction.
 - b. Preliminary Soils Review - to determine with greater accuracy the location of prime ag soils. Submitting a PSR to the county does not guarantee that it will show that the prime ag is less than you thought or greater than you thought. Meredith Witte commented on the process and recommended next steps. See FSM 6.130.
2. Additional Staff Notes
 - a. Water Supply – See FSM 2.330
 - b. Floodplain Management Team (Tood Taylor) – Notes included
 - c. Open Space Lot requirements - require access for all homeowners, would need a access easement

**Floodplain Management Team (FMT)
PMTG Comments**

Project Number:	PMTG-2025-0117
Project Name:	Spinks Ferry
Project Type:	Subdivision
Meeting Date:	6/10/25
Meeting Time:	10:00 AM
FMT Reviewer:	Todd Taylor

- 1) Major floodplain occurs on the subject property. The property is subject to the Floodplain Overlay District (FOD) regulations in LCZO 5.03. (LCZO 5.03)
- 2) Due to the scope of the proposed subdivision (over 50 lots or 5 acres), a floodplain study is required to establish base flood elevation data. The floodplain study must be approved prior to the approval of the construction plan. Staff recommends early coordination with the Floodplain Management Team (FMT) regarding the scope of the study, particularly due to the presence of Potomac River and its associated floodplain in relation to the tributary's floodplain. (LCZO 5.03.H.1 and FSM 5.411)
- 3) Please note that any encroachment into the major floodplain must be consistent with the uses listed in LCZO 5.03.E.1 and requires the appropriate application (e.g., Floodplain Alteration or Declaration of No Impact to Floodplain narrative) to address the associated floodplain impacts. The floodplain application would need to be approved prior to the approval of the construction plan. (FSM 5.440 and LCZO 5.03.E)
- 4) A floodplain easement will be required at the time of construction plan/record plat. (FSM 8.103.A.33 and 5.201)