



PLANNING COMMISSION MEETING

**Minutes of May 6, 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, May 6, 2024 at 6:02 p.m.

The following persons were present:

Kevin Wedding, Chair
Dawud Abdur-Rahman, Secretary
Denard Earl
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
Joel Binkley, AICP, Planning Supervisor
Amy Blessinger, AICP, Planner III
Ben Yeckley, Planner III
Kirby Blass, Planner III
Amy Brackett, Clerk

Not Present:

William Murray, Vice Chair

1. Call to Order/Roll Call:

The meeting was called to order at 6:02 p.m. with five (5) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Earl to approve the agenda, which was **SECONDED** by Mr. Bossart. Prior to the final vote, Mr. Abdur-Rahman announced that he would not be voting on the March 18, 2024 minutes as he was not in attendance. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a March 18, 2024 Meeting Minutes

A **MOTION** was made by Mr. Earl to accept and approve the minutes as amended, and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on March 18, 2024. The **MOTION** was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

3.b April 15, 2024 Meeting Minutes

A **MOTION** was made by Mr. Earl to accept and approve the minutes as presented, and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on April 15, 2024. The **MOTION** 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:

Mr. Rice informed the Planning Commission that because items 7.a and 7.b are both related to Sunstone Business Park, staff will provide overviews of both items, followed by the Applicant’s presentation, to avoid repetition. Thereafter, the Planning Commission will be asked to make motions on each item separately.

7.a Sunstone Business Park – Alternative Design and Development Code (Associated with SDP-230047)

Staff gave a presentation on the Applicant’s proposed Alternative Design and Development Code for Sunstone Business Park.

There were no members of the public signed up for comment.

7.b Sunstone Business Park, SDP-230047 – Adequate Public Facilities Findings

Staff presented the Adequate Public Facilities Findings for Sunstone Business Park. Next, staff made themselves available for questions. There were two questions from Planning Commission members, one of which was directed to the Applicant for response.

Next, the Applicant gave a presentation covering both the proposed Alternative Design and Development Code (7.a) as well as the Adequate Public Facilities Findings (7.b), after which the Applicant answered several questions from the Planning Commission members.

There were no members of the public signed up for comment.

7.a Sunstone Business Park – Alternative Design and Development Code (Associated with SDP-230047) (Continued)

A **MOTION** was made by Mr. Earl to approve the Alternative Design and Development Code presented by the Applicant, with the condition listed in the staff report dated May 6, 2024, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

7.b Sunstone Business Park, SDP-230047 – Adequate Public Facilities Findings (Continued)

A **MOTION** was made by Mr. Earl to approve the Adequate Public Facilities Findings with the Applicant’s staff-supported mitigation proposal, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

8.a The Villages of Wooded Glen & Piney Reach, Planned Development Zone Amendment (PDZA) #24-90(23)

Staff gave a brief overview of the proposed amendment and a summary of the additional public comments that were received during the open record period.

Planning Commission members then asked questions of Charles County Public Schools representative and the Applicant. A **MOTION** was made by Ms. Hackett to close the work session, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. Next, a **MOTION** was made by Mr. Earl to forward a recommendation of approval of the amendments, which was **SECONDED** by Ms. Hackett. During Discussion, Mr. Bossart voiced that he would not be in favor of approving the 85% rule portion of the application. Mr. Abdur-Rahman requested an opportunity to clarify some information. Mr. Earl **WITHDREW THE MOTION**. A **MOTION** was then made by Mr. Bossart to re-open the work session which was **SECONDED** by Ms. Hackett. The Applicant provided the information requested by Mr. Abdur-Rahman. A **MOTION** was made to close the work session by Mr. Bossart, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed. Then, a **MOTION** was made by Ms. Hackett to recommend approval of the amendments to relocate the middle school site and for the buffer yard regeneration requirement, but not to recommend approval of the amendment requesting a waiver of the 85% rule. The **MOTION** was seconded by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

9. Unfinished Business:

None

10. New Business:

10.a Poll of the Planning Commission members for any new business.

The Clerk polled the Planning Commission members for any new business; however, there was none.

10.b Briefing: Comprehensive Plan Update

Staff gave a presentation on the upcoming Comprehensive Plan Update.

11. Director's Report:

Mr. Rice announced the next Affordable Housing Workgroup meeting will be held on June 10, 2024. He also announced that Amendment to the Villages of Swan Point Zoning Indenture (Docket 250) is scheduled to be heard on the County Commissioner's agenda for May 14, 2024.

12. Adjournment:

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 8:07 p.m.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (May 21, 2024 12:52 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: May 6, 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

May 6, 2024

Item: 7.a Sunstone Business Park – Alternative Design and Development Code (Associated with SDP-230047)

The Planning Commission approved the Alternative Design and Development Code.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.

Item: 7.b Sunstone Business Park, SDP-230047 – Adequate Public Facilities Findings

The Planning Commission approved the Adequate Public Facilities Findings.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- Staff and Applicant concurrence on proposed traffic mitigation in the Staff Report.

Item: 8.a Work Session: The Villages of Wooded Glen & Piney Reach, Planned Development Zone Amendment (PDZA) #24-90(23)

The Planning Commission recommended approval of two (2) of the three (3) proposed Amendments. The Planning Commission is not recommending approval for the waiver of the 85% rule.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- In support of the school relocation amendment:
 - The site does not accommodate two schools at the same location based on State standards. The logistics involved procuring and managing transportation for two schools at the same location with differing start times.
 - Need for Charles County Public Schools to retain another school site.
- In opposition to '85% rule' amendment:
 - Multiple public comments opposing the concept of allowing one development to remain incomplete while starting construction on the next.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (May 21, 2024 12:52 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk