



## **PLANNING COMMISSION MEETING**

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

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

Kevin Wedding, Chair  
William Murray, Vice Chair  
Denard Earl  
Jeffrey Bossart  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, AICP, Planning Director  
Amy Blessinger, AICP, Planner III  
Lynn Knaggs, Planning Supervisor  
Kyle Redden, Planner III  
Amy Brackett, Clerk

### **Not present:**

Dawud Abdur-Rahman, Secretary  
Semia Hackett

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

The meeting was called to order at 6:00 p.m. with four (4) members in attendance.

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

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

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

#### **3.a July 1, 2024 Minutes**

A **MOTION** was made by Mr. Murray to accept and approve the minutes as presented. The **MOTION** was **SECONDED** by Mr. Earl. 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 Critical Area Intrafamily Transfer Change in Circumstance for Denison Subdivision Lot 4**

Staff provided an overview of an Applicant's request for approval of a Change in Circumstance for a Critical Area Intrafamily Transfer. Staff then answered several questions from the Planning Commission. The Applicant's representative then presented the Applicant's justification.

Two members of the public provided comments.

A **MOTION** was made by Mr. Murray that the Planning Commission concurred that there was a change in circumstance, 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: Aviation Business Park ZTA 23-176/ZMA 23-02 - Amended**

Mr. Rice briefed the Planning Commission on an Applicant's amended request for Zoning Text and Map Amendments for a new Aviation Business Park zone. The Planning Commission then asked several clarifying questions. A Public Hearing will be scheduled for a later date.

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

The Clerk polled the Planning Commission members for any new business. Mr. Murray asked if the administrative authority of the Planning Director could be expanded to address items such as the Critical Area Intrafamily Transfer item heard at this meeting.

**11. Director's Report:**

Mr. Rice noted that staff has been in contact with the Charles County Board of Education and a date will be scheduled in the future for a representative from the Board of Education to provide information to the Planning Commission. In preparation he asked that the Commission members provide questions they would like the Board of Education to address directly to the Clerk.

**12. Adjournment:**

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:10 p.m.

Kevin B. Wedding  
Kevin B. Wedding (Aug 20, 2024 12:22 EDT)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk



# 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

July 15, 2024

### Item: 7.a Critical Area Intrafamily Transfer Change in Circumstance for Denison Subdivision Lot 4

The Planning Commission concurred that there was a change in circumstance for an exception to Interfamily Transfer provision of 297-132 (B)(5) of the Charles County Zoning Ordinance.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- The Applicant's representative written justification which included an Affidavit from the prior owner confirming that:
  - The prior owner has not resided in Charles County for more than five years.
  - The prior owner does not intend to reside in Charles County in the future.

Kevin B. Wedding  
Kevin B. Wedding (Aug 20, 2024 12:23 EDT)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk