



**Planning Commission
Regular Meeting
December 3, 2024, 6:00 PM**

Agenda

1. Call to Order
 - 1.1. Planning Commission Meetings
[Click here to join the meeting via Microsoft Teams](#)
Meeting ID: 222 254 925 982
Passcode: QFenvoy
 - 1.2. Call to Order
2. Approval of Minutes
 - 2.1. Approval of minutes from meeting on September 17, 2024.
3. Matters of Discussion and Review
 - 3.1. Charles County Public Library - Application for Parking Waiver (For Consideration and Recommendation)
 - 3.2. Amendment to Planning Commission Rules and Procedures (Sampson) (For Introduction)
4. Matters of Information
 - 4.1. Planning Department Updates
 - Plat of Condominium (North Maple)
 - Planning Commission Elections
 - Board of Charles County Commissioners [Public Hearing](#) on Proposed Amendments to the Charles County Comprehensive Water and Sewer Plan (December 3, 2024, 6:00 PM)
 - 4.2. Town Council Updates
5. Adjourn
 - 5.1. Adjournment



TOWN OF LA PLATA

Planning Commission Minutes
September 17, 2024 @ 6:00 PM
Council Chambers/Hybrid

PRESENT: Gregory Sampson, Commissioner, Dawn Banks, Commissioner, Evalyne Bryant-Ward, Councilwoman, Ward III, Jill Hudnell, Commissioner, and Colleen Monoski, Commissioner (Alternate)

ABSENT: Robert High, Commissioner

TOWN STAFF: Jeanine Harrington, Director of Planning, David Jenkins, Councilman, Ward IV, Jeannine James, Mayor, Michelle Miner, Assistant Town Manager, and Kelly Phipps, Director of Legislative Services

GUESTS: See Roster

1. Call to Order

1.1 Call to Order - Chairman Sampson

Chairman Sampson called the meeting to order at 6:00 PM.

Mayor James, Councilman Jenkins, and Ms. Miner attended virtually.

1.2 Pledge of Allegiance

Ms. Monoski led all assembled in the Pledge of Allegiance.

2. Approval of Minutes

2.1 Review and approval of minutes from the meeting on May 07, 2024.

2.1a. Moved By: Evalyne Bryant-Ward, seconded by Dawn Banks.
Motion to approve the minutes as presented.

Passed Unanimously

3. Matters of Discussion and Review

3.1 Pinegrove Neighborhood B - Preliminary Plat

Project Number: MJSUB-0002-2024

Applicant: Rodger's Engineering Inc. / D.R. Horton Inc.

Zoning: TDX

Project Description: Review and approval of the Preliminary Plat.

Director Harrington presented an overview of the staff report. Danielle Conrow (Rodgers Consulting) and Brian George (DR Horton) spoke on behalf of the applicant. Ms. Conrow projected that Neighborhood B would be ready for final plat in January or February of 2025 assuming availability of water allocations. Director Harrington explained the method used to calculate estimated water usage. The Town is awaiting the results of a water usage study and the resolution of the CSX crossing approval on Heritage Green Parkway. In response to Commissioner Banks's question, Ms. Conrow explained that an updated traffic study will be due to the Planning Commission with Neighborhood D, following Neighborhood C.

3.1a. Moved By: Evalyne Bryant-Ward, seconded by Dawn Banks.

Motion to to approve the Pinegrove Neighborhood B Preliminary Plat as presented with the condition that the applicant shall submit updates to the traffic impact study (TIS) for review and approval by Charles County Government, the State Highway Administration and the Town at certain milestones, as mutually agreed to. Each TIS shall be developed in accordance with the Charles County APF Manual using the Development District Standards.

Passed Unanimously

3.2 Charles County Public Schools - Parking Lot Expansion

Project Number: MJSP-0002-2024

Applicant: Charles County Public Schools

Zoning: CBT

Project Description: Review and approval of the Major Site Plan for a parking lot addition.

3.2a. Moved By: Jill Hudnell, seconded by Colleen Monoski.

Motion to approve the Major Site Plan as presented.

Passed Unanimously

3.3 Starkey Administration Building

Project Number: MJSP-0003-2024

Applicant: Charles County Public Schools

Zoning: CBT

Project Description: Review and approval of the Major Site Plan for a 5,045 square foot building addition.

In response to Councilwoman Bryant-Ward's question, Director Harrington explained that the addition's impact on water usage would be less than one (1) Equivalent Dwelling Unit (EDU). In response to Chairman Sampson's question, Director Harrington confirmed that the adequate water is available for the addition without impacting other facilities.

3.3a. Moved By: Evalyne Bryant-Ward, seconded by Jill Hudnell.
Motion to approve the Major Site Plan as presented.

Passed Unanimously

3.4 UMCRCM Major Site Plan

Project Number: MJSP-0005-2024

Applicant: Lorenzi, Dodd's and Gunnill, Inc / UMCRCM

Zoning: CB

Project Description: Review and approval of the Major Site Plan for a parking lot addition.

Councilwoman Bryant-Ward recused herself from discussion and vote in light of professional connections to the applicant.

3.4a. Moved By: Jill Hudnell, seconded by Colleen Monoski.
Motion to approve the Major Site Plan as presented.

Roll call vote on the motion:

	Ayes	Nays	Abstained	Absent
Gregory Sampson	x			
Dawn Banks	x			
Evalyne Bryant-Ward			x	
Robert High				x
Jill Hudnell	x			
Colleen Monoski	x			
	4	0	1	1

Passed Unanimously

3.5 Pinegrove Neighborhood C

Project Number: SE-0001-2024

Applicant: Rodger's Engineering Inc. / D.R. Horton Inc.

Zoning: TDX

Project Description: Review and recommendation to the Board of Appeals regarding a senior living community.

Ms. Conrow and Mr. George spoke on behalf of the applicant. In response to Councilwoman Bryant-Ward's question, Mr. George explained that market studies indicated a consumer need for age-restricted housing developments. Chairman Sampson asked about the following:

1. The preliminary plat indicated only that a senior living community was possible. Will there be an updated traffic study in light of expected reduced traffic? Ms. Conrow did not expect that a new traffic study would be conducted to the applicant's advantage.
2. Director Harrington confirmed that the senior living community status will reduce the total number of school seats the Town will be required to provide.
3. Ms. Conrow brought attention to natural features and amenities specific for a senior community such as retaining trees to mitigate sound, enhanced walkability and ADA compliance, and smaller yards. Mr. George explained the arrangement of "villas."

3.5a. Moved By: Evalyne Bryant-Ward, seconded by Jill Hudnell.

The Planning Commission recommends approval of SE-0001-2024 in accordance with Town Code Section 191-52 by the Board of Appeals .

Passed Unanimously

3.6 2023 Annual Report

Director Harrington presented the 2023 Annual Report, to be submitted to the Maryland Department of Planning (MDP) upon approval by the Planning Commission and signature by the Chairman of the Planning Commission. Chairman Sampson will sign the cover page and submit to the Interim Town Clerk for dispatch to MDP.

4. Matters of Information

4.1 Planning Department Project Updates

Director Harrington reported on the following:

1. 2025 Town Elections: The next town elections will be held in May 2025. Nomination packets will be available starting October 1, 2024.
2. Departure: This is Director Harrington's last meeting as the Director of

Planning for the Town of La Plata. She will depart La Plata September 30, 2024, and join the Town of Leonardtown. The Technical Review Team, Mayor James (as the Chief Executive Officer), and Ms. Miner will assume the duties of the Director of Planning until a successor is identified.

4.2 Council Updates

Councilwoman Bryant-Ward had no report but explained her abstention from the discussion and vote on the UMCRMC application.

5. Adjourn

5.1 Adjournment

Chairman Sampson adjourned the meeting at 6:48 PM.

Submitted by:

Kelly Phipps, Interim Town Clerk

August 21, 2024

Ms. Jeanine Harrington, Director
Town of LaPlata Planning Department
305 Queen Anne Street
LaPlata, MD 20646

RE: LaPlata Library
Request for Waiver / Modification of Zoning Code Required Parking

Dear Ms. Harrington:

On behalf of our client, the Commissioners of Charles County, and in accordance with §191-44(F) of the Town of LaPlata Code, we hereby request a waiver / modification of the required parking associated with the proposed LaPlata Library. This waiver / modification is being requested to enable Charles County to focus their investment in the new public facility on items that will benefit the greatest number of community patrons, while avoiding what may be considered a potential over-construction of parking that does not appear warranted based upon review of similar parking codes from other local jurisdictions, as well as parking studies conducted by the Institute of Transportation Engineers (ITE).

Background:

Planning for the new LaPlata Library, on lands owned by the Town, has been ongoing for many years. In May 2020, Ben Dyer Associates, Inc. (BDAI), released their summary report, commissioned by the Charles County DPW / Capital Services Division, entitled Site Assessment, Charles County Public Library, La Plata Library, which proffered multiple conceptual site development programs. The BDAI report was subsequently coordinated between Town of LaPlata and Charles County staff to program the public improvement, establish project budgets, secure funding, and commission design professionals.

The LaPlata Library facility is located on lands that are zoned R8 (Residential Zone – 8,000 Square Feet Lot Size) or CB (Central Business) by the Town of LaPlata. As currently proposed, the library building and northern adjacent parking lot are located on the R8 zoned lands, while the balance of the current southern parking lot and interconnection to N. Maple Ave are located on lands zoned CB. When the project was originally commissioned, cultural facilities (such as the proposed library) were not a permitted use within the Town's R8 zone. To rectify this inconsistency, Town staff processed a Zoning Ordinance Amendment to allow Cultural Institutions in residential zoned areas.

The Town Code establishes parking rates for the Cultural Institution land use based upon a facility's maximum occupancy. This approach to establishing parking rates appears unique among local jurisdictions and at the Town's established rate has resulted in significantly higher parking requirements than what would be applied to similar libraries in nearby jurisdictions which are more in line with anticipated peak parking requirements based upon parking studies conducted by the Institute of Transportation Engineers (ITE).

Comparable Parking Rates:

When BDAI undertook their studies, they acknowledged that the then Town of LaPlata Zoning Code was "...silent as to the parking requirements for a library. Instead, Town Use Number 18, Government Facility comes closest to establishing parking requirements at 1 space / 300 square feet..." (BDAI Report, Page 5) Subsequently, all BDAI concepts were based upon this stated parking rate, including Concept 5 which was ultimately selected to represent the preferred location for the library building. The final building location was later adjusted slightly to accommodate the Town's request to include an interconnection between Talbot St

Ext and N. Maple Ave. Based upon BDAI's assumptions, the current 27,799 sf GFA library building would require 93 parking spaces, as opposed to the 185 spaces currently required under the Town's Cultural Institution classification.

A review of parking requirements for similar facilities in nearby local jurisdictions reveals that the Town's use of "maximum occupancy rate" for the proposed library is unique and results in required parking rates far greater than may be required. Excessive parking results in unnecessary upfront construction costs for curbing, asphalt, storm drainage and SWM facilities, landscaping, etc., as well as increased yearly maintenance costs.

A review of required parking rates in several local jurisdictions reveals the following:

Jurisdiction	Parking Code Section	Use Category	Required Parking Rate	Resultant Number of Required Spaces for Currently Sized Library
PG County	§27-6305(a)	Cultural Facility	3 / 1,000 sf GFA	84
St. Mary's County	§64.3.1	Cultural Institute	2 / 1,000 sf GFA	56
Montgomery County	§6.2.4	Cultural Institution	2.0 (max) / 1,000 sf GFA	56

In addition, ITE has published a Parking Generation Manual for use as "...an educational tool for planners, transportation professionals, zoning boards, and others interested in estimating parking demand of a proposed development." (*ITE Parking Generation Manual, 5th Ed., page ix*) ITE established Land Use Code 590 for libraries, and after studying libraries within multiple states for over 40 years, published their findings and suggested parking rates based upon observed peak parking demand for Weekdays, Saturdays, and Sundays per GFA of library space, as well as per number of employees. ITE peak parking rates per GFA results in the highest peak demands, and may be summarized as follows (copy of ITE Land Use Code 590 Text / Tables attached):

ITE Condition	Parking Rate per 1,000 sf GFA	Resultant Number of Required Spaces for Currently Sized Library
Weekday Peak	2.35	65
Saturday Peak	1.68	47
Sunday Peak	1.86	52

Summary:

ITE studies conducted at multiple library facilities over a 4-decade period have resulted in their issuing planning level guidance for peak parking demands of similar facilities. Based upon their guidance, the LaPlata Library may be anticipated to generate a peak parking demand during the weekday period of approximately 65 parking spaces at their suggested parking rate of 2.35 spaces per 1,000 sf GFA.

A review of required parking regulations for similar library facilities in neighboring jurisdictions reveals that their rates are similar to those recommended by the ITE studies, ranging from a low of 2 parking spaces per 1,000 sf GFA in St. Mary's and Montgomery Counties, up to 3 parking spaces per 1,000 sf GFA in Prince George's County.

Based upon these comparisons, the Town's Code requirement for 185 parking spaces appears overly conservative. The need to construct the potentially excessive number of parking spaces has resulted in the library project proposing the clearing of additional onsite forested areas and construction of asphalt parking areas (along with appurtenant storm drainage and SWM facilities) which do not appear warranted to support

library activities. In addition, the additional parking facilities increase the library's upfront construction costs, as well as its long-term maintenance costs, both of which will negatively impact the level of programs the library may support within the community.

Therefore, we request the Town consider modifying their current parking requirements for the new library project to require only 81 parking spaces. This is the current amount of parking proposed within the northernmost lot adjacent to the proposed library building on Parcel 208. The proposed 81 parking spaces reflect a parking rate of 2.9 spaces per 1,000 sf GFA, which is greater than the ITE suggested rate of 2.35 spaces per 1,000 sf GFA, and between the parking rates required by St. Mary's / Montgomery Counties and Prince George's County.

Should this waiver / modification request be approved, Charles County proposes that the parking lot currently proposed for the south side of Talbot St Ext be revised on the site plan such that it is depicted as a possible future phase, to be installed at a later date if needed to support Town interests.

Following your review of this waiver request, and the attached supporting documents, please don't hesitate to contact me with any questions or concerns. You may also contact Ms. Britta Hertling, Chief of Capital Services at (301) 396-5847, or Ms. Candis Stretcher, Project Manager II at (301) 396-5249, with the Charles County Department of Public Works.

Sincerely,
Vista Design, Inc.



Richard F. Polk, PE
Principal



Parking Generation Manual

5th Edition

JANUARY 2019

INSTITUTE OF TRANSPORTATION ENGINEERS

Preface

Parking Generation Manual, 5th Edition is a publication of the Institute of Transportation Engineers (ITE). *Parking Generation Manual* is an educational tool for planners, transportation professionals, zoning boards, and others who are interested in estimating parking demand of a proposed development.

Parking Generation Manual includes a complete set of searchable electronic files including land use descriptions and data plots for all available combinations of land uses, time periods, independent variables, and settings. Data contained in *Parking Generation Manual* are presented for informational purposes only and do not include ITE recommendations on the best course of action or the preferred application of the data. The information is based on parking generation studies submitted voluntarily to ITE by public agencies, developers, consulting firms, student chapters, and associations.

Parking Generation Manual provides access for users to the ITEParkGen web app. This desktop application allows electronic access to the entire parking generation dataset with numerous filtering capabilities including site setting (i.e., rural, general urban/suburban, dense multi-use urban, center city core), geographic location, age of data, and development size. Instructions for using ITEParkGen are included within the app.

Additional data are needed from the profession to create a data-rich environment for parking analysis. ITE will continue to prepare updates to *Parking Generation Manual* and consider new complementary handbooks for planning or sizing parking facilities as additional data become available.

User comments on *Parking Generation Manual* are invited. Through user feedback, ITE has enhanced each subsequent edition of *Parking Generation*. ITE continually seeks additional ways to increase the value of this document and requests that users provide recently collected data for the land uses presented in *Parking Generation Manual* or any other land uses for inclusion in future editions and updates. A data collection form is included in Appendix C.

Although this report provides a powerful tool to better understand parking demand, it contains information that can also be easily misinterpreted without sound professional judgment. Users are cautioned to use professional judgment in applying all data contained in this report. They also need to be cognizant of site and area characteristics that can affect parking demand (e.g., availability of transit services, demand management strategies, parking pricing, shared parking) and of the continued need for additional data. Lack of appreciation of these factors may lead to an inaccurate estimate of potential parking demand and ultimately the improper sizing of a parking facility.

Land Use: 590 Library

Description

A library can be either a public or private facility that consists of shelved books and reading rooms or areas. A library may also provide meeting rooms.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at three study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	–
5:00 a.m.	–
6:00 a.m.	–
7:00 a.m.	–
8:00 a.m.	–
9:00 a.m.	–
10:00 a.m.	76
11:00 a.m.	87
12:00 p.m.	79
1:00 p.m.	100
2:00 p.m.	88
3:00 p.m.	95
4:00 p.m.	78
5:00 p.m.	79
6:00 p.m.	–
7:00 p.m.	–
8:00 p.m.	–
9:00 p.m.	–
10:00 p.m.	–
11:00 p.m.	–

Additional Data

The average parking supply ratio for the nine study sites with parking supply information is 2.5 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Illinois, Oregon, Tennessee, and Washington.

Source Numbers

11, 211, 224, 400, 438

Library (590)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.

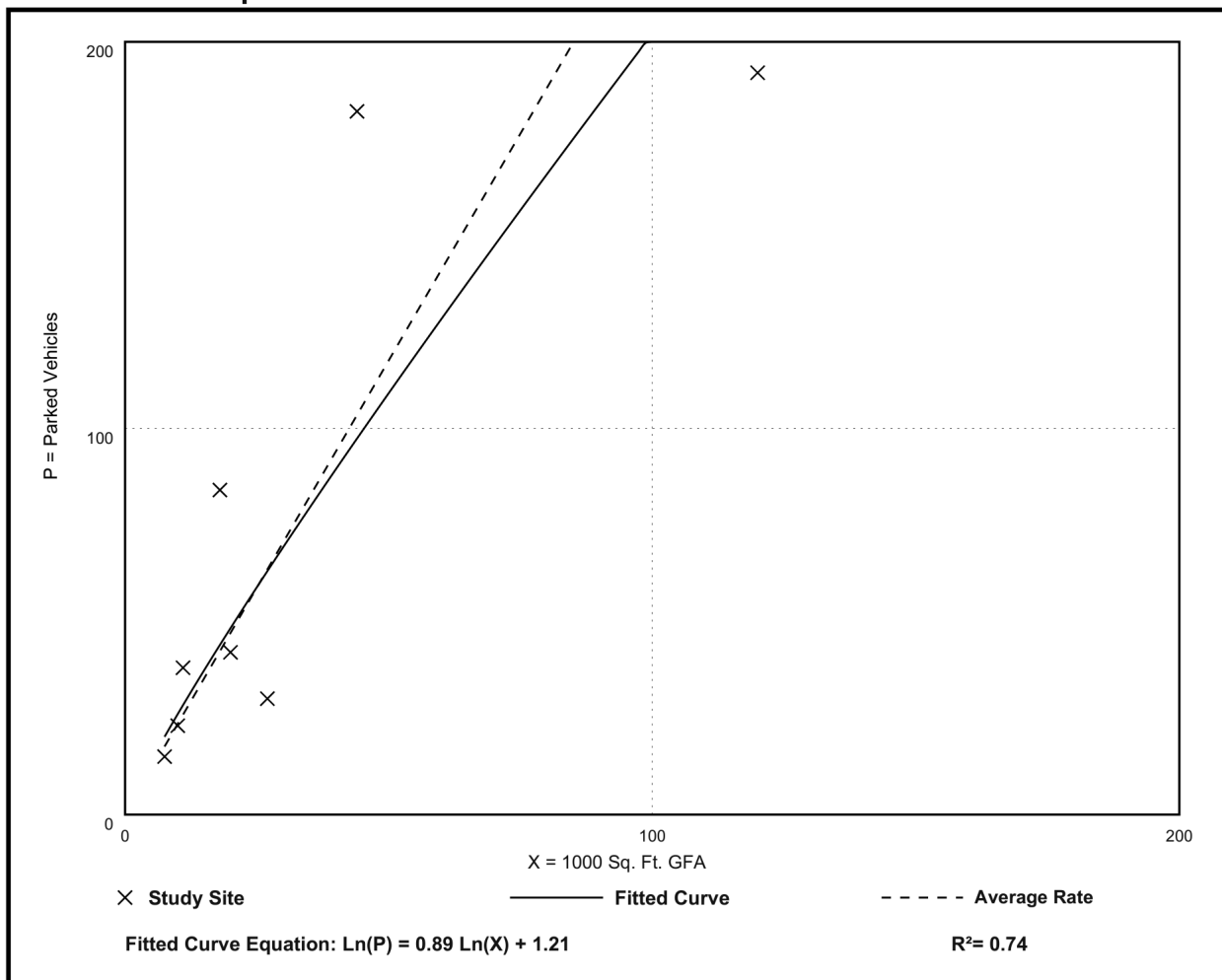
Number of Studies: 8

Avg. 1000 Sq. Ft. GFA: 32

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.35	1.11 - 4.67	1.99 / 4.48	***	1.27 (54%)

Data Plot and Equation



Library (590)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 6:00 p.m.

Number of Studies: 2

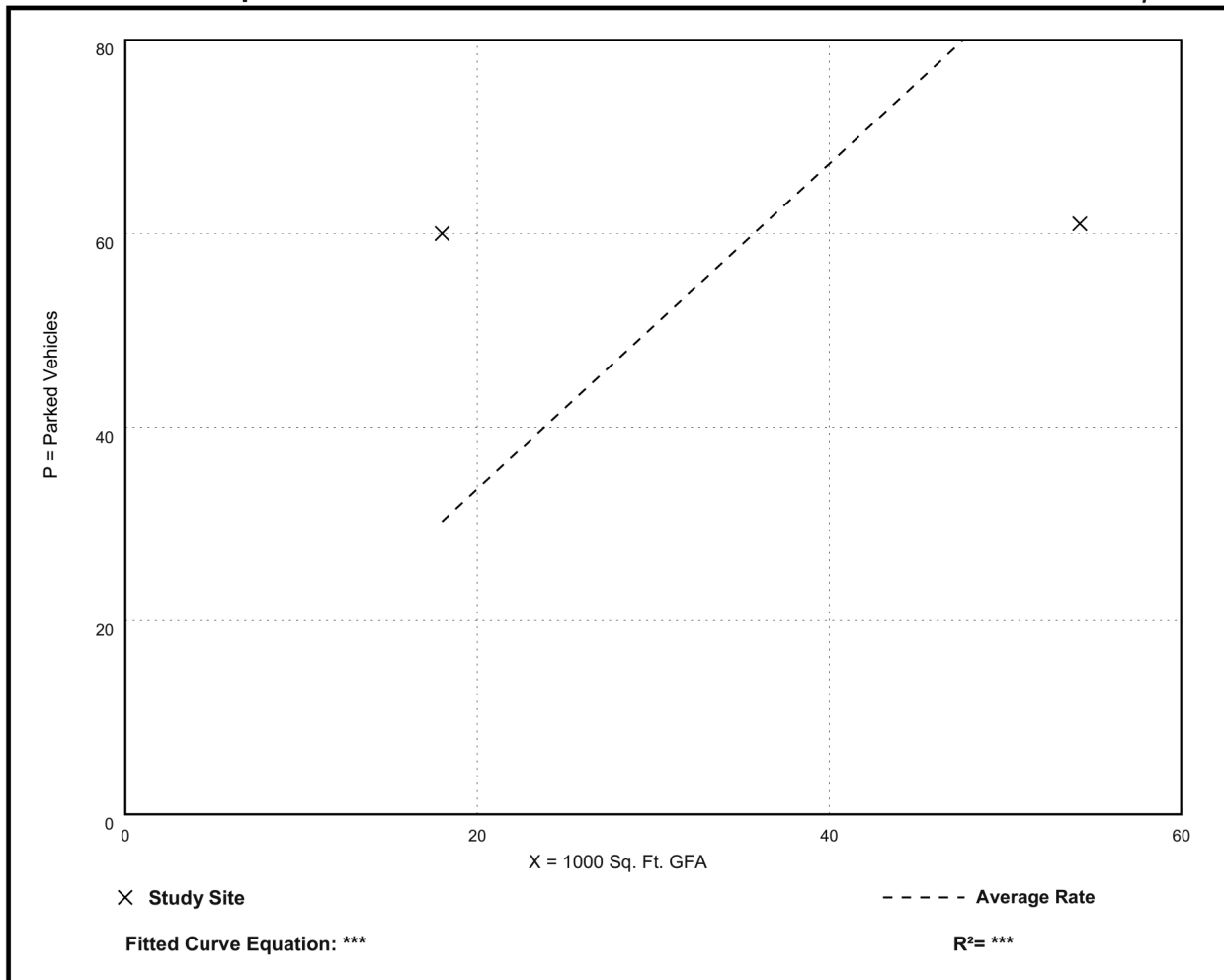
Avg. 1000 Sq. Ft. GFA: 36

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.68	1.12 - 3.33	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Library (590)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Sunday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 1:00 - 4:00 p.m.

Number of Studies: 2

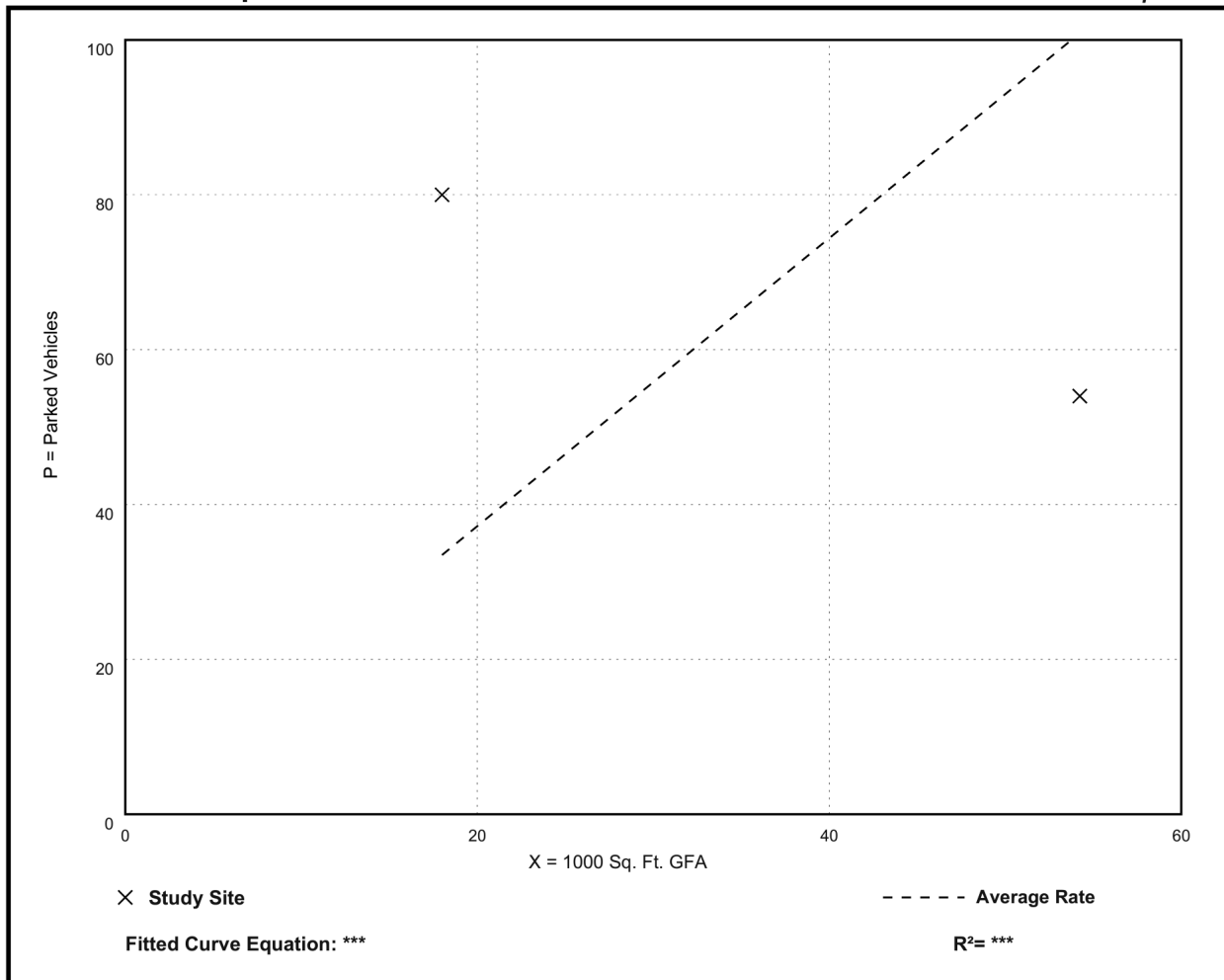
Avg. 1000 Sq. Ft. GFA: 36

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.86	1.00 - 4.44	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Library (590)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.

Number of Studies: 1

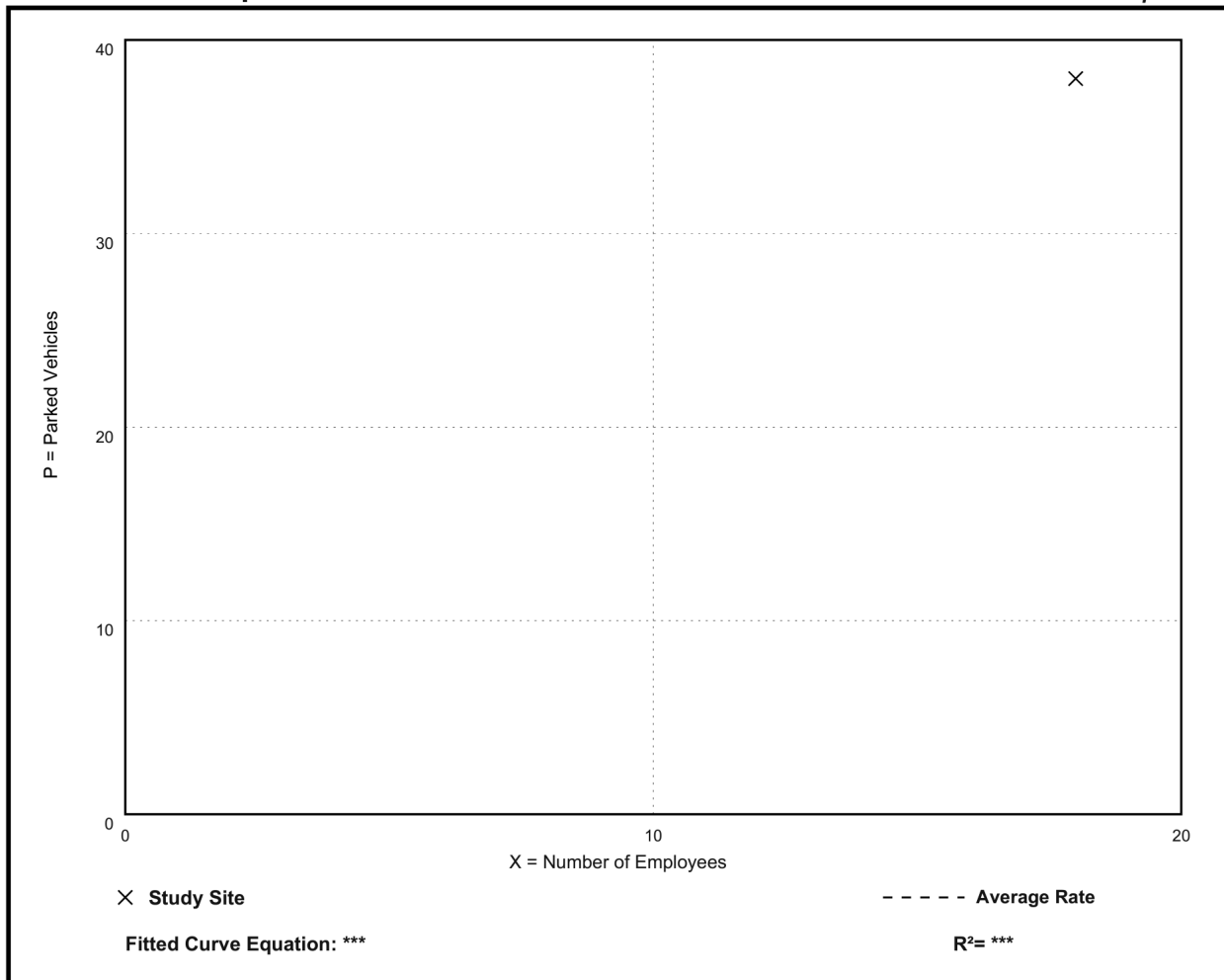
Avg. Num. of Employees: 18

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.11	2.11 - 2.11	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Library (590)

Peak Period Parking Demand vs: Employees

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 6:00 p.m.

Number of Studies: 1

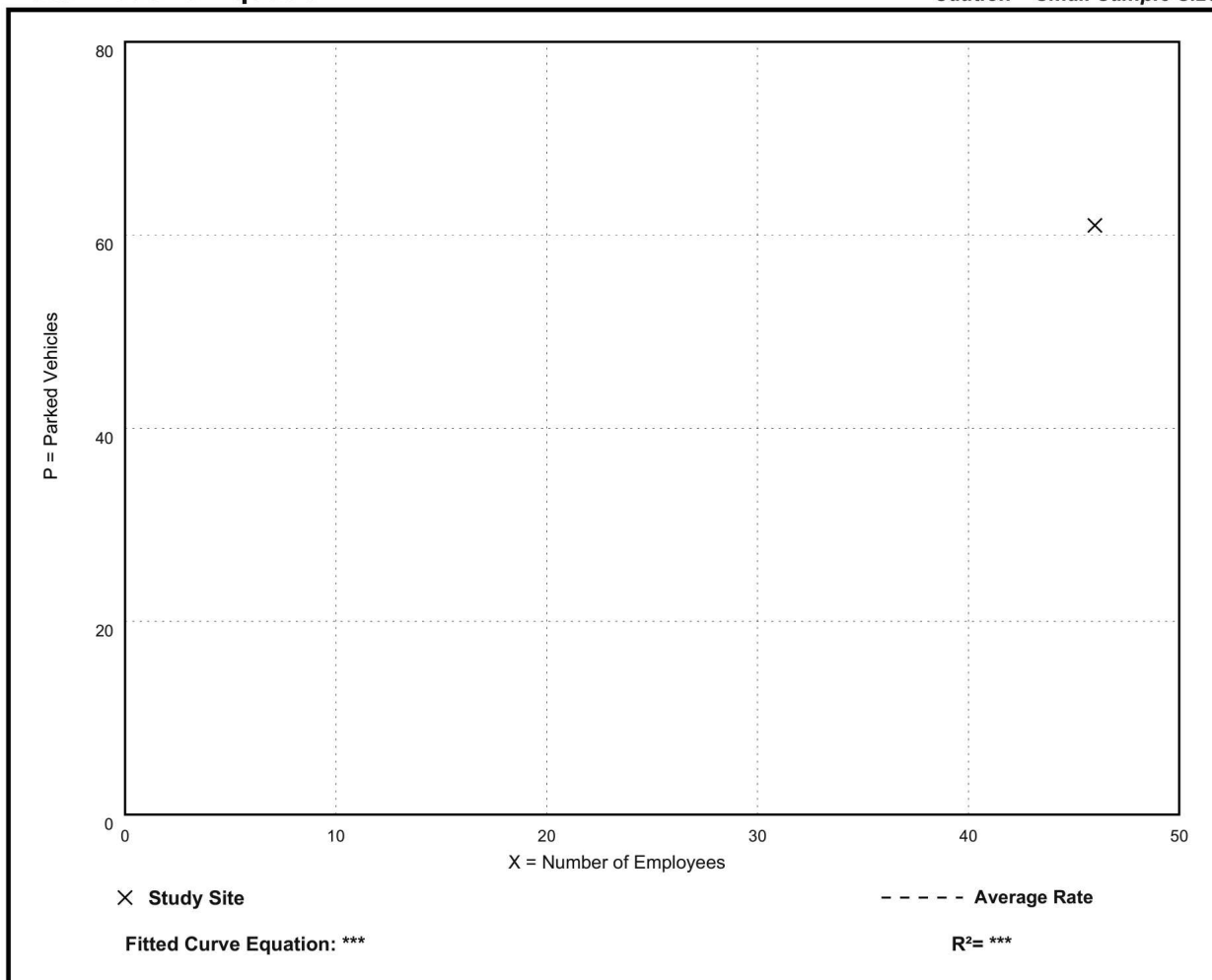
Avg. Num. of Employees: 46

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.33	1.33 - 1.33	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Library (590)

Peak Period Parking Demand vs: Employees

On a: Sunday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 1:00 - 4:00 p.m.

Number of Studies: 1

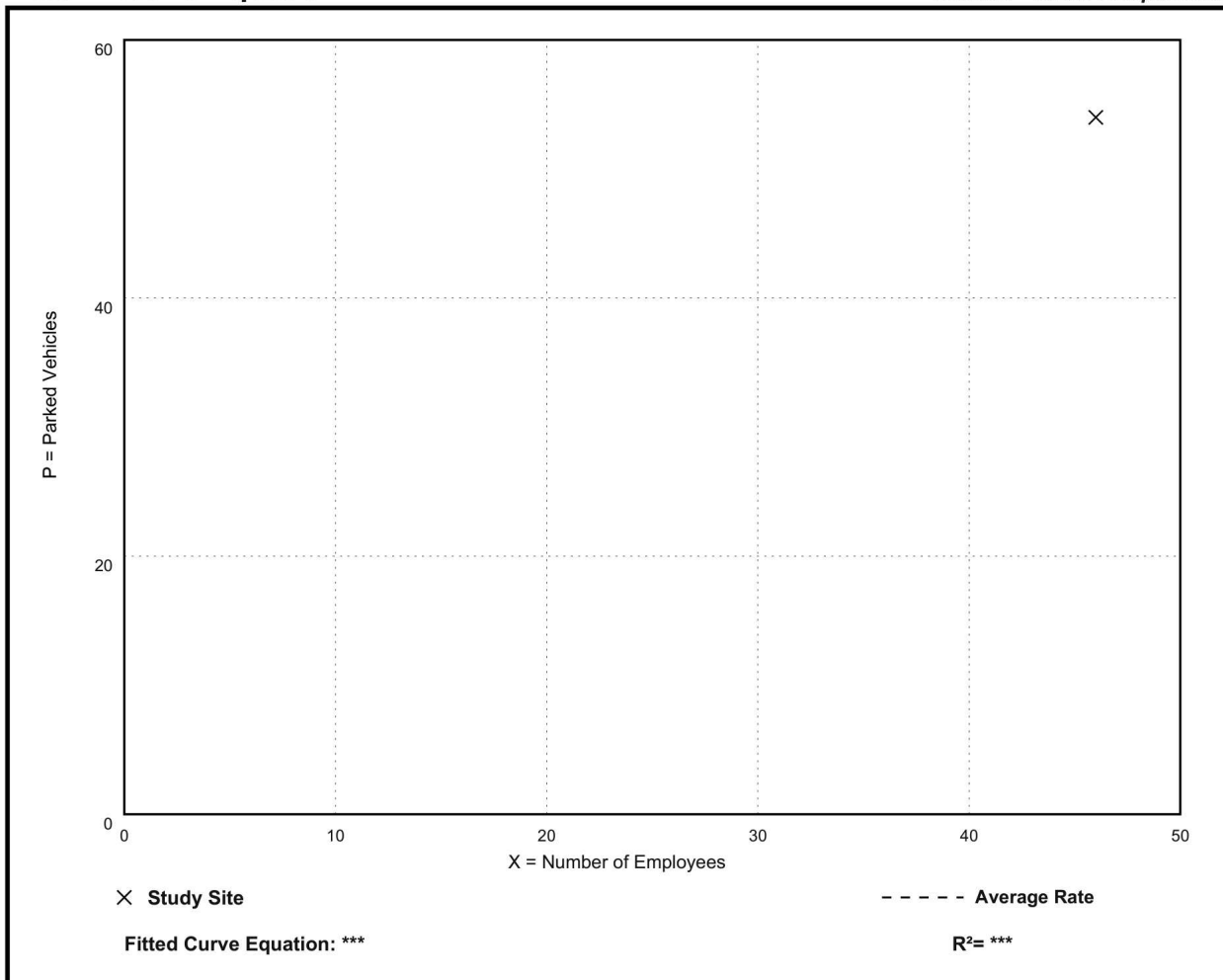
Avg. Num. of Employees: 46

Peak Period Parking Demand per Employee

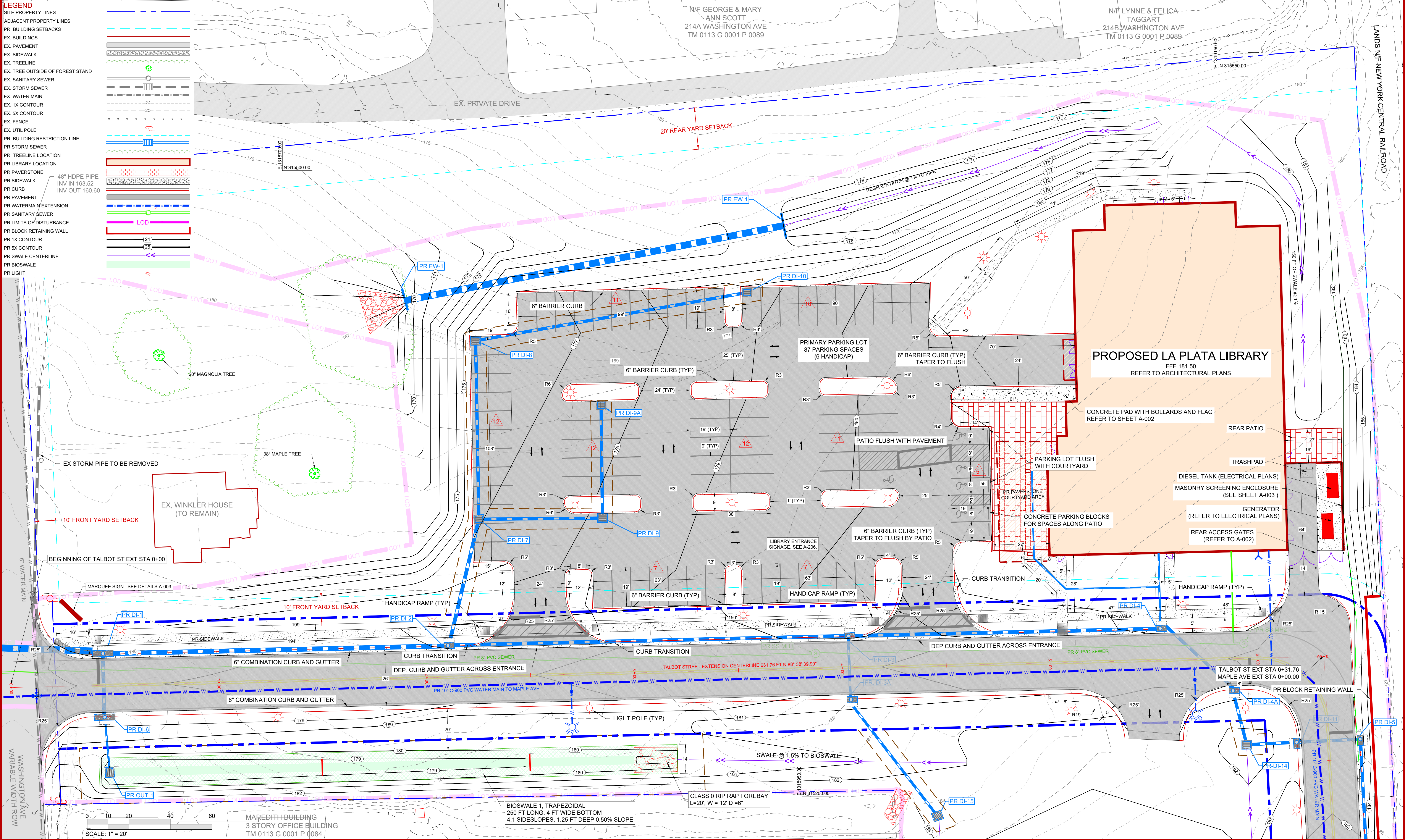
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.17	1.17 - 1.17	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



LEGEND	
SITE PROPERTY LINES	---
ADJACENT PROPERTY LINES	---
EX. BUILDING SETBACKS	---
EX. BUILDINGS	---
EX. PAVEMENT	---
EX. SIDEWALK	---
EX. TREELINE	---
EX. TREE OUTSIDE OF FOREST STAND	---
EX. SANITARY SEWER	---
EX. STORM SEWER	---
EX. WATER MAIN	---
EX. 1X CONTOUR	---
EX. 5X CONTOUR	---
EX. FENCE	---
EX. UTIL POLE	---
PR. BUILDING RESTRICTION LINE	---
PR. STORM SEWER	---
PR. TREELINE LOCATION	---
PR. LIBRARY LOCATION	---
PR. PAVEMENT	---
PR. SIDEWALK	---
PR. CURB	---
PR. PAVEMENT	---
PR. WATERMAIN EXTENSION	---
PR. SANITARY SEWER	---
PR. LIMITS OF DISTURBANCE	---
PR. BLOCK RETAINING WALL	---
PR. 1X CONTOUR	---
PR. 5X CONTOUR	---
PR. SWALE CENTERLINE	---
PR. BIOSWALE	---
PR. LIGHT	---



NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

DRAFT

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TOLP PERMIT #00562-2021
LA PLATA LIBRARY

SITE PLAN
NORTHERN PORTION

PROJECT DATA

Tax Map: 0113	Parcel: SEVERAL
Drawn By: WCS	Checked By: WCS
Date:	
Scale:	1" = 20'

REVISIONS

Project No: **2I-093**
File Name: **082223BFI plot.dwg**
Sheet No: **C-201**

MEMORANDUM

TO: Jeannine James, Mayor
FROM: Celia W. Craze, AICP, Contract Planner
CC: Michelle Miner, Assistant Town Manager; Jay Gullo, Town Attorney
SUBJECT: Parking Waiver Request for Library-208 Washington Street
DATE: November 2, 2024
APPLICANT: Charles County Government by Richard Polk for Vista Engineering

BACKGROUND

The applicant is seeking a parking waiver to reduce the number of required parking spaces at the new library from 185 required spaces to 81 parking spaces. The Code of the Town of LaPlata at Sec. 191-43 allows for an applicant to seek a parking waiver when strict compliance with the Town Code cannot be achieved in the design of the project's parking facility. Furthermore, an application for a parking waiver must demonstrate that fewer parking spaces than those required by the Town Code will adequately serve the proposed use(s) of the project and that it will not adversely affect the site or the adjacent area.

DISCUSSION

The applicant bases its entire statement of justification on the argument that the Town's Zoning Code requires an excess number of parking spaces than would actually be needed. This argument is based in part on the fact that the Town Code does not have a parking generation rate for libraries. Instead, the parking generation used for this project is that of a Cultural Institution, which requires three (3) parking spaces per 1000 square feet gross floor area (GFA) of the subject project.

Instead, the application argues that the parking generation rate from the ITE Parking Generation Manual provides a more sensitive and accurate basis to calculate parking for a library. The ITE rate for a library is 2.35 spaces per 1000 GFA. Using the ITE parking generation rate, the library would require 65 parking

spaces. The auxiliary parking lot, to the south of the library, would be eliminated if the waiver were to be approved.

STAFF COMMENTS

The applicant makes a compelling argument that 185 parking spaces is probably more than the library needs. However, the purpose of the enlarged parking lot was intended to serve more than just the library. When the town purchased the property, at the County's request, on which the auxiliary parking lot was to be built, it was intended that the lot would serve not only the library, but the greater Town of LaPlata as well. This is the Town's plan, and deletion of the auxiliary parking would not serve the Town's needs.

Further, the parking waiver provision is to provide relief, in part when "strict compliance with the Town Code cannot be achieved". This is clearly not the case as the site plan shows sufficient parking based on the Town Code.

STAFF RECOMMENDATION

The proposed parking waiver is not without merit, as the parking generation rate provided in the Town Code is in excess to parking generation rates based on national studies. This, however, is not the only consideration.

The Town purchased the land on which the "excess" parking is to be constructed for the purpose of serving the library and the Town. This is a priority to the Town Council.

Finally, the applicant has failed to demonstrate a hardship by proving the required parking cannot be accommodated on the site. The approved site plan clearly shows adequate parking, meaning the criteria to qualify for a waiver have not been met.

It is recommended that the Parking Waiver request to reduce parking required at the new public library from 185 to 81 parking spaces be denied.

Attachments -

- 1) Waiver application
- 2) ITE research background
- 3) Schematic of library with deletion of parking



Parking Waiver Request

Town of La Plata
305 Queen Anne Street • P.O. Box 2268
La Plata, MD 20646
301-934-8421 • Fax: 301-934-3965
www.townoflaplata.org

An applicant may seek a parking waiver when strict compliance with section §191-43 of the Code of the Town of La Plata cannot be achieved in the design of a parking facility. The applicant must demonstrate that fewer parking spaces than those required by the Town Code will adequately serve the proposed uses and that it will not adversely affect the site or adjacent area.

Project Information		
File Number:		
Project Name:	La Plata Library	
Owner Name:	Town of La Plata (Facility Development proposed by Charles County Governmnet - DPW/CS)	
Property Address:	208 Washington Avenue	
Use Type:	Cultural Institution	Use Number: 13

I am [or: I represent Charles County Government (developer),] the property owner in the case identified above.
I/We are requesting a waiver from the parking requirements set forth in Section §191-43 of the Town Code.

Specifically, the Zoning Code requires the following:

Required parking is based upon the maximum occupancy of the facility, which results in 185 parking spaces being required

I/we have proposed, instead, to provide the following:

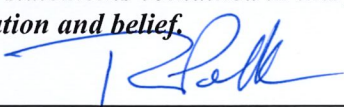
Charles County proposes to construct 81 parking spaces concurrent with the development of the library.

I/we believe that this departure from the normal parking requirements is necessary due to the following:

Please refer to attached letter from Vista Design, Inc., dated August 21, 2024 for justification of Parking Waiver Request.

Authorization

By my/our signature(s) below, I/we certify that the statements contained in this parking waiver request are true and complete to the best of my/our knowledge, information and belief.

Property Owner/Authorized Agent Signature:  Date: 9/5/24

Printed Name: RICHARD F. POLK, P.E.

For Office Use Only			
Approvals	Approved	Denied	Date
Planning Commission			



TOWN OF LA PLATA PLANNING COMMISSION

RULES OF PROCEDURE

(Approved October 03, 2023)

SECTION 1 – PURPOSE

The purpose of these rules is to establish procedures under which the Planning Commission has the powers necessary to enable it to fulfill its functions, promote planning, and execute the purposes of the La Plata Town Code and the Land Use Article of the Maryland Annotated Code. In all matters not provided for in these Rules, the applicable rules in the current edition of Robert's Rules of Order Newly Revised shall apply.

SECTION 2 – POWERS

The Planning Commission is tasked with preserving and protecting the public health, safety and general welfare of the inhabitants of the Town. The Planning Commission directs the growth and development of the Town by reviewing all major site plans and subdivision plats for compliance with the Town Code. The Planning Commission also makes recommendations on annexation petitions and recommends updated Comprehensive Plans for Town Council adoption. As part of each decision the Planning Commission makes, it is tasked with carrying out the visions, goals and objectives of the adopted Town Comprehensive Plan.

In fulfilling its legislative mandate, the Commission may exercise the following powers:

1. Hold conference with parties and or their legal representatives to clarify issues and expedite full and fair handling of a case, to the extent and under the circumstances;
 - a. permitted by the Maryland Open Meetings Act, Md. General Provisions Code Ann., §§ 3-301 et seq., as amended, and
 - b. subject to the prohibition against Commission member ex parte communications with an applicant or petitioner.
2. On request by any party, or by the Commission, dispose of procedural requests, including but not limited to the following actions: to amend, to consolidate applications or petitions, or to reopen the record of any case in order to receive additional evidence or information;
3. On request by any party, or by the Commission, introduce into the record documentary or other evidence;
4. Rule upon the admissibility of all submissions and requests to the Commission;
5. Require parties to provide additional information about the application;
6. Waive minor procedural defects or errors that do not affect substantive rights of the parties in order to proceed on the merits;
7. Take any other action necessary to carry out the intent of the Zoning Ordinance.

SECTION 3 - OFFICERS OF THE COMMISSION

1. Members shall be appointed by the Town Council.
2. The Commission shall consist of five (5) members, one of whom shall be a member of the Town Council to serve in an Ex-Officio capacity concurrent with their official term of office, and one (1) alternate.

3. A Chair of the Commission shall be elected by Commission members annually, at the first meeting of each calendar year. The Chair shall preside at all meetings, and decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Commission in session at the time.
4. A Vice-Chair of the Commission shall be elected by Commission members at the same time as the election of the Chair. The Vice-Chair shall in the absence of the Chair preside at all meetings, and decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Commission in session at the time.
5. If neither the Chairperson nor Vice-Chair of the Commission is present at a Commission meeting, the member with the longest continuous record of service as a Commission member shall serve as Interim Chair for that meeting. As such, the Interim Chair shall preside at the meeting, and decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Commission in session at the time.
6. Procedure for Use of Alternate Planning Commissioner:
 - a. The term of the alternate shall be for a period of two (2) years. The alternate shall serve in the place of any regular member of the Commission who is absent, disabled from service or has recused himself or herself from participation in a matter at Planning Commission meetings and shall have all powers, rights and duties of the member he is replacing, including voting power. The alternate shall sign all official documents as alternate, acting for the absent member he is replacing.
 - b. The Planning Commission Alternate may also participate fully with the Planning Commission when a full complement of Commission members is present on all matters and proceedings which are not regulatory in nature. Regulatory matters involve proceedings in which the Planning Commission exercises final decision-making authority. Non-regulatory matters involve all other matters coming before the Commission including, but not limited to, matters involving the rendition of recommendations to the Mayor and Town Council, Town Board of Appeals or other agencies of the Town government.
7. Commission Member Removal - Members may, after a public hearing, be removed by the Town Council for inefficiency, neglect of duty or malfeasance in office. The Town Council shall file a written statement of reasons for such removal.

SECTION 4 - CONDUCT OF COMMISSION MEMBERS

1. Conduct at meetings
 - a. Members shall conduct themselves at Commission meetings in a fair, understanding and gracious manner. They shall seek to be considerate of all individuals, attitudes and differences of opinion involved in official Commission business.
 - b. Each Commission member shall act in a fair and impartial manner and shall not show any favoritism.
 - c. Each Commission member shall be as thoroughly familiar with all statutes, laws, ordinances, plans and rules of procedure as time and circumstances permit.
 - d. Commission members are subject to the Town's Ethics Code, Chapter 20 of the Town Code, and shall recuse themselves from participating in a matter in which they have a conflict of interest. If Town staff liaisons or Commission members have questions as to whether a conflict of interest exists, they should contact the Town Attorney's Office for guidance. Members shall recuse him/herself if the activities in which they are engaged present a conflict of interest. Recusal should be stated before discussion on the topic begins; the recused Commissioner will not participate in any way during the discussion of the matter recused from.

- e. A member will not appear to speak for the Commission except as authorized by the Commission. In any public or private statement concerning Commission affairs, members will carefully indicate whether they are speaking for the Commission or for themselves.
- f. Members shall not engage in any business transaction in regard to which they have an advantage because of privileged or confidential information gained through membership on the Commission.

2. Communication

- a. **Ex Parte Communications Prohibited** - An ex parte communication includes an oral or written communication not on the public record to which reasonable prior notice to all parties is not given. Such communication between Commission members and interested persons is prohibited if relevant to the merits of a Commission proceeding. Members should not discuss applications with applicants or other interested persons outside the confines of a public meeting but should recommend that the person(s) contact Staff with any questions or concerns.
- b. **Disclosure of Ex Parte Communications** - If a member does inadvertently engage in an ex parte communication, the member should - at the next meeting in which the relevant application is to be discussed - state the nature of the communication and submit for the record any written communication received, any written response to a communication, state the substance of each oral communication received, and state the substance of any oral response to a communication. Alternatively, the member may recuse himself or herself from voting on that specific application. If a member does not disclose ex parte communications, they may be subject to the provisions of Chapter 20, Ethics of the Town Code.
- c. Nothing shall preclude the Commission in any matter from obtaining any advice, counsel or assistance from Town staff which are not a party to or directly involved in a pending matter, including but not limited to the Chief Executive Officer, staff from the Department of Planning and Code Administration and the Town Attorney.

3. Training and Other Duties

- a. Commission members shall be required to complete the State mandated Planning Commission training within six (6) months of joining the commission.
- b. Commission members are expected to attend Commission meetings and events, including any training. Commission members are also expected to attend Joint Public Hearings with the Mayor and Town Council and other Town Commissions as their participation is essential to fulfilling the Commission's mission. If a Commission member misses three consecutive meetings or events without prior notice, the Chairperson or Town Staff Liaison will send the member a letter or email reminding him or her that meeting and event attendance is a membership requirement and that their membership will be reviewed at the next meeting, where the Commission may recommend to the Mayor and Town Council that the member be removed. The Commission member should respond by reaffirming their commitment to the Commission and explaining the absences, and/or by resigning from the Commission.

4. Relationships with other planning commissions, agencies, governmental bodies and staff

- a. The Commission will, where appropriate, assist and coordinate its activities with County and State agencies. The Commission may join state or national citizen planners associations, subscribe to publications and participate in seminars or continuing education programs to aid its members in the conduct of their duties.
- b. The planning staff is the contact for all communications between Commission members and the public. Commission members take no part in the daily staff routine of administration and

- regulations and research of matters of fact, although they do participate in field trips and discussion pertaining to the more significant matters to be considered at Commission meetings.
- c. Matters of policy and important changes in the administration of the Commission's affairs are developed by the planning staff on behalf of the Commission and presented for resolution to members at regular meetings.
 - d. Staff support shall be provided by the Department of Planning and Code Administration, Planning Division, who shall provide information and guidance, keep all records, send out all notices required by the rules or the La Plata Town Code, keep the official records, minutes, and recorded tapes of the proceedings, prepare all correspondence of the Commission, and generally supervise the Commission's clerical work. Staff liaison shall attend all Commission meetings and provide advice and guidance to the Commission as needed. But the Town Staff Liaison is not a Commission member, does not vote, and should not be charged with conducting a meeting.

SECTION 5 – PROCEDURE IN BRINGING MATTERS BEFORE THE COMMISSION

1. The agenda shall be prepared by the Town staff liaison. Members of the Commission who wish to add any item to the agenda shall first notify staff in consultation with the Chairman of their request at least fifteen (15) days prior to the meeting. Unscheduled items not requiring public notice may be added to the agenda during the meeting with a unanimous vote of approval of the members present.
2. All applications for any item requiring a public hearing must be filed in accordance with applicable provisions of the Town Code and the approved Planning Commission schedule.
3. Miscellaneous requests and petitions for planning matters shall, from time to time, come before the Commission either upon the initiation of an individual or agency, or by reference from the governing body. In all cases, the Commission shall be guided by the principles set forth in the Comprehensive Plan; and rules, regulations and ordinances of the Town. All such matters shall be handled with as much dispatch as possible.

SECTION 6 – MEETINGS

1. The time and place of the meetings of the Planning Commission shall be established annually with the adoption of a calendar that sets forth the regular meetings (which may include scheduled and advertised public hearings), Town Hall meetings, and other standing meetings, where applicable.
2. In general, regular meetings of the Planning Commission, which may include scheduled and advertised public hearings, will be held on the first Tuesday of each month beginning at 6:00 p.m. in the Council Chambers, located on the first floor at Town Hall. Under exceptional or extenuating circumstances, Planning Commission meetings may convene virtually. Regular meetings and public hearings are live streamed via the online meeting platform specified on the Town's website and meeting agenda.
3. A quorum shall consist of three (3) commission members present. If a regular member is absent the alternate will have full voting rights.
4. The Planning Commission has developed various methods to allow for participation and attendance. The following policy is established pursuant to the Maryland Open Meetings Act to allow members of the Planning Commission, staff members, applicants or petitioners to participate in a meeting through electronic communication means from a remote location that is not open to the public, subject to the conditions and requirements of this Section. Public attendance to listen and/or view the proceedings of the Planning Commission may be made available through live streaming on the Town's online meeting platform or phone in.
5. In considering an application or petition, a Planning Commission member may conduct a site visit and may seek permission from property owners to enter upon land and make appropriate examinations

and surveys, as permitted by Maryland Annotated Code, Land Use Article § 2-105(a)(3). To establish the visit as part of the record, the member shall report the visit at the meeting or hearing or submit a statement for the record.

6. The following provisions shall be applied strictly and uniformly, without exception, to the entire membership and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.
 - a. On or before the day of a meeting, a Planning Commission member who wishes to participate through electronic means, when an in-person meeting has been scheduled, must notify the Town Clerk, that the member is unable to attend the meeting in-person.
 - b. Following receipt of notification as required by subsection A., remote participation by electronic communication is authorized if the Town Clerk makes arrangements for the voice of the remote participant to be heard by all persons who wish to participate or attend utilizing electronic means or conference call.
 - c. At the start of the meeting the chairperson, or other presiding officer, shall advise the Planning Commission of the member's request for participation by remote electronic communication. If the conditions and requirements of this Policy have been met, the Planning Commission shall approve the member's request by majority vote. If participation by a member through electronic communication means is approved, the Town Clerk shall record in the minutes of the meeting the means from which the member participated (in person or online meeting platform).
7. Order of Business:
 - a. The order of business at regular meetings shall be:
 - i. Call to Order
 - ii. Roll Call and Quorum verification
 - iii. Pledge of Allegiance
 - iv. Approval of Minutes
 - v. Ex Parte Disclosure
 - vi. Matters of Review and Approval
 - vii. Matters of Discussion or Recommendation
 - viii. Matters of Information
 - ix. Adjournment

SECTION 7 - PUBLIC HEARINGS

These rules provide the processes for the conduct of hearings and other proceedings in all cases in which a final decision or recommendation is made by the Planning Commission after a hearing (a) required by law or (b) conducted by practice of the Commission. Hearings and related proceedings which shall be subject to these rules include, but are not limited to:

1. Recommendations to the Town Council on local zoning map amendments, zoning text amendments, Comprehensive Plan amendments;
2. Any other matters upon which the Planning Commission may be mandated to act pursuant to public hearing by law or ordinance.

Public Hearing Procedures

The Chair shall have the power to control the course of the hearings to ensure a complete, fair, and orderly proceeding.

Unless otherwise determined by the Chair, the following order of presentation shall apply:

1. Call to Order and determination of quorum;
 - a. Preliminary Action Upon convening the hearing, there shall be a brief explanation by the Chair of the purpose of the hearing.
2. Ex parte Disclosure;
3. Review of Procedures;
4. Review of Public Notices;
5. Review of sign – in sheets by agenda item, listing printed name of persons wishing to testify;
 - a. The Chair, at their discretion, may request larger groups or associations to select an individual to speak for the group for the purpose of avoiding repetition of testimony. The selection of a spokesperson is not intended to prevent the non-repetitive individual testimony of group members. The Chair may also take such other actions to facilitate the orderly, expeditious receipt of testimony and other evidence and argument.
6. Introduction by Staff ;
 - a. For cases where there is an official record or index of memorandum, there shall also be a brief summary by staff of any exhibits or documentation and a staff recommendation, which has been received in the case file, before the applicant's presentation and public discussion and comments begin. The case file shall be a part of the record and shall be available to the public at reasonable times; exhibits shall also be available through the Town's website, <https://laplata.civicweb.net/Portal/>.
7. Presentation by Applicant; **(30 Minutes)**
8. Planning Commission questions or comments, if any;
9. Public comment and questions; **(5 minutes per individual or 10 minutes per organization)**
 - a. Each speaker at a hearing shall state their name, in addition, if speaking for another individual, a group or organization, the name, if any, of the group or organization. The Chair may announce reasonable registration requirements for speakers to facilitate distribution of minutes and future notification. Speakers at hearings may not be limited by residency or proximity requirements.
 - b. During all Planning Commission proceedings, members of the public have an obligation to remain in civil order. Any conduct which interferes with the equitable rights of another to provide comment or which interferes with the proper execution of Commission affairs may be ruled by the Chair as "out of order" and the offending person directed to remain silent. Once having been so directed, if a person persists in disruptive conduct, the Chair may entertain a motion to "eject" the person from the Planning Commission meeting or hearing. Where the person fails to comply with the successful motion to eject, the Chair may then call upon civil authority to physically remove the individual from the chamber for the duration of the hearing or deliberation on that item.
10. Applicants Rebuttal; **(5 minutes)**
11. Planning Commission discussion;
12. Applicant closing statement, where applicable; **(5 minutes)**
13. When the hearing is concluded, the Planning Commission will not hear further comments or questions during the meeting.
14. Close the record or keep the record open;
 - a. Closing the Record Unless otherwise determined by the Commission, the record will remain open until the Commission orally votes to close the record or to approve or deny the plan. If the Commission closes the record by duly adopted motion prior to the vote to approve or deny the plan no additional evidence will be received except (a) for good cause shown as to why the

evidence was not presented while the record was open and (b) a showing that the evidence is material and relevant.

- b. If the record is kept open for a specific number of days, written comments should be submitted to the Town, by the deadline. Any comments received following the close of the record will not be considered. Comments may be submitted by email to legislative@townoflaplata.org or by submitted a hard copy to the Town Hall located at 305 Queen Anne Street, La Plata MD 20646.
- c. Any hearing may be recessed or continued to a time and place which is announced, or posted at the time and place for which notice originally has been given, and no further notice or publication shall be necessary in order to reconvene the recessed hearing. However, if the hearing is recessed to another regularly scheduled meeting of the Commission, then notice shall be provided in the agenda of the Commission.

15. Vote by Planning Commission.

SECTION 8 - EVIDENCE AND SUBMISSION GUIDELINES

1. These submission guidelines are intended to foster the Commission's duty to inquire fully into the facts of each petition or application. In this respect, the Commission shall have the overall authority to:
 - a. request the attendance of witnesses and submission of documents,
 - b. regulate the course of any hearing,
 - c. receive relevant evidence,
 - d. exclude incompetent, irrelevant, immaterial and unduly repetitious evidence,
 - e. dispose of, or rule upon, procedural requests and order hearings consolidated or reopened.
2. In all cases in which the applicant is required to submit a plan for consideration by the Planning Commission at a hearing (i.e., preliminary plan of subdivision, site plan review, etc.), the applicant shall submit those plans and they must be accepted as complete by the Chief Executive Officer, or his or her designee, at least fifteen (15) business days before the Planning Commission meeting, and in accord with any annual or web-published Meeting Date and Submission Calendar. Complete plan submittals shall be scheduled for the next applicable Planning Commission meeting taking into account appropriate staff review time.
3. The following criteria shall apply to all applications:
 - a. All efforts will be made to ensure complete plans are taken to the Planning Commission as soon as legal requirements and staff review timelines can be met.
 - b. Planning staff may annually submit a Meeting Date and Submission Calendar, specifying deadlines for Planning Commission review for the upcoming year to the Planning Commission, which may be subsequently posted on the Town's web site.
 - c. The Chief Executive Officer or his or her designee may permit amendments to correct minor errors, subject to the Planning Commission's consent.
 - d. The applicant may withdraw its plan or item from consideration by the Planning Commission at any time prior to the Planning Commission's oral votes to approve or deny the plan or item.
 - e. Appeals to the Commission from a decision by the Chief Executive Officer, including but not limited to, the interpretation of any provisions of the zoning code, including interpretation of zone boundaries, and involving an alleged error in any order, requirement, decision or determination made by the Chief Executive Officer, as permitted by Town Code §191.53, must be filed within 15 days after the decision.

SECTION 9 –FINAL DISPOSITION OF MATTERS

Any Planning Commission decision shall be by a majority of the members present, and decisions on an application or petition shall be by motion of approval specifying conditions or motion of disapproval. Where the Commission issues a final decision in the form of written resolution, that resolution shall include, among other required contents, participating Commission members and their respective votes on the application or petition. Any Commission member who was not present for all or any part of a hearing may participate and vote on the application or petition if said member reads the official transcript or listens to the recorded testimony, as well as reviews the exhibits of record, minutes of any related public session, and so indicates at the final public hearing or in a written statement on the record.

SECTION 10 – APPEALS

Any party aggrieved by a Planning Commission decision may, under La Plata Town Code § 191-60, appeal that decision to the Board of Appeals within 15 days of the date of the decision being appealed.

SECTION 11– RECORDS RETENTION

All Commission agendas, minutes, documents related to any meeting, background materials, investigation materials or hearing materials shall be maintained by the Town Staff Liaison in accordance with the applicable Records Retention Schedule. These records will be available to the public in accordance with the Maryland Public Information Act, Maryland General Provisions Code Ann., §4-101 et seq., as amended.

SECTION 12 - AMENDMENTS

Amendments to these rules of procedure may be introduced at any meeting of the Commission and voted on at any subsequent regular meeting.

SECTION 13 - SUSPENSION OF RULES

The suspension of any rule of procedure shall require the unanimous consent vote approval of those members of the Commission present and voting. A separate suspension of the rules shall be necessary for each proposition.


Town Clerk: Linda Grigby
Date: October 5, 2023


Chairman: MICHAEL J. GAHOWIT
Date: 10/5/2023

NAD 83/11

LEGEND:

- PROPERTY LINE
IPF
R.R. SPIKE
FENCE LINE
EDGE OF PAVEMENT
CONCRETE
OVERHEAD ELECTRIC
POWER POLE

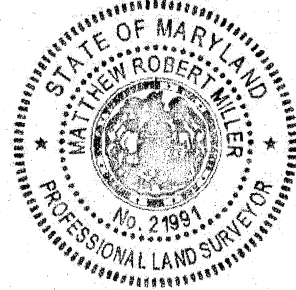
OWNER/DECLARANT:

LBC2 REO LLC
MAILING ADDRESS:
106 CHESTNUT ST. EAST
STILLWATER, MINNESOTA 55082
PREMISES ADDRESS:
11 N. MAPLE AVENUE
LA PLATA, MARYLAND 20646
ACCOUNT IDENTIFIER:
DISTRICT 01, ACCOUNT #001221
BASE ZONE:
CB (CENTRAL BUSINESS)
DEED REFERENCE:
LIBER 13160, FOLIO 241
PARCEL SIZE:
0.9056 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN OF CONDOMINIUM IS CORRECT: THAT IT IS A CONDOMINIUM OF ALL THAT PROPERTY CONVEYED TO LBC2 REO LLC, BY DEED DATED DECEMBER 15, 2023 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 13160, FOLIO 241; THAT THIS PLAT TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED; THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF THE MARYLAND, MARYLAND CONDOMINIUM ACT HAVE BEEN MET. I FURTHER CERTIFY THAT I WAS IN RESPONSIBLE CHARGE AS DEFINED IN COMAR REGULATIONS FOR THE STATE OF MARYLAND IN SECTION 9.13.06.12.

Matthew R. Miller
MATTHEW R. MILLER
PROF. LAND SURVEYOR
MD. # 21991
LIC. EXP./REN. 12-16-24



TOWN OF LA PLATA

TOWN OF LA PLATA

RECORDED November 12 AT 2024 A.M. APPROVED 10/29/24 DATE
IN LIBER NO. 63 FOLIO 173 BY James E. Jones
LA PLATA PLANNING COMMISSION CLERK, Mayor/CEO

FILED

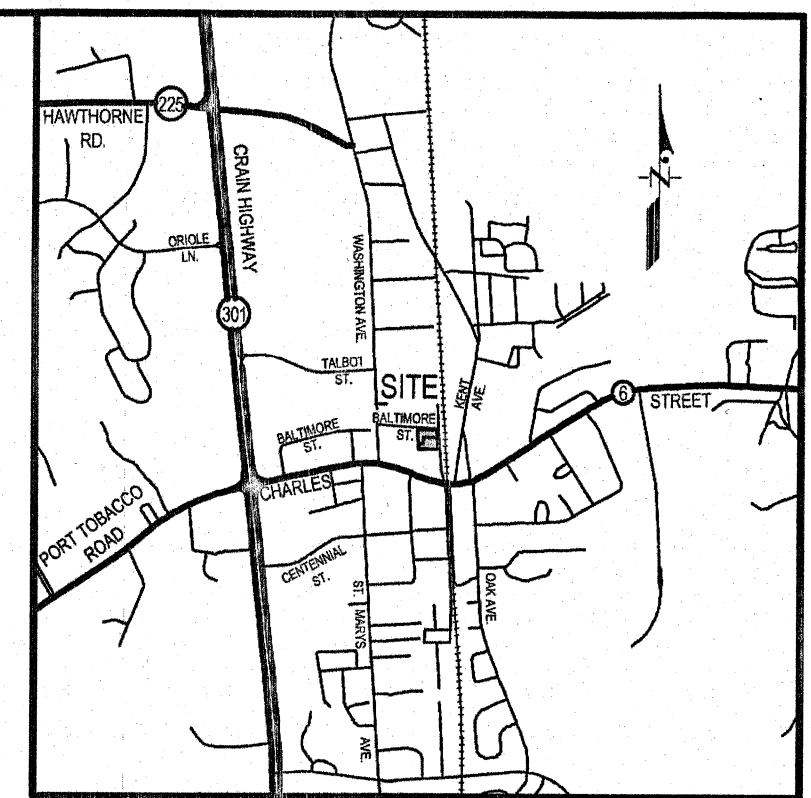
NOV 12 2024

CIRCUIT COURT
FOR CHARLES COUNTY

63/173



SHEET 1 OF 1



VICINITY MAP SCALE: 1" = 2000'
TAX MAP 113, GRID 7, PARCELS 69

GENERAL NOTES:

- THIS CONDOMINIUM WHICH CONSISTS OF ALL THE PROPERTY AND IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES AS SHOWN HEREON, REPRESENTS ALL OF THE PROPERTY CURRENTLY BEING SUBJECT TO THE CONDOMINIUM REGIME FOR 20646 NORTH MAPLE PROPERTY LAND CONDOMINIUM IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, AS AMENDED.
- THE DECLARANT RESERVES THE RIGHT TO ANNEX ANY PROPOSED PHASES OR ADDITIONAL PROPERTY IN A MANNER OTHER THAN AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO ALTERING THE NUMBER, BOUNDARIES, DESIGNATIONS AND SEQUENCE OF ADDITIONAL PHASES AND THE DECLARANT RESERVES THE RIGHT NOT TO ANNEX ANY ADDITIONAL PROPERTY WITHIN THE CONDOMINIUM REGIME.
- THE VERTICAL BOUNDARIES, DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION FOR 20646 NORTH MAPLE PROPERTY LAND CONDOMINIUM. THE VERTICAL BOUNDARIES OF EACH UNIT SHALL BE VERTICAL PLANES EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES OF THAT UNIT. THE UPPER AND LOWER BOUNDARIES OF EACH UNIT SHALL BE HORIZONTAL PLANES EXTENDED TO INTERSECT THE VERTICAL BOUNDARIES OF THE LAND UNIT. THE ELEVATION OF THE LOWER BOUNDARY OF EACH LAND UNIT IS A PLANE COINCIDENT WITH A LEVEL WHICH IS SEVEN HUNDRED (700) FEET BELOW THE GROUND ELEVATION OF THE LAND MEASURED AT THE NORTHERN MOST CORNER OF THE PROPERTY AND THE ELEVATION OF THE UPPER BOUNDARY OF EACH LAND UNIT IS A PLANE COINCIDENT WITH A LEVEL WHICH IS SEVEN HUNDRED (700) FEET ABOVE THE GROUND ELEVATION OF THE LAND MEASURED AT THE NORTHERN MOST CORNER OF THE PROPERTY.

OWNER'S CERTIFICATE

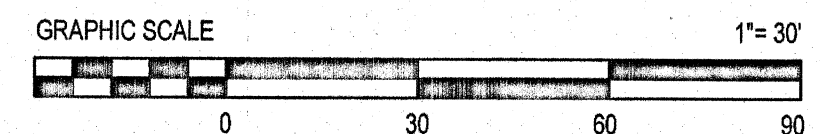
WE, LBC2 REO LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPTS THIS PLAN OF CONDOMINIUM, PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE MARYLAND CONDOMINIUM ACT AS SET FORTH IN THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, TITLE 11. THERE ARE NO SUITS, ACTIONS OF LAW, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHT-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 12253, FOLIO 224 AND ALL PARTIES OF INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN.

LBC2 REO LLC

BY: NICHOLAS OLSON (AUTHORIZED SIGNATORY FOR LBC2 REO LLC)

10/17/2024
DATE

PLAT OF CONDOMINIUM
LAND UNITS 1 & 2
TAX MAP 113, GRID 7, PARCEL 69
11 N. MAPLE AVENUE
20646 NORTH MAPLE PROPERTY
LAND CONDOMINIUM
TOWN OF LA PLATA
1ST ELECTION DISTRICT
CHARLES COUNTY, MARYLAND
SCALE 1" = 30' SEPTEMBER, 2024



113
B-22502
TASK 001
5.001-P