



PLANNING COMMISSION MEETING

**Minutes of January 22, 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, January 22, 2024 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
William Murray, Vice Chair
Dawud Abdur Rahman, Secretary
Denard Earl
Maya Coleman
Jeffrey Bossart
Semia Hackett
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Heather Kelley, AICP, Planning Supervisor
Amy Blessinger, AICP, Planner III
Cyndi Bilbra, Planning Supervisor
Tetchiana Anderson, Planner III
Kirby Blass, Planner III
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:01 p.m. with six (6) members in attendance. Mr. Abdur Rahman arrived at 6:03pm, bringing the total members in attendance to (7) seven.

2. Approval of the Agenda:

Ms. Brackett informed the Planning Commission members that approval of the minutes for December 4, 2023, and December 18, 2023, will be rescheduled to the February 5, 2024 meeting. A **MOTION** was made by Mr. Murray to approve the agenda as amended, which was **SECONDED** by Mr. Bossart. 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 February 5, 2024.***

3.b December 18, 2023 Minutes

*****This item has been rescheduled for the next scheduled Planning Commission Meeting on February 5, 2024.*

4. Chairman's Comments:

Mr. Wedding welcomed Semia Hackett to the Planning Commission as the newest member and was given a few moments to introduce herself.

5. Personal Appearances:

None

6. Public Hearing:

None

7. Public Meeting:

None

8. Work Session:

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

Staff gave a summary of the proposed ZTA, the procedural history and noted that no additional comments were received during the open record period that ended January 18, 2024. The Planning Commission asked several questions of Staff and then the Applicant made themselves available for questions. The Planning Commission directed several questions to the Applicant. After a discussion,

a **MOTION** was made by Mr. Murray to recommend approval of the proposed legislation to the County Commissioners which was **SECONDED** by Mr. Abdur-Rahman. The vote was four (4) members **for** and two (2) members **against** the proposed amendment, and the **MOTION** passed.

9. Unfinished Business:

None

10. New Business:

10.a Briefing: Zoning Map Amendment (ZMA) #23-03, Martin Knapp Properties

Staff briefed the Planning Commission on an upcoming application from a property owner to rezone two parcels from Central Business (CB) to High Density Residential (RH)

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

10.b Officer Elections

Mr. Murray nominated Mr. Abdur-Rahman for Vice Chair. Mr. Abdur-Rahman declined the nomination. Mr. Abdur-Rahman then nominated Mr. Murray for Vice Chair. Mr. Murray accepted the nomination. A vote was held to elect Mr. Murray as Vice Chair and the vote was unanimous.


Mr. Murray nominated Mr. Abdur-Rahman for Secretary. Mr. Abdur-Rahman accepted the nomination. A vote was held to elect Mr. Abdur-Rahman as Secretary and the vote was unanimous.

11. Director's Report:

Mr. Rice acknowledged and thanked the Planning Commission members for the robust discussion during the Work Session held this evening. Mr. Rice updated the members that the Planning Staff currently has four (4) vacancies and that comments that were made regarding workload were warranted. Mr. Rice then took a moment to update and answer questions from the Planning Commission members regarding the upcoming Affordable Housing Workgroup sessions.

12. Adjournment:

A **MOTION** was made by Mr. Abdur-Rahman to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:42 p.m.


Dawud Abdur-Rahman (Mar 11, 2024 09:23 EDT)

Dawud Abdur Rahman, Secretary



Amy Brackett, Clerk

Attached and incorporated herein: January 22, 2024 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

January 22, 2024

Item: **8.a ZTA 22-174 MX Mixed Use Zone Revision of Sections 297-106 and 297-49**

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

Factors considered in reaching the decision were as follows:

- Effect of the ZTA on the purpose, intent, and objective of the MX Zone
- The proposed ZTA allows flexibility to adjust for market changes
- Office/Commercial space needs in Charles County.
- Potential need for diversity in housing in Charles County.
- Concern that potential applications utilizing the proposed amendment would seek 100% residential projects, which would not be consistent with the intent of the MX Zone.
- Potential length of time to implement a change to the MX Zone sections/uses during future Zoning and Comprehensive Plan updates.
- The possibility of additional/pending state legislation on the availability of affordable housing.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Mar 11, 2024 09:23 EDT)

Dawud Abdur Rahman, Secretary

Amy Brackett

Amy L. Brackett, Clerk