

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular Meeting  
July 7, 2009, 7:00 PM

Present: Chairman Rich Gilpin, Garyton C. Echols, Jr., Mark Rose, Debra W. Posey – Commission members; Cathy Flerlage, Director of Planning and Zoning; Judith T. Frazier, Town Clerk, Danielle Mandley incoming Town Clerk, (Due to the absence of Mr. Hettel and Mr. Back, Ms. Posey had full voting rights.)

Town Staff: Daniel J. Mears, Town Manager; Joy Mandley, Planning and Zoning Assistant

Minutes:

Chairman Gilpin called the meeting to order at 7:08 PM and led the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of June minutes

Mr. Echols moved to approve the minutes of the June meeting. Ms. Posey seconded the motion and it passed by unanimous vote.

#### Public hearing: Proposed Comprehensive Plan

Chairman Gilpin called the hearing to order and explained that the purpose of the hearing was to hear public comment on the Proposed Comprehensive Plan. The Clerk entered into the record the Certification of Publication that the notice of the hearing was properly advertised in the June 19, 2009, edition of the Maryland Independent newspaper and the Affidavit of Cathy Flerlage, Director of Planning and Zoning, affirming posting of signs on the subject properties and notification of owners of record of the subject properties and of the properties contiguous to and opposite the subject properties.

Ms. Flerlage, assisted by Joy Mandley, provided a PowerPoint presentation regarding the Proposed Comprehensive Plan and Proposed Comprehensive Rezoning Map. Following the presentation, Chairman Gilpin thanked Ms. Flerlage, Town Staff and the volunteers for their work on producing the Comprehensive Plan.

Chairman Gilpin asked if anyone in the audience wished to speak regarding the Proposed Comprehensive Plan.

David Lipshaw, 1010 Magnolia Drive - opposed to the rezoning of the Viering property from R-10 to CH.

Thomas Mudd, P.O. Box 310, La Plata, spoke in reference to Article 2.9F, pages 58 to 62, Growth area specific by quadrant. Mr. Mudd recommended extending the proposed growth

area beyond 20 years to 50 years, and including the College of Southern Maryland and the areas north of Rosewick.

There being no other speakers, Chairman Gilpin closed the hearing at 7:47 PM.

Public hearing: Proposed Comprehensive Rezoning Map

Chairman Gilpin called the hearing to order and explained that the purpose of the hearing was to hear public comment on the Proposed Comprehensive Rezoning Map. The Clerk entered into the record the Certification of Publication that the notice of the hearing was properly advertised in the June 19, 2009, edition of the Maryland Independent newspaper and the Affidavit of Cathy Flerlage, Director of Planning and Zoning, affirming posting of signs on the subject properties and notification of owners of record of the subject properties and of the properties contiguous to and opposite the subject properties.

Chairman Gilpin asked if anyone in the audience wished to speak regarding the Proposed Comprehensive Plan.

Karoly David, 700 Kent Avenue – opposed the rezoning of the Frere property from R-8 to R-3, due to drainage on his adjacent property and the accumulation of trash around dumpsters. Mr. David provided three photographs of trash in the immediate area of a dumpster which serves an apartment building near his home. The photographs were entered into the record as “Karoly David Ex. #1”, “Karoly David Ex. #2”, “Karoly David Ex. #3”.

Roland Brown, 102 Pender Drive - opposed to the rezoning of the Christian Family Baptist Church of Waldorf property from R-10 to R-3, due to traffic congestion, trash and crime.

Ann Jenkins, 111 Pender Drive – opposed to the rezoning of the Christian Family Baptist Church of Waldorf property from R-10 to R-3, due to traffic congestion, trash and crime.

*[Floyd Doyle, 600 Kent Avenue – withdrew from speakers list due to his question having been answered.]*

Dale Howell – 810 Washington Avenue - opposed to the rezoning of the Christian Family Baptist Church of Waldorf property from R-10 to R-3, and the Fallon Homes property from R-10 to R-3, due to traffic congestion, trash, crime and parking.

David Brown, 102 Pender Drive - opposed to the rezoning of the Christian Family Baptist Church of Waldorf property from R-10 to R-3, and the Fallon Homes property from R-10 to R-3, due to traffic congestion, trash, crime, pedestrians and parking.

Martha E. Brown, 818 Washington Avenue – opposed to the Christian Family Baptist Church of Waldorf property from R-10 to R-3, Fallon Homes property from R-10 to R-3 and the La Plata South, LLC property from R-21 to R-3, due to traffic congestion, trash, crime, pedestrians and parking.

Chris Marshall, of Fallon Homes, Inc. – spoke about the plan to build and sell townhouses, not apartments for rentals.

Faith Awad, 115 Pender Drive – opposed rezoning of the Fallon Homes property from R-10 to R-3, due to traffic, pedestrians walking through yards, and that townhomes usually become rentals.

Stephen Hill, 105 Godspeed Court – opposed to the rezoning of the Viering property from R-10 to CH, since the land acts as a buffer between commercial and residential properties.

James Powel, 7 East Hawthorne Drive – addressed the neighbors' concerns regarding traffic.

Brandon Rosier, 111 Pender Drive – expressed concern regarding need for maintenance of fence at Fallon Homes/Laurelwood Subdivision property.

Gloria Rosier, 111 Pender Drive - opposed to the rezoning of the Christian Family Baptist Church of Waldorf property from R-10 to R-3.

Lasata Ball, 108 Pender Drive – opposed to the rezoning of the Christian Family Baptist Church of Waldorf property from R-10 to R-3, and the Fallon Homes property from R-10 to R-3, due to the need to remove trees.

John McWilliams, 104 Godspeed Court – opposed to the rezoning of the Viering property from R-10 to CH.

Chris Wagon, 801 Washington Avenue - opposed to the rezoning of the Fallon Homes property from R-10 to R-3, the Christian Family Baptist Church of Waldorf property from R-10 to R-3, and the rezoning of the La Plata South, LLC property from R-21 to R-3.

Bob Burgess, with Fallon Homes, Inc. – addressed the neighbors' describing the plan to build three story townhomes with garages and extra parking.

Brandon Rosier, 111 Pender Drive – questioned drainage from the Laurelwood Subdivision property and asked if Town can require that proper drainage be assured and if a covenant can be required to require owner occupancy.

Chris Marshall, with Fallon Homes, Inc. – addressed concerns regarding drainage; noted site is already cleared; acknowledged has seen covenant regarding owner occupancy vs. rental.

Diane David, 700 Kent Avenue – questioned the planned use for the Frere property and expressed concern regarding the trash generated around dumpsters at apartment buildings.

Tom Myers, with Phillips Edison – supports rezoning of La Plata South, LLC property from R-21 to R-3.

Chairman Gilpin acknowledged receipt of a letter from Jim Goldsmith to the Planning Commission, dated July 3, 2009, expressing his opposition to some of the proposed rezoning. Mr. Goldsmith's letter was entered into the record.

Prior to the hearing being closed, copies of a letter from residents of the "Pender Drive Community", dated June 5, 2008, were distributed to members of the Planning Commission, in which the residents expressed opposition to rezoning the Christian Family Baptist Church of Waldorf property.

There being no other speakers, Chairman Gilpin closed the hearing at 9:05 PM.

Chairman Gilpin announced that the Planning Commission will conduct a special meeting on Wednesday, July 15, at 7:00 p.m., in the La Plata Town Hall, to discuss and recommend the Comprehensive Plan and Comprehensive Rezoning Map to the Town Council for adoption.

Chairman Gilpin announced that public hearings have been scheduled to be held by the Town Council on July 28, at 7:00 p.m., in the La Plata Town Hall, to hear public comment on the Comprehensive Plan and the Comprehensive Rezoning Map.

There being no further discussion, Mr. Echols moved to adjourn at 9:06 PM. Mr. Rose seconded the motion and it carried.

Submitted by:

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Judith T. Frazier  
Town Clerk [Outgoing]

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Danielle Mandley  
Town Clerk [Incoming]