

Critical Area Commission
Chesapeake and Atlantic Coastal Bays

February 25, 2026
Project Committee Minutes

Committee Members in Attendance: *Roberson (Co-Chair), Bland, Bradford, Gost, Grant, R. Hance, Morgan, Palma, Patel, Roche, Young*

Guests: Vivian Johnston (St. Mary's County), Todd Whitlock (St. Mary's County), Stacy Clements (St. Mary's County)

1. Welcome and Roll Call:

- Commissioner Roberson read the standard statement for virtual meetings, noting that the meeting was being streamed live to the public and that captioned minutes would be made available on the Commission's website.
- Dr. Nick Kelly opened the meeting with a roll call and noted there was a quorum. He also noted that the meeting was being recorded.

2. Approval of Minutes from December 3, 2025

- Motion to Approve: Commissioner Morgan
- Second: Commissioner Bland
- Vote: All voted in favor of approving. The minutes were approved.

3. VOTE – APPROVAL REQUESTED: St. Mary's County – Town Creek Elementary School Mobile Classroom

Presenter: Michael Macon. Recommend approval with conditions.

Mr. Macon presented for vote in accordance with the staff report, the contents of which are incorporated into and made part of the minutes. St. Mary's County is seeking a conditional approval to exceed the lot coverage limits on a site located within the Limited Development Area for the construction of a mobile classroom.

Discussion:

Commissioner Roberson asked why two smaller units are not being proposed. Mr. Macon responded that what is being done is relocating an existing double wide mobile classroom trailer, rather than purchasing two new single wide classroom trailers. Todd Whitlock (St. Mary's County) added that the county typically relocates underutilized buildings. The classroom trailer that is outside the Critical Area is behind the gym and will have to be dismantled by hand, and they will not be able to put another unit in its place.

Commissioner Hance stated she was concerned about the plan to place a double wide classroom trailer in the Critical Area rather than outside, and with the added clearing that will be needed. She also had concerns with the timeline, considering that schools are being closed and redistricting is taking place.

Commissioner Roberson asked what will happen to the site where the building will be removed. Mr. Whitlock replied that the area will be regraded and stabilized. He did not know of any planting plans for that specific area. **Chair Fisher** stated the asphalt under the old trailer must be removed to ensure that the lot coverage calculations are correct.

VOTE:

- **Motion to approve with condition:** Commissioner Palma
- **Second:** Commissioner Gost

Vote:

In Favor: Majority of Project Committee

Opposed: Commissioner Hance

Abstaining: Commissioner Grant

Motion carried.

Next Project Committee meeting will be held on April 8, 2026.