



## **PLANNING COMMISSION MEETING**

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

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

Kevin Wedding, Chair  
William Murray, Vice Chair  
Dawud Abdur-Rahman, Secretary  
Semia Hackett  
Jeffrey Bossart  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, AICP, Planning Director  
Cathy Thompson, AICP, Assistant Chief of Planning  
Kirby Blass, Planner III  
Kelly Palmer, CFM, Planner III  
Joel Binkley, AICP, Planning Supervisor  
Amy Brackett, Clerk

### **Not present:**

Denard Earl

### **1. Call to Order:**

The meeting was called to order at 6:01 p.m. with five (5) members in attendance.

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

A **MOTION** was made by Mr. Bossart to approve the agenda, which was **SECONDED** by Mr. Murray. Prior to the final vote, Mr. Abdur-Rahman stated that he would be recusing himself from item 6.b due to his role in the Bryans Road community. The vote was unanimous, and the **MOTION** passed.

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

None

### **4. Chairman's Comments:**

None

**5. Personal Appearances:**

Pamela Stringer Myers commented on the current zoning of a property currently zoned Watershed Conservation District, saying she feels it should be rezoned so that it could be developed for affordable housing.

Mr. Wedding directed Ms. Myers to reach out to Planning and Growth Management to discuss the process to move forward.

**6. Public Hearing:**

**6.a Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways & Parking Area Surfaces for Agritourism Projects**

Staff introduced an internal request for a Zoning Text Amendment (ZTA). Next staff answered questions from the Planning Commission.

For the Public Hearing, two (2) members of the public voiced comments on the proposed amendments.

A **MOTION** was made by Mr. Murray to close the Public Hearing, which was **SECONDED** by Ms. Hackett. After a brief discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed. A **MOTION** was then made by Mr. Bossart to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The record will remain open until Thursday, September 5, 2024 at 4:30 p.m.

Mr. Abdur-Rahman, having recused himself from the next item, left the room at 6:30 p.m.

**6.b Zoning Text Amendment (ZTA) #23-176 and Zoning Map Amendment (ZMA) #23-02, Aviation Business Park**

Mr. Rice introduced the proposed Zoning Text and Zoning Map Amendments, which were revised at the request of the Board of County Commissioners. Next, Mr. Rice answered one question from the Planning Commission.

For the Public Hearing, sixteen (16) members of the public voiced comments on the proposed amendments.

A **MOTION** was made by Mr. Murray to close the Public Hearing, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed. A **MOTION** was then made by Mr. Bossart to hold the record open for thirty (30) days, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed. The record will remain open until Thursday, September 5, 2024 at 4:30 p.m.

A brief recess was called at 7:27 p.m. The meeting resumed at 7:36 p.m. with all five (5) members in attendance.

**7. Public Meeting:**

None

**8. Work Session:**

None

**9. Unfinished Business:**

9.a Amended 2023 Planning Commission Annual Report for adoption by the Planning Commission.

Staff presented the Planning Commission with the Amended 2023 Planning Commission Annual Report, highlighting the corrections that were made. The Planning Commission discussed the proposed Report. A **MOTION** was made by Ms. Hackett to approve, with one minor grammatical correction, to the Maryland Department of Planning, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

**10. New Business:**

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

Mr. Abdur-Rahman recommended that the County website have a “dashboard” where the public can track progress of the Zoning Code rewrite, the progress of the Affordable Housing Workgroup, and the Comprehensive Plan rewrite and how they relate to one another.

Ms. Thompson noted that the Media Division is working towards this by using Engage, a platform specifically designed for community engagement.

**11. Director’s Report:**

Mr. Rice updated the Planning Commission that the request for proposals for the Comprehensive Plan update was put out August 1<sup>st</sup> with a due date of September 25<sup>th</sup>. He noted that the Zoning Code rewrite is moving along nicely and that an Affordable Housing Workgroup briefing is scheduled for an upcoming Planning Commission Meeting.

**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 8:01 p.m.

*Dawud Abdur-Rahman*  
Dawud Abdur-Rahman (Aug 27, 2024 23:37 EDT)

Dawud Abdur-Rahman, Secretary

*Amy Brackett*

Amy Brackett, Clerk