

**TOWN COUNCIL  
ZONING MAP AMENDMENT  
PUBLIC HEARING MINUTES  
Monday, November 7, 2022  
GoToMeeting**

Mayor Paulin called the Public Hearing to order at 6:00 p.m. Those in attendance were:

Brandon Paulin, Mayor  
Cassandra Grumbine, Councilwoman  
Ryan Hicks, Town Manager  
Mark Harman, Zoning Administrator  
Andrea Brady, Town Clerk

**NUMBER OF CITIZENS AND GUESTS IN ATTENDANCE: 2**

The purpose of the Public Hearing is to receive questions and comments from Town residents regarding the proposed Zoning Map amendment of Parcel 134, 202-206 Blair Road.

Town Clerk Brady presented proof of compliance. The ad for the hearing was in the Maryland Independent on October 28<sup>th</sup> and November 4<sup>th</sup>. The property owner was notified by certified mail on October 5<sup>th</sup> and they were notified via email.

The Council reviewed the application for the zoning map amendment. Since the Town is the applicant, the property owner was given the opportunity to provide further information on the requested change.

Mr. Goumilevski said he is excited about moving forward and he appreciates the Town's help with the zoning issue. He looks forward to doing a project that will be beneficial to the Town. He hopes to add additional units to the space, and he looks forward to building something beautiful that will help bring additional households to the area which would help bring additional businesses.

Zoning Administrator, Mark Harman provided his staff report, the comments received from local organizations, and the Planning Commission's recommendation. (See attached)

Mayor Paulin made a motion to open the floor to public comment Councilwoman Grumbine seconds the motion. All in favor. The floor was opened to public comment. Town Clerk Brady did not receive any public comment prior to this evening's hearing.

There being no comment from those in attendance, Mayor Paulin made a motion to close the floor to public comment. Councilwoman Grumbine seconds the motion. All in favor.

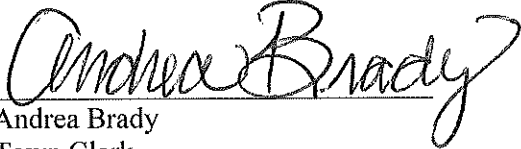
The property owner was given the opportunity to provide any additional comments on the proposed amendment. Mr. Goumilevski thanked the Town again for going through the process with them. He realizes the effort of everyone involved and he is excited to continue working with the Town moving forward.

The Council moved into the Council discussion portion of the agenda.

Councilwoman Grumbine thinks the change is a great idea and she is excited to see the future development.

Mayor Paulin made a motion to approve the zoning map amendment of 202-206 Blair Road, Parcel 134, as recommended by the Planning Commission. Councilwoman Grumbine seconds the motion. Motion carried by voice vote, 2-Ayes, 0-Nays.

Mayor Paulin closed the public hearing and adjourned at 6:10pm.

A handwritten signature in cursive script that reads "Andrea Brady". The signature is written in black ink and is positioned above a horizontal line.

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](http://www.arroconsulting.com)

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

## Choudhary, Usman

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**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 applications 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

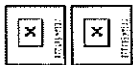
Thank you



**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](mailto:joseph.griffiths@maryland.gov)

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

[Planning.Maryland.gov](http://Planning.Maryland.gov)



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

**From:** Choudhary, Usman <[usman.choudhary@arroconsulting.com](mailto: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](mailto:Chuck.boyd@maryland.gov) <[Chuck.boyd@maryland.gov](mailto:Chuck.boyd@maryland.gov)>

Good Morning Charles,

**From:** Cynthia J. Bilbra <[BilbraC@charlescountymd.gov](mailto:BilbraC@charlescountymd.gov)>  
**Sent:** Thursday, July 21, 2022 8:18 PM  
**To:** Choudhary, Usman <[usman.choudhary@arroconsulting.com](mailto: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](#)

<image008.png>

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**From:** Choudhary, Usman <[usman.choudhary@arroconsulting.com](mailto:usman.choudhary@arroconsulting.com)>  
**Sent:** Tuesday, July 19, 2022 1:22 PM  
**To:** Cynthia J. Bilbra <[BilbraC@charlescountymd.gov](mailto: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



201 Thomas Johnson Drive, Ste 207  
Frederick, Maryland 21702

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**MEMORANDUM**

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TO: Town Council

FROM: Mark Harman

RE: PC Public Hearing Recommendation October 26, 2022

PROJECT NO.: 6508.22

DATE: October 27, 2022

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Parcel 134, in the Town of Indian Head, is currently zoned as R-2 (Single Family Residential, Medium Density) and R-M (Multi-Family Residential, High Density). At the regularly scheduled public meeting, held on October 26, 2022, the Town of Indian Head Planning Commission recommended Parcel 134 be rezoned so the entire parcel is located within the R-M (Multi-Family Residential, High Density) Zoning District; see the attached meeting minutes from the October 26, 2020 public hearing.