



PLANNING COMMISSION MEETING

**Minutes of April 15, 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, April 15, 2024 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
William Murray, Vice Chair
Dawud Abdur-Rahman, Secretary
Denard Earl
Jeffrey Bossart
Maya Coleman
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Heather Kelley, AICP, Planning Supervisor
Cynthia Bilbra, Planning Supervisor
Ben Yeckley, Planner III
Melissa Hively, Planner I
Amy Brackett, Clerk

Not Present:

Semia Hackett

1. Call to Order/Roll Call:

The meeting was called to order at 6:00 p.m. with six (6) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

3.a March 18, 2024 Meeting Minutes

The approval of the minutes will be rescheduled on a date when Ms. Hackett is in attendance and can confirm the amendment to the minutes she requested.

3.b April 1, 2024 Meeting Minutes

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

4. Chairman’s Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

None

7. Public Meeting:

7.a Waldorf Technology Park, Revision #3, PLREV-240003, Preliminary Subdivision Plan Major Revision

Staff introduced an Applicant’s request to approve a revision to the approved Preliminary Subdivision Plan for Waldorf Technology Park. There was one question from the Planning Commission, which was deferred to the Applicant for response. Next, the Applicant gave a brief presentation and then made themselves available for questions. After a several questions from the Planning Commission members, a **MOTION** was made by Mr. Murray to approve the revision, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

10.a Briefing: Adequate Public Facilities (APF)

Staff gave a presentation on the County’s Adequate Public Facilities (APF) Program. Staff answered several questions from the Planning Commission members, and after discussion, the Planning Commission members made a request for future briefings on School Allocations and the capacity of the Mattawoman Wastewater Treatment Facility.

10.b Poll of Planning Commission members for any new business.

The Clerk polled the Planning Commission members for any new business. Mr. Bossart made a request for staff to provide a quarterly summary of the actions of the Planning Commission

11. Director's Report:


11.a Proposed Southern Maryland National Wildlife Refuge

Mr. Rice briefed the Planning Commission on the Proposed Southern Maryland National Wildlife Refuge, as requested by the members during the April 1, 2024 Planning Commission Meeting.

Mr. Rice then updated the Planning Commission on several items previously heard by the Planning Commission that proceeded to final decision by the County Commissioners.

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 7:50 p.m.


Dawud Abdur-Rahman (May 9, 2024 10:38 EDT)

Dawud Abdur-Rahman, Secretary



Amy Brackett, Clerk

Attached and incorporated herein: April 15, 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

April 15, 2024

Item: 7.a Waldorf Technology Park, Revision #3, PLREV-240003, Preliminary Subdivision Plan Major Revision

The Planning Commission approved Revision #3 of the Preliminary Subdivision Plan.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- The proposed revision to the trail is consistent with the “vision” in the Master Plan.
- The proposed design maintains pedestrian connectivity.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (May 9, 2024 10:38 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk