



PLANNING COMMISSION MEETING

**Minutes of June 17, 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 June 17, 2024 at 6:00 p.m.

The following persons were present:

William Murray, Vice Chair
Dawud Abdur-Rahman, Secretary
Jeffrey Bossart
Semia Hackett
Charles Rice, AICP, Planning Director
Elizabeth Theobalds, Deputy County Attorney
Reed Faasen, Zoning Administrator
Kirby Blass, Planner III
Kelly Palmer, Planner III
Amy Brackett, Clerk

Not Present:

Kevin Wedding, Chair
Denard Earl

1. Call to Order:

The meeting was called to order at 6:01 p.m. with four (4) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

None

4. Chairman's Comments:

None

5. Personal Appearances:

Mr. Ray Curtis spoke on agritourism. He expressed concern that farms were establishing an agritourism facility as a primary use versus a secondary use. He also expressed concerns with traffic issues at agritourism facilities.

6. Public Hearing:

None

7. Public Meeting:

None

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

10.a Briefing: Zoning code Update

Staff and the County's consultant, Nolan Nicaise with ZoneCo, briefed the Planning Commission on the zoning code update. Following the presentation, Staff and the consultant answered several questions from Planning Commission members.

10.b Briefing: Zoning Text Amendment (ZTA) # 24-182, Parking and Access for Agritourism Projects

Staff briefed the Planning Commission members on an internal Zoning Text Amendment proposing amendments to certain provisions of the Charles County Zoning Ordinance. Staff then answered several questions from the Planning Commission. The Public Hearing is tentatively scheduled for August 5, 2024.

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

The Clerk polled the Planning Commission members for any new business.

Ms. Hackett asked if a briefing by the Department of Public Works would be scheduled to discuss projects to be listed on the Capital Improvements Project listing for the Fiscal Year 26 budget.

Mr. Bossart reminded staff that the Planning Commission would also like a briefing from the Board of Education on school allocations as well as from the Department of Public Works on potential issues that may need to be addressed.

Mr. Murray inquired whether a meeting has taken place or has been scheduled between the Board of Education and Planning staff. He also asked whether the Board of Education has completed their facilities plan for the year, and whether there has been or will be coordination with Planning Staff.

11. Director's Report:

Mr. Rice confirmed that he would provide an update to questions posed by the Planning Commission members and briefly discussed items that are tracking to be on the County Commissioners agenda soon.

12. Adjournment:

A **MOTION** was made by Mr. Bossart to adjourn the meeting, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 6:50 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jul 2, 2024 15:29 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk