

NOVEMBER 2007
CAROLINE COUNTY PLANNING COMMISSION MINUTES

The Caroline County Planning Commission held its regularly scheduled meeting on Wednesday, November 14, 2007 at 7:30 p.m. in Room 110 of the Health and Public Services Building, 403 South 7th Street, Denton, Maryland.

Present were: John Schmidt; Ann Collier, Robert Jester, Chris Williams, Roger Layton, Jim Lewis and Richard Edwards, Members. Also present were Stacey Weisner, Director; Tammy Buckle, Agricultural Planner; Frank Hall, Planner; and Ernie Crofoot, Planning Commission Attorney.

Agenda included:

7:30 p.m. - The Planning Commission meeting will begin with the approval of Minutes from the October 10, 1007 meeting.

- 1) Fuch's Farm Presentation – Presented by Bob Karen and Anne Ogletree.

Discussion Items

1. Recommendations for Planning and Codes fee changes

Approval of the Minutes from the October 10, 2007 Meeting.

John Schmidt asked if there were any additions or corrections to last months meeting minutes. There were none.

Motion: Robert Jester made a motion to approve the minutes as written.

Second: Ann Collier seconded the motion.

In Favor: All members voted in favor.

Fuch's Farm Presentation – Presented by Bob Karen and Anne Olgetree

John Schmidt read an opening statement into the record as follows:

Opening Statement

“The next item of business is a presentation by Bob Karen, developer, and attorney, Anne Ogletree, on a potential development on the Fuchs farm property located off Central Avenue and River Road. Please note that this is not a formal hearing on a particular project plan, preliminary plat, design, Code amendment, or otherwise. The Planning Commission has been requested by the developer and by the Commissioners to allow the developer an opportunity to present his ideas for the property.

Before any such project could move forward on this site, a number of textual amendments and related changes to the zoning and land use regulations would be required. No such changes are pending or have yet been proposed.

The Planning Commission does not intend to ask or answer questions this evening regarding the presentation, which is being permitted for informational purposes only.”
(copy is attached)

Anne Ogletree, Attorney for Mr. Karen made a few introductory statements saying that the proposed development would be one of active adults within an age restricted community. She then introduced Bob Karen, Developer.

Bob Karen, Developer, stated that he is proposing a development to be called Symphony Village Caroline on approximately 320 acres, known as the Fuchs Farm next to North Caroline High School. He stated that he is proposing to build houses at a density of 3 per acre, subtracting out wetlands, buffers, and other physical constraints. He added that single family homes would be constructed. The price of the homes would begin at \$250,000. The development would include an indoor and outdoor pool and other recreational facilities. Construction of water and sewer facilities would be required. Mr. Karen also agreed to provide water and sewer facilities to North Caroline High School and to other areas of the county in the future. This development would be considered an active adult community, with homes that will be well taxed, with no school children. The projected buildout of the subdivision would be market driven, estimating 90 to 100 +/- homes per year. A fiscal impact analysis of the project was submitted (Exhibit 1 - attached).

Anne Ogletree stated that the property is located in a growth area in the Comprehensive Plan and adjoins a TDR receiving area. Water and sewer hook up to North Caroline High School would require an amendment to the County Water and Sewer Plan. She also stated that the Subdivision Regulations would have to be amended and the new Critical Area Law would have to be abided by.

Discussion:

1. Recommendations for Planning and Codes Fee Changes – Frank Hall, staff, gave a presentation on building permit research that he and Betsy Walk prepared for Ms. Weisner (attached). This research compared Caroline County’s fees to Dorchester, Talbot and Queen Anne’s County fee schedules. The overall recommendation was to base fees on value of construction (VOC) since construction costs will likely continue to increase. Jim Lewis stated that he would rather see value calculated on sq. footage, not on value. John Schmidt agreed.
2. Monthly Department Update – Ms. Weisner reviewed the November 14th update with Commission members (see attached).

There being no further business the meeting was adjourned at 9:00 p.m.

Stacey Weisner
Executive Secretary/Director

John Schmidt, Chairman