

Regular Meeting of County Commissioners
Wednesday November 16, 2022, 2022 (Legislative Day)

The regularly scheduled meeting of the County Commissioners was convened virtually at 6:04 p.m. with the following persons in attendance:

Reuben B. Collins II, Esq., President, County Commissioner
Bobby Rucci, Vice President, County Commissioner
Gilbert O. Bowling, III, County Commissioner
Thomasina O. Coates, M.S., County Commissioner
Amanda M. Stewart, M.Ed., County Commissioner
Deborah Hall, Deputy County Administrator
Wesley Adams, County Attorney
Carol A. DeSoto, Clerk to the Commissioners

Call to Order/Pledge

Commissioner Collins called the meeting to order and began with the Pledge of Allegiance.

Roll Call

A roll call was taken. All Commissioners were present.

#1 Public Hearing: Fall 2022 Cycle Water/Sewer Service Category Amendments

The Commissioners conducted a hybrid (virtual/in person) public hearing on the Fall 2022 Cycle Water/Sewer Service Category Amendment. Mr. Fahad Hassan, Engineer, and Ms. Alicia Afroilan, Engineering Supervisor, and Mr. Jason Groth, Deputy Director, Department of Planning and Growth Management joined the Commissioners explained that the Town of La Plata is requesting changes to the sewer and water categories for one parcel (10411 La Plata Road, La Plata) and the requested changes are from water categories W-6E to W-3E and from sewer categories S-6 to S-3.

There were no public comments.

A motion was made by Commissioner Coates, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to close the public record.

A motion was made by Commissioner Stewart seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to close the public hearing.

A motion was made by Commissioner Coates, seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to approve Resolution 2022-21 Fall 2022 Cycle Water/Sewer Service Category Amendments.

#2 Public Hearing: Bill 2022-(12) Zoning Text Amendment #21-166 Core Employment/Residential (CER) Zone

The Commissioners conducted a hybrid (virtual/in person) public hearing on Bill 2022-12 Zoning Text Amendment #21-166 Core Employment/Residential (CER) Zone. Mr. Kirby Blass, Planner III, Ms. Cynthia Bilbra, Planning Supervisor, and Mr. Jim Campbell, Planning Director, Department of Planning and Growth Management explained that this application seeks to repeal and reenact Article VI, Base Zone Regulations, § 297-95, Core Mixed-Use Zones, of the Zoning Ordinance. The proposal would enable infill development that is comprised of solely residential uses on currently undeveloped

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properties. Eligible properties must consist of no less than two (2) acres and no greater than nine (9) acres; and must have at least fifty percent (50%) of the non-street perimeter of the subject property (side and/or rear lot lines) developed with single-family dwellings or higher intensity residential uses.

Ms. Sue Greer, Attorney and the applicant provided testimony. There were three (3) members of the public who provided public comments.

A motion was made by Commissioner Stewart, seconded by Commissioner Bowling to table this discussion. This motion and second were withdrawn.

A motion was made by Commissioner Stewart, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to close the public record.

A motion was made by Commissioner Coates seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to close the public hearing.

A motion was made by Commissioner Stewart, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to adopt Bill 2022-12 ZTA #21-166 Core Employment/Residential (CER) Zone.

#3 Public Hearing: Waldorf Station Development Agreement

The Commissioners conducted a hybrid (virtual/in person) public hearing on Amendments to the Waldorf Station Development Agreement. Mr. Jason Groth, Deputy Director, Ms. Deborah Carpenter, Director, Department of Planning and Growth Management; and Ms. Danielle Mitchell, Associate County Attorney, Office of the County Attorney for Charles County, explained that the Applicant, GGCAL Waldorf Holdings, LLC/ Greenberg Gibbons is requesting an amendment to their approved Development Agreement for the Waldorf Station General Development Plan (GDP) titled “Waldorf Station Development Agreement.” The Waldorf Station Development Agreement identifies the respective obligations of the County and the Developer for the proposed development, including environmental permitting, road improvements, and the staging of the development to ensure balance of commercial and residential construction through development completion.

There were two (2) members of the public who provided public comments.

A motion was made by Commissioner Stewart, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to close the record.

A motion was made by Commissioner Coates seconded by Commissioner Rucci and passed, with all Commissioners present, voting in favor to close the public hearing.

A motion was made by Commissioner Stewart, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to approve the Amendments to the Waldorf Station Development Agreement.

At 7:39 p.m., a motion was made by Commissioner Rucci, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to adjourn.

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Reuben B. Collins, II, Esq., President