



## **PLANNING COMMISSION MEETING**

**Minutes of February 5, 2024, 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, February 5, 2024, at 6:00 p.m.

### **The following persons were present:**

Kevin Wedding, Chair  
William Murray, Vice Chair  
Denard Earl  
Maya Coleman  
Jeffrey Bossart  
Semia Hackett  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, AICP, Planning Director  
Cathy Thompson, AICP, Assistant Chief of Planning  
Heather Kelley, AICP, Planning Supervisor  
Cyndi Bilbra, Planning Supervisor  
Amy Blessinger, AICP, Planner III  
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 six (6) members in attendance.

### **2. Approval of the Agenda:**

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

### **3. Approval of the Minutes:**

#### **3.a December 4, 2023, Minutes**

A **MOTION** was made by Mr. Murray to accept and approve the Minutes of December 4, 2023 as presented, and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on December 4, 2023. The

**MOTION** was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

**3.b December 18, 2023, Minutes**

A **MOTION** was made by Ms. Hackett to accept and approve the Minutes of December 18, 2023 as presented, and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on December 18, 2023. Ms. Hackett then stated that she will be recusing herself from voting on this item as she was not present at the December 18, 2023 Planning Commission meeting. The **MOTION** was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

**3.c January 22, 2024, Minutes**

A **MOTION** was made by Mr. Earl to accept and approve the Minutes of January 22, 2024 as presented, and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on January 22, 2024. The **MOTION** was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

**4. Chairman’s Comments:**

Mr. Wedding welcomed Ms. Hackett in person as she attended her first meeting virtually.

**5. Personal Appearances:**

None

**6. Public Hearing:**

None

**7. Public Meeting:**

None

**8. Work Session:**

None

**9. Unfinished Business:**

None

**10. New Business:**

**10.a Briefing: Waldorf Technology Park, Revision #1, PDZA #11-23**

Staff provided a briefing on an applicant’s application for a proposed amendment to the approved Mixed Use Planned Development Zone for the Waldorf Technology Park. A Public Hearing will be scheduled for a later date.

**10.b Presentation: Waldorf Urban Redevelopment Corridor**

Staff provided a presentation of County planning efforts to redevelop and revitalize Waldorf’s Old Washington Road corridor into a mixed-use, pedestrian-friendly corridor supported by light rail. Staff and Planning Commission members discussed the plan.

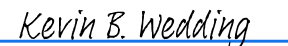
The Clerk polled the Planning Commission Members for any new business they wished to raise; however, there was none.

**11. Director’s Report:**

Mr. Rice provided an update on staff vacancies. Mr. Rice also mentioned that staff is tracking bills affecting land use and other areas that are currently going through the Maryland General Assembly process and commented on the next Affordable Housing Workgroup session, which will be focusing on Accessory Dwelling Units (ADUs) and information that has been gathered regarding Anne Arundle and St. Mary’s Counties ordinances.

**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 was adjourned at 6:56 p.m.

  
Kevin B. Wedding (Mar 9, 2024 09:45 EST)

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Kevin Wedding, Chair



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Amy Brackett, Clerk