

Indian Head Planning Commission Public Hearing Minutes
GoToMeeting
October 26, 2022

Chair Armstrong called the public hearing to order at 5:34pm. Members in attendance:

Mary Armstrong, Chair
Thomas Gordon
Anthony McFarland
Brian Israel (5:41pm)
Wayne Higdon same

Staff in attendance:
Mark Harman, Zoning Administrator
Andrea Brady, Town Clerk

Chair Armstrong opened the public hearing for Zoning Map Amendment – Blair Road, Parcel 134.

Town Clerk Brady presented proof of compliance. The ad for the hearing was in the Maryland Independent on October 14th and October 21st. The property owner was notified by certified mail on October 5th.

The Commission reviewed the applicant's case which was provided in their application for the zoning map amendment. Chair Armstrong gave a brief overview of the application received. The property owner was given the opportunity to present a further case for the requested zoning change since the applicant was the Town of Indian Head. Alex Goumilevski, property owner, stated they currently have a 33 unit building on the property, he spoke with both Mayor Paulin and Mr. Hicks and they would like to see additional housing units in Town and they were both in support of additional units being built and this is the first step in the process.

Chair Armstrong shared a map showing the location of the subject property and the surrounding properties.

Zoning Administrator, Mark Harman provided his staff report (see attached). Mr. Harman went over the highlights of the report. We are taking a parcel with an existing use and expanding it. The expansion will not overwhelm the schools and the necessary utilities are available. The transportation patterns will really follow the existing and we will not see a tremendous increase in growth. This is deemed compatible with the surrounding properties. There is not an expected increase that will affect the community services. Everything will be adequate through at least 2030. The staff recommends approval of the requested rezoning as there will be very minimal impact.

The Commission reviewed comments received from local organizations (see attached).

Town Clerk Brady did not receive any public comment prior to this evening's hearing. The floor was opened for public comment from those in attendance. With no comments Chair Armstrong moved onto closing statements.

The property owner was given the opportunity to provide a closing statement. Mr. Goumilevski thanked everyone for their time and attention to this application and they look forward to building quality beautiful housing to help add improvements to the town.

Mr. McFarland spoke about looking forward to the enrichment of the community and thanked the property owner for his interest in helping build the Town.

The Commission moved into discussion of the application and their recommendation.

Thomas Gordon made a motion to recommend approval of the zoning amendment. Wayne Higdon seconds the motion. All in favor, the motion carried.

Chair Armstrong closed the public hearing and adjourned the meeting at 5:50pm.

Submitted by:

A handwritten signature in cursive script that reads "Andrea Brady". The signature is written in black ink and is positioned to the right of the printed name.

Andrea Brady
Town Clerk

Staff Report

Rezoning Request for 204-206 Blair Road, Parcel 134

Introduction

The proposed rezoning request includes amending the zoning classification of parcel 134, in the Town of Indian Head from the current zoning of R-2 (Single Family Residential, Medium Density) to R-M (Multi-Family Residential, High Density). The request is being made on behalf of Charles Landing Apartments, LLC.

Population Change

The proposed rezoning request does not include a land development submission so the anticipated population change that may result from the rezoning request cannot be determined at this time.

Availability of Public Utilities

The proposed rezoning request does not include a land development submission so the anticipated impact to public utilities that may result from the rezoning request cannot be determined at this time.

Present and Future Transportation Patterns

The proposed rezoning request does not include a land development submission so the anticipated impact to present and future transportation patterns that may result from the rezoning request cannot be determined; however, it is anticipated that the existing access points along Jenkins Drive and Blair Road will continue to be utilized if/when the property undergoes future development.

Compatibility with Existing and Proposed Development

The proposed rezoning request is consistent and compatible with the surrounding properties.

Relationship to the Town's Comprehensive Plan

The proposed rezoning request is consistent with the Town's 2009 Comprehensive Plan.

Fiscal Impact on Town Government

The proposed rezoning request does not include a land development submission so the anticipated fiscal impact on town government that may result from the rezoning request cannot be determined at this time.

Suitability of the Property for the Intended Use

The existing parcel is currently utilized for residential purposes and will continue to be utilized for residential purposes if the rezoning request is approved.

Changes in the Character of the Neighborhood or Mistake in the Original Zoning

The proposed rezoning request does not include a land development submission however the existing parcel is currently utilized for residential purposes and will continue to be utilized for residential purposes if the rezoning request is approved.

Staff Recommendation

Staff recommends approval of the requested zoning change for the above stated reasons.



ARRO Consulting, Inc.
Frederick Office
201 Thomas Jefferson Drive
Suite 207
Frederick, MD 21702
P: (301) 791-1100

October 03, 2022

Annie Brady, Town Clerk
Town of Indian Head
4195 Indian Head Hwy.
Indian Head, MD 20640

RE: 202-206 Blair Road Zoning Change

Dear Annie:

ARRO Consulting, Inc. (ARRO) had put together a zoning change application package for 202-204 Blair Road property and submitted the application package to the following agencies for a 60-Days comment period.

- Charles Boyd (Director) – MD Department of Planning
- Dianna Abney – MD Department of Health
- Shaadmin – MD Department of Transportation
- Captain Caroline Baker – Sheriff's Office
- K. Stubblefield – Charles County Board of Education
- Cynthia J. Bilbra – (PGM Supervisor)

During the 60-day comment period, ARRO received responses from the MD Department of Planning and Charles County Planning and Growth Management. Please find the attached correspondence from MD Department of Planning, Mr. Joe Griffiths, AICP (Local Assistance and Training Manager) responded on behalf of Charles Boyd (Director) and Charles County PGM Supervisor, Cynthia Bilbra.

Please contact me at 240-713-3572 if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Usman Choudhary". The signature is fluid and cursive, written over a white background.

Usman Choudhary
Engineer I

www.arroconsulting.com

 OUT-IN-FRONT. EVERY STEP OF THE WAY.

Choudhary, Usman

From: Joseph Griffiths -MDP- <joseph.griffiths@maryland.gov>
Sent: Thursday, July 28, 2022 12:45 PM
To: Choudhary, Usman; Chuck Boyd -MDP-; Michael Bayer -MDP-; Susan Llareus; Sarah Diehl -MDP-
Subject: [External] Fwd: Property rezoning Application submittal to MD Dept. of Planning
Attachments: Town of Indian Head - Rezoning Application Resolution.pdf; 204-206 Blair RD Rezoning Application.pdf; MD Dept of Planning Letter of transmittle form - Copy.pdf

Good Afternoon Usman,

My Director, Chuck Boyd, forwarded me your email request for a rezoning in Indian Head. Rezoning are considered and decided locally by jurisdictions that have planning and zoning authority. The Maryland Department of Planning plays no role in them. Mark Harman, who appears to be your colleague at Arro Consulting, is the on call planner for the Town of Indian Head. Have you discussed this with him?

Please let me know if I am missing something or if you have any questions

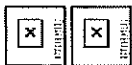
Thank you



Joe Griffiths, AICP
Local Assistance and Training Manager
Maryland Department of Planning
301 W. Preston St., Suite 1101
Baltimore, MD 21201
(410) 767-4553
joseph.griffiths@maryland.gov

[Please take our customer service survey.](#)

Planning.Maryland.gov



----- Forwarded message -----

From: Choudhary, Usman <usman.choudhary@arroconsulting.com>
Date: Thu, Jul 28, 2022 at 11:08 AM
Subject: Property rezoning Application submittal to MD Dept. of Planning
To: Chuck.boyd@maryland.gov <Chuck.boyd@maryland.gov>

Good Morning Charles,

From: Cynthia J. Bilbra <BilbraC@charlescountymd.gov>
Sent: Thursday, July 21, 2022 8:18 PM
To: Choudhary, Usman <usman.choudhary@arroconsulting.com>
Subject: RE: [External] Quick Question about Zoning change application submittal

Hello,

Have you contacted Town of Indian Head. As far as I know, Charles County does not have anything to do with this.

Cyndi C. Bilbra

(She/her/hers)

PGM Planning Supervisor

<image003.gif> Charles County Government
[Planning and Growth Management](#)
301-645-0692
[Request an Appointment](#)
[Citizen Self Service Portal \(CSS\)](#)

HOW DID WE DO? – Take our [Customer Service Survey](#)

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From: Choudhary, Usman <usman.choudhary@arroconsulting.com>
Sent: Tuesday, July 19, 2022 1:22 PM
To: Cynthia J. Bilbra <BilbraC@charlescountymd.gov>
Subject: Quick Question about Zoning change application submittal

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Good Afternoon Cyndi,

My name is Usman from ARRO Consulting, Inc. we are putting together an application for a zoning change of a property in the Town of Indian Head.
The application will need to be submitted to required agencies for 30 day comment period.
Other than the Town of Indian Head and Charles County Planning commission what other agencies does the zoning change application need to be submitted to?
If you could please provide me a list I would really appreciate it.

Sincerely,
Usman Choudhary