

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular meeting
May 4, 2004, 7:00 PM

Present: Chairman C. Keith Back, Garyton C. Echols, Jr., Keith A. Hettel, Robert W. Thompson, Zakary A. Krebeck – Commission members; Douglas R. Miller, Town Manager; Judith T. Frazier, Town Clerk (Due to the absence of Mr. Hale, Mr. Krebeck had voting rights.)

Guests: (see roster)

Minutes:

Chairman Back called the meeting to order at 7:00 PM and read the agenda. Chairman Back asked Mr. Echols to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of April minutes

Mr. Echols made a motion to approve the minutes of the April regular meeting. Mr. Thompson seconded the motion and it passed by unanimous vote.

Public hearing: Ordinance 04-5 2004 Comprehensive Rezoning Map – For the purpose of adopting a new comprehensive rezoning map for the Town of La Plata; and all matters relating to said Map.

Chairman Back called the hearing to order and explained the procedure. Mr. Miller entered into the record the Certificate of Publication that the notice of the hearing was advertised in the April 16 and April 23, 2004 editions of the Maryland Independent.

Chairman Back noted for the record that Mr. Echols had recused himself due to being an owner of property subject to the comprehensive rezoning. *[Mr. Echols left the table and sat in the audience until the conclusion of the hearing and recommendation.]*

Using the proposed comprehensive rezoning map on display, Mr. Miller provided a brief description of the comprehensive rezoning process to apply the new Central Business Transition District zoning to certain properties, and to also comprehensively rezone the Christ Church and rectory property from PL Public Lands to C-B Central Business District.

Chairman Back asked if anyone in the audience wished to speak for or against Ordinance 04-5 2004 Comprehensive Rezoning Map. No one wished to speak. Chairman Back closed the hearing.

Recommendation Ordinance 04-5

In response to Mr. Krebeck's question, Mr. Miller explained that the rationale behind keeping the Carroll Street townhouses property zoned R-3 is that CBT allows multi-family (apartments) and dwellings above and behind commercial uses, but not townhouses.

Mr. Thompson made a motion to recommend to the Town Council that Ordinance 04-5 2004 Comprehensive Rezoning Map be approved. Mr. Krebeck seconded the motion and it passed by unanimous vote. *[Mr. Echols returned to the table.]*

Discussion: Ordinance 04-6 Traditional Neighborhood Development

Mr. Miller advised that the Planning Commission's comments from a previous work session had been incorporated in the current draft of the reworked TND ordinance, and noted that the Commission may wish to have another work session. Any additional comments from the Planning Commission will be incorporated before the ordinance is given to Mr. Sussman, Town Attorney, to review. Mr. Miller provided each member with a copy of "TND Process", discussed the items contained in that document, and asked if the Commission members had any major concerns at this time. Mr. Thompson provided his comments in written form (dated May 4, 2004.)

In response to questions from the Commission, Mr. Miller briefly explained TND and Mixed Use District (MUD); noted the four properties that have MUD zoning are Heritage Green, Stagecoach Crossing, Agricopia (under development), and Steeplechase (pending development/wants TND designation); and described the TND application process. He also confirmed that, in the case of a large MUD tract such as Heritage Green, the proposed regulations would allow portions of the tract to be designated TND.

Following this discussion, the Planning Commission agreed to hold a work session on Wednesday, May 12, 2004, at 6:00 PM, in the Town Hall conference room.

Other business

Mr. Echols commended Town staff involved in planning and conducting the La Plata Days Spring Festival held the previous weekend.

There being no other business to discuss, the meeting adjourned at 7:39 PM.

Submitted by:

Judith T. Frazier
Town Clerk