

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular meeting  
May 6, 2008, 7:00 PM

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

Town Staff: Daniel J. Mears, Town Manager

Minutes:

Chairman Gilpin called the meeting to order at 7:04 PM and asked Mr. Goldsmith to lead the Commission and audience in reciting the Pledge of Allegiance.

#### Approval of April minutes

Mr. Hettel moved to approve the minutes of the April meeting. Mr. Goldsmith seconded the motion and it passed by unanimous vote.

#### Comprehensive Plan/2008

##### Rezoning Petitions – General overview

*[A staff report dated May 6, 2008 was included in the Planning Commission's meeting packets.]*

Mr. Echols remarked that in the past the Planning Commission made decisions later in the Comprehensive Plan process regarding which rezoning petitions to accept and asked if the current petitioners understood that. Ms. Flerlage acknowledged that the current petitioners understand and are present to give conceptual presentations. Ms. Flerlage noted that the Planning Commission would decide whether the petitions would further the components of the vision for the Town and the Comprehensive Plan and could go forward as part of the Comprehensive rezoning process.

Tom Meyers, of Phillips Edison & Co., presented information regarding their petition to rezone from R-21 to R-3 on their 3.011 acres of property on the south side of Shining Willow Way, directly behind La Plata Plaza, on which they would build multi-family dwellings.

Chris Marshall, of Fallon Homes, Inc., presented information regarding their petition to rezone from R-10 to CBT on their 2.566 acres of property (200, 201, 202, 203, 204, and 205 Laurelwood Court) on the north side of Shining Willow Way, on which they would build multi-family dwellings buildings which would contain 33 dwellings, with commercial space on the first floor of each building. They would remove the existing dwelling on Laurelwood Court.

Rev. James M. Powell, of Christian Family Baptist Church, presented information regarding their petition to rezone from R-21 to R-3 on their 2.6 acres of property on the west side of Washington Avenue, at the intersection with Pender Drive, on which they would build multi-family dwellings as affordable workforce housing. During discussion, Rev. Powell noted that CBT zoning may be desirable in order to provide for commercial uses on the first floor of the buildings.

Joseph and Kathryn Rieman, owners of 7 Somerset Street, presented information regarding their request to rezone from R-8 to CBT on their lot at 7 Somerset Street, which would allow for mixed-use with office space on the first floor and residential on the top floor. During this discussion, Ms. Flerlage noted the potential of comprehensively rezoning the entire west side length of Somerset Street to CBT.

Steve Scott and Ken Crouse, representing Ekistics Construction, Inc., presented information regarding their petition to rezone from R-21 to CBT on Ekistics' .540 of an acre of property on the north side of Maryland Route 6 (Charles Street), near the intersection of Route 488.

Following discussion, the Planning Commission indicated that the rezoning proposals have merit to move forward, encouraged all of the petitioners to discuss their rezoning requests with their neighbors, and indicated they would recommend R-3 rather than Commercial zoning on the Fallon Homes and the Ekistics Construction, Inc. properties.

Accessory Dwelling Units – Proposed text for ordinance  
*[A staff report dated May 6, 2008 was included in the Planning Commission's meeting packets.]*

Following discussion, the Planning Commission agreed to proceed with the amendment for accessory dwelling units, with the following changes to the proposed text:

- Page 2, item B2.c., modify this item to add the word “detached” and to provide for a division between existing and future development on the lot, as follows:

**Current text:**

- c. Existing Development on Lot. A single-family dwelling exists on the lot, or will be constructed in conjunction with the accessory unit.

**Modified text:** *[Note: ~~Strike Out~~ indicates text deleted. Underlining indicates text added.]*

- c. ~~Existing~~ Required Development on Lot:
  - (1) A single-family detached dwelling exists on the lot; or
  - (2) A single-family detached dwelling will be constructed on the lot in conjunction with the accessory use.

- Page 4, delete item D. Zoning Incentives/Units Eligible for Fee Waivers.

Other business

Ms. Flerlage provided a brief update on development projects in the Town.

There being no further business, Mr. Echols moved to adjourn at 9:40 PM. Mr. Hettel seconded the motion and it carried.

Submitted by:

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Judith T. Frazier  
Town Clerk