



PLANNING COMMISSION MEETING

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

The following persons were present:

Kevin Wedding, Chair
Dawud Abdur Rahman - Secretary
William Murray
Denard Earl
Maya Coleman
Jeffrey Bossart
Robin Barnes
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Cathy Thompson, AICP, Assistant Chief of Planning
Heather Kelley, AICP, Planning Supervisor
Joel Binkley, Planning Supervisor
Amy Blessinger, AICP, Planner III
Cyndi Bilbra, Planning Supervisor
Tetchiana Anderson, Planner III
Kirby Blass, Planner III
Melissa Hively, Planner I
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:02 p.m. with seven (7) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

3.a December 4, 2023 Minutes

This item has been rescheduled for the next scheduled Planning Commission Meeting on January 8, 2024

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

6.a ZTA 22-174 MX Mixed Use Zone Revision of Sections 297-106 and 297-49

Staff introduced the Planning Commission to a proposed amendment to the Charles County Zoning Ordinance. Next, the Applicant gave a presentation. Several questions were asked by the Planning Commission members.

There was one public comment made.

A **MOTION** was made by Mr. Murray to close the public hearing which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. A second **MOTION** was then by Mr. Murray to close the record. There was **not a SECOND**. After discussion, a third **MOTION** was made by Mr. Abdur Rahman to hold the record open for 30 days, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. The record will be held open until 4:30 p.m. on Thursday January 18, 2024.

7. Public Meeting:

None

The Planning Commission took a brief recess at 7:13 p.m. and resumed the session at 7:19 p.m. with all Planning Commissioners in attendance.

8. Work Session:

8.a Cannabis, ZTA #23-180

Staff gave a summary to the Planning Commission on the proposed ZTA.

The Planning Commission members then directed a question to staff. A **MOTION** was made by Mr. Murray to recommend approval of the proposed legislation to the County Commissioners which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

8.b ZTA #23-177-Amendments to the Transit Oriented Development Zoning District

Staff gave a summary to the Planning Commission on the proposed ZTA including proposed alternatives to the Applicant's request. After several questions from staff the Applicant made himself available for questions. After discussion and clarification on the Special Exception and Board of Appeals processes by the County Deputy Attorney a **MOTION** was made to recommend approval to the County Commissioners with a condition to allow only one fuel facility in the TOD zone upon approval of a Special Exemption. After additional discussion and clarification of the motion, the motion was **SECONDED** by Mr. Barnes. A vote was taken. The vote was unanimous, and the **MOTION** passed.

9. Unfinished Business:

9.a SDP-200008, Waldorf Distribution Center Parking (65 Industrial Park Drive)

9.b SDP-200033, Waldorf Distribution Center (9 Jay Gould Court)

The County Deputy Attorney reminded the Planning Commission members that the purpose of the evening's discussion of the two SDP's is to articulate the facts supporting the approval of the two applications made in June and July 2020, respectively.

The Planning Commission discussed both SDP's and identified specific items in addition to the detailed staff report that supported its 2020 decisions.

10. New Business:

The Clerk polled the Planning Commission Members for any new business. There was none.

11. Director's Report:

Acknowledging that this was Mr. Barnes' final meeting, Mr. Rice thanked Mr. Barnes for his service to the County.

12. Adjournment:

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

Kevin Wedding
Kevin Wedding (Feb 16, 2024 10:22 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: December 18, 2023 Summary of Planning Commission Decisions



Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646
301-645-0692

Kevin Wedding
Chair

William Murray
Vice Chair

Dawud Abdur-Rahman
Secretary

Summary of Planning Commission Decisions

December 18, 2023

Item: **8.a Cannabis, ZTA #23-180**

The Planning Commission recommended approval of the proposed legislation to the County Commissioners.

Factors considered in reaching the decision were as follows:

- Completeness of the staff report and analysis
- Legislation proposes a logical distribution of facilities within the County

Item: **8.b ZTA #23-177-Amendments to the Transit Oriented Development Zoning District**

The Planning Commission recommended approval of the proposed legislation with a condition to allow only one fuel facility in the TOD zone upon approval of a Special Exemption

Factors considered and discussed in reaching the decision were as follows:

- The effect of the ZTA on the purpose, intent, and objective of the TOD zone
- Concern for potential of “spot” zoning
- Effect of the special exceptions process on approval process timelines
- Effect of removing restrictions on speed of growth
- Effect of special exception as an additional step in predictability of approval

9.a SDP-200008, Waldorf Distribution Center Parking (65 Industrial Park Drive) and

9.b SDP-200033, Waldorf Distribution Center (9 Jay Gould Court)

Factors considered and discussed in reaching decisions were as follows:

- Complete and thorough review of application by staff contained in the staff reports satisfied Planning Commission that the standards for the use were met.
- Planning Commission satisfied that the use was appropriate as determined by the approval from the Planning and Design Review Board of Smallwood Village as required by Docket 90 covenants.
- Parking and accommodation for warehouse staff, delivery vehicles and trucks were discussed, and concerns were addressed by the applicant to the satisfaction of the Planning Commission members.
- The effects of traffic coming in from PG County vs. being sent out from Charles Co.
- Adequate lighting requirements

- Planning Commission was satisfied that the proposed use was consistent with the industrial park design already in place.
- After being informed of the nature of the proposed business, the Planning Commission was satisfied that any traffic issues were adequately addressed by the intended operating hours and that further inquiry was beyond the scope as an issue resolved by the requirements of Docket 90.
- Willingness of the applicant to make accommodations to address concerns of neighboring properties.

Kevin Wedding

Kevin Wedding (Feb 16, 2024 10:22 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk