



PLANNING COMMISSION MEETING

**Minutes of September 18, 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, September 18, 2023, at 6:00 p.m.

The following persons were present:

Kevin Wedding, Vice-Chair
Dawud Abdur-Rahman, Secretary
Denard Earl
William Murray
Maya Coleman
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, Planning Director
Cathy Thompson, Assistant Chief of Planning
Cynthia Bilbra, Planning Supervisor
Amy Blessinger, AICP, Planner III
Joel Binkley, AICP, Planner III
Kelly Palmer, Planner III
Natella Calliste, Assistant to the Planning Director
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:04 p.m. with six (5) members in attendance.

2. Approval of the Agenda:

Prior to the approval of the agenda, Mr. Abdur-Rahman announced that he would be recusing himself from the Aviation Business Park ZTA 23-176/ZMA 23-02 Public Hearing as well as the ZTA 22-173, Independent Living Senior Housing Complex Work Session on this evening's agenda. A **MOTION** was made by Mr. Murray to approve the agenda, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

A. August 21, 2023, Minutes

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

4. Chairman’s Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

A. Aviation Business Park ZTA 23-176/ZMA 23-02

(Mr. Abdur-Rahman, having recused himself from this item, left the meeting room).

Staff introduced an applicant’s requests to amend the Charles County Zoning Map and Zoning Text.

The Applicant’s representatives then gave a brief presentation.

There were comments made from (15) members of the public on the proposed Amendments. A **MOTION** was made by Mr. Murray to close the hearing, which was **SECONDED** by Ms. Coleman. A vote was taken. (3) were in favor with (1) opposed and the **MOTION** passed. A second **MOTION** was made by Mr. Murray to hold the record open for (30) days which was **SECONDED** by Mr. Earl. A vote was taken. The vote was unanimous, and the **MOTION** passed. The record will be held open until 4:30 p.m. on October 19, 2023.

7. Public Meeting:

None

8. Work Session:

ZTA 22-173, Independent Living Senior Housing Complex

Staff provided a review of the Applicant’s request for an Zoning Text Amendment.

A **MOTION** was made by Mr. Murray to continue the work session on the next meeting scheduled for October 2, 2023. The motion was **SECONDED**, by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

(Mr. Abdur-Rahman, having previously recused himself for the previous two agenda items, returned to the meeting room).

9. Unfinished Business:

None

10. New Business:

Briefing: ZTA #23-177 – Amendments to TOD Zone

Staff provided a briefing on proposed amendments to the Charles County Zoning Ordinance. A Public Hearing is scheduled for November 6, 2023.

Briefing: ZTA # 23-180, Cannabis

Mr. Rice briefed the members on a proposed amendment to the Charles county Ordinance. Several questions were asked by the Members. A Public Hearing will be scheduled for a later date.

11. Director’s Report:

Mr. Rice provided a brief report on the on-going Affordable Housing Workgroup sessions and reminded members to sign up to attend.

12. Adjournment:

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 7:57 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Oct 3, 2023 14:53 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk