

Council of the Town of La Plata  
Town Hall, La Plata, Maryland  
Work Session  
August 18, 2009, 7:00 PM

Present: Mayor Roy G. Hale, Councilman R. Wayne Winkler, Councilwoman Paretta D. Mudd, Councilman Joseph W. Norris; Daniel J. Mears, Town Manager; Danielle Mandley, Town Clerk

Town Staff: Robert W. Oliphant, Treasurer; David M. Jenkins, Director of Municipal Development; Cathy Flerlage, Director of Planning and Zoning; William F. Eckman, Chairman, Water and Sewer Advisory Committee

Minutes:

Mayor Hale called the meeting to order at 7:03 PM, and lead the Pledge of Allegiance.

#### Matters of Council Discussion

##### 2009 Comprehensive Plan

*Description: Discussions regarding the Public Hearing and written correspondence for the Comprehensive Plan recommended by the Planning Commission pending approval by the Town Council.*

Mr. Mears spoke briefly regarding the Municipal Growth Area and the minor changes that were made to the draft copy of the 2009 Comprehensive Plan to have an introduction copy ready for the August 25, 2009 regular meeting.

Ms. Flerlage, Mr. Jenkins and Mr. Eckman described the various Charles County and State of Maryland Department of Planning recommendations for changes and items to be included in the introduction copy of the 2009 Comprehensive Plan. The recommendations were mainly typographical in nature and had already been addressed.

Mayor Hale thanked all staff involved in the 2009 Comprehensive Plan.

By Majority Agreement: Following discussion, the Town Council agreed to include the following in the Municipal Growth Area section of the 2009 Comprehensive Plan, for Introduction at the August 25, 2009 regular meeting, and have staff amend the map and wording to reflect the changes:

1. The Robert Mitchell 58.13 acre parcel of land adjacent to the Martins Crossing subdivision, and adjacent parcels, totaling +/- 86 acres.
2. The area along Route 225 to Mitchell Road to the west, and south along Valley road to Route 6, totaling 655 acres.
3. The area along Darley Drive, Valley Road to Route 6, totaling 132 acres.
4. The area north of Kings Grant Subdivision totaling +/- 40 acres.

5. The total Acreage in the Municipal Growth area is 4,096.

2009 Comprehensive Rezoning Map

*Description: Discussions regarding the Public Hearing and written correspondence for the Comprehensive*

Council consensus: Following discussion, the Town Council agreed to include four properties, with the exclusion of the Fallon Homes Property which was by Majority Agreement, with Councilman Winkler not inclined, to be rezoned in the 2009 Comprehensive Rezoning Map;

*Property information obtained from the Maryland State  
Department of Assessments and Taxation on June 16, 2009.*

NAME OF OWNER OF RECORD	TAX MAP	PARCEL	ACCOUNT IDENTIFIER	LAND AREA AND LOCATION	ZONING DISTRICT	REZONED TO
Ekistics Construction, Inc.	33	429	01-003127	0.504 ac.; north Rt. 6 and northwest Rt. 488 (east of Hickory Lane)	R-21	R-3
Frere, Samuel P. & Doris et al (Thomas L. Higdon, Jr.)	108	54	01-0031518	(all three parcels located at the end of East Hawthorne Dr.) 16, 197 sq. ft.; ½ lot 2, part lot 3, block 5, Woodcrest Sub.	R-8	R-3
	108	55	01-003496	22,650 sq. ft.; part of Lot 1, block 5, Woodcrest Sub.		
	108	56	01-003488	32,530 sq. ft.; Lots 5 & 7, block 4, Woodcrest Sub.		
Buckeye Circle Investments, LLC	44	342	01-054279	9.486 ac.; Parcel [Lot] 11, La Plata Industrial Park (at the end of Buckeye Circle)	L-1	MUD 2
Chadwick, W. Kent	33	40	01-080598	2.566 ac. (Laurelwood Sub., north side of Shining Willow Way) Street: 0.3756 ac.	R-10	R-3
Chadwick, W. Kent	33	40	01-080601	Open space: 0.6188 ac.		
Fallon Homes, Inc.	33	40	01-080555	Lot 4; 0.2382 ac.		
Fallon Homes, Inc.	33	40	01-080547	Lot 3; 0.2792 ac.		
Fallon Homes, Inc.	33	40	01-080563	Lot 5; 0.2888 ac.		
Fallon Homes, Inc.	33	40	01-080539	Lot 2; 0.2848 ac.		
Fallon Homes, Inc.	33	40	01-080571	Lot 6; 0.2506 ac.		
Fallon Homes, Inc.	33	40	01-008897	Lot 1; 0.2309 ac.		

### Sign Moratorium

*Description: Discussions referencing items of concern presented by the Design Review Board and Town Council regarding the Sign Moratorium.*

Mr. Mears briefly discussed the Sign Moratorium referencing items of concern presented by the Design Review Board and Town Council.

Council consensus: Following discussion, the Town Council agreed to introduce the Sign Moratorium at the August 25, 2009 regular meeting, and to have staff, Design Review Board, Planning Commission and Town Council review the existing code.

### Wills Park Water Tower Paint Rehab – Summary of Bids

*Description: Discussions concerning four bids for the Wills Park Water Tower Paint Rehabilitation Project, which arrived after the deadline for submittal.*

Mr. Mears gave a brief description of the bid process referencing four bids that arrived after the August 7, 2009, 11:30 AM deadline and the “Summary of Bids” document, prepared by staff showing the total bid amounts, which was included in the Council Packets.

### Matters of Information

#### Future Work Session Topics

- Invite Reverend Powell to an October work session

### Other business

There being no other business, Councilman Winkler moved to adjourn the meeting at 8:58 PM. Councilman Norris seconded the motion and it carried.

Submitted by:

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Danielle Mandley  
Town Clerk