

Council of the Town of La Plata
Town Hall, La Plata, Maryland
Work Session
September 11, 2007, 7:00 PM

Present: Mayor Gene Ambrogio, Councilman James Goldsmith, Councilman Scot D. Lucas, Councilwoman Paretta D. Mudd, Councilman Vic E. Newman; Daniel J. Mears, Town Manager; Judith T. Frazier, Town Clerk; Joseph W. Norris, Treasurer

Minutes:

Mayor Ambrogio called the meeting to order at 7:02 PM.

Matters of Council Discussion

Annexation requests

Description: General discussion of annexation requests.

During discussion, the Town Council offered the following comments:

- Need the ability to track water and sewer capacity to determine if capacity is available before annexing land.
- Transportation/traffic flow concerns; lack of control/responsibility for Routes 301 and 6 and Washington Avenue.
- Need to establish guidelines regarding traffic/road infrastructure needs; need adequate public facilities ordinance to provide the guidelines.
- Need to establish a policy regarding capping population growth at 25,000. No more residential annexations, with the exception of the two Rt. 488 properties. Consider allowing residential annexation if can provide water/sewer use reductions.
- Encourage use of gray water; build to LEED standards.
- Assure tax base covers all costs to the Town. Need to know tax base increase during and at build-out.

Charles Lumber annexation

Description: Discussion of the request to annex land located at the corner of Washington Avenue and Rosewick Road.

Stephen H. Scott, attorney, and James Whitehead, ATCS, presented information on behalf of the petitioners, Charles Lumber Company, Inc. and Lelia Hicks. Mr. Whitehead displayed a proposed site development plan which included 4-story medical office buildings and on-site day care building on the Charles Lumber property.

Council consensus: Following discussion, the Town Council agreed they need to see more information as to how this annexation will impact Town infrastructure. They further

agreed to develop a list of items to be received from annexation petitioners as benefits to the Town.

Access management guidelines

Description: SHA has asked the Town for support of the western Route 301 bypass and to support access management and preservation of right-of-way for future upgrades on Route 301 through the Town. The Council will discuss incorporating access management into the Town Code.

Bypass: The Town Council agreed that, at this time, they have no comment regarding the western Route 301 bypass and that they want information regarding the options available, after which they will communicate their comments to SHA. It was noted that the Town Council previously sent a letter of support regarding preservation of right-of-way for future upgrades on Route 301 through the Town.

Access management: The Town Council agreed they want to consider a broader access management plan for Route 301, including providing controls on access points and joint access requirements, and directed the Town Manager to proceed with developing same.

Commercial Highway Zoning

Description: Discuss potential ideas for a subcategory of Commercial Highway zoning.

During discussion, it was noted that there is a need to address “big box” stores, particularly the Kohl’s proposed by The Shops at Oriole developer; that “big box” stores be defined as either by square foot total or size of footprint; and that the subcategory area include the length of Route 301 between Route 6 and Route 225.

Council consensus: The Town Council agreed they wish to give further consideration to developing a subcategory of CH zoning.

Loading zones

Description: Discuss concerns related to noise from loading zones and options to address.

Following discussion, the Town Council agreed to review the County’s ordinance regarding decibel levels, include decibel levels and time limits in the Town’s noise ordinance, to give consideration to specifying a greater distance between commercial buildings and residential developments.

Landscape maintenance

Description: Discuss replacement of dead landscaping, responsibility of care until landscaping is established.

Following discussion, the Town Council directed the Town Manager to create a landscape maintenance plan.

Council Communication

Following discussion and minor amending of an article drafted for the Town newsletter to explain the Town's media contact policy to Town residents, the majority consensus was to include it in the October-November *Town Notes*.

Matters of Information

In response to Councilman Goldsmith's question, Mr. Mears provided a brief explanation regarding the BrewHouse Live event having to be moved to another venue due to high attendance.

Mayor Ambrogio asked if any Council members were interested in being interviewed by Comcast on Monday, at 9:30 AM.

Mayor Ambrogio reminded the Council that business could be conducted and action taken when a quorum of three members are present at a meeting.

Future Work Session Topics

- sprinklers in commercial buildings

There being no other business, Mayor Ambrogio moved to adjourn the meeting at 9:18 PM. Councilman Lucas seconded the motion and it carried. Following a short break, the Council moved into closed session.

Submitted by:

Judith T. Frazier
Town Clerk