



PLANNING COMMISSION MEETING

**Minutes of July 17, 2023, 6:00 p.m.
Hybrid (Virtual & In-Person)
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting both in-person at the County Government Building and virtually via Microsoft Teams on Monday, July 17, 2023, at 6:00 p.m.

The following persons were present:

Robin Barnes, Chairman
Kevin Wedding, Vice-Chair
William Murray
Denard Earl
Maya Coleman
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, Planning Director
Heather Kelley, Planning Supervisor
Ben Yeckley, Planner III
Amy Blessinger, AICP Planner III
Kyle Redden, Planner III
Lynn Knaggs, Planning Supervisor
Melissa Hively, Planner I
Amy Brackett, Clerk

Not Present:

Dawud Abdur-Rahman, Secretary

1. Call to Order:

The meeting was called to order at 6:02 p.m. with five (5) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Wedding to approve the agenda, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

June 26, 2023, Minutes

A **MOTION** was made by Mr. Wedding to approve the Minutes as presented which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

Docket 250 The Villages at Swan Point, Amendment to Indenture

Staff introduced an applicant's request to revise the Zoning Indenture for the Villages at Swan Point which was followed by several questions by the Planning Commission members. Next, the Applicant gave a brief presentation and answered several questions posed by the Planning Commission

For the Public Hearing, four (6) members of the public voiced comments on the proposed revision.

A **MOTION** was made by Mr. Wedding to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Murray. A vote was taken. The vote was unanimous, and the **MOTION** passed. The record shall remain open until 4:30 p.m. on Thursday, August 17, 2023.

The Chairman called a brief recessed at 7:08 p.m. and resumed the meeting at 7:13 p.m.

7. Public Meeting:

A. Waldorf Technology Park Apartments Adequate Public Facilities Findings Site Development Plan (SCP-220040)

Staff provided an overview of the Adequate Public Facilities Findings of the proposed Site Development Plan. The Planning Commission Members asked several questions. Next, the Applicant provided its presentation and request. The Applicant then answered several questions by the Planning Commission Members.

After discussion, A **MOTION** was made by Mr. Wedding to Adopt the findings of Adequate Public Facilities, excluding the recommended condition. The motion was **SECONDED**, by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

B. Keswick – DRRA Amendment Review for Findings of Consistency with the 2016 Comprehensive Plan.

The County Attorney's Office presented an overview of an amendment to the Keswick Development Rights and Responsibility Agreement (DRRA) which was presented to the Planning Commission for a finding of consistency with the 2016 Comprehensive Plan.

A **MOTION** was made by Mr. Murray to find the development agreement consistent with the 2016 Comprehensive Plan, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

A. Briefing: Aviation Business Park ZTA 23-176, ZMA 23-02

Staff briefed the Planning Commission on an Applicant's request for Zoning Text and Map Amendments for a new Aviation Business Park (ABP) zone. Staff requested the Planning Commission to approve a Public Hearing, tentatively scheduled for September 18, 2023.

A **MOTION** was made by Mr. Murray to approve the request to schedule a public hearing Mr. Wedding **SECONDED** the Motion. The vote was unanimous, and the **MOTION** passed.


B. Ms. Brackett polled the Planning Commission members for any New Business they wished to raise; there was none.

11. Director's Report:

Mr. Rice provide an update on the second Affordable Housing Workgroup Session and indicated that the notes of the second session would be emailed to the members, and he encouraged the members to view the video of the Workgroup Session as well as the Ms. Carpenters presentation to the County Commissioners.

12. Adjournment:

A **MOTION** was made by Mr. Wedding to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 8:37 p.m.


Robin Barnes (Aug 23, 2023 16:27 EDT)

Robin Barnes, Chairman



Amy Brackett, Clerk