



PLANNING COMMISSION MEETING

**Minutes of August 19, 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 19, 2024 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
William Murray, Vice Chair
Dawud Abdur-Rahman, Secretary
Jeffrey Bossart
Denard Earl
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Cathy Thompson, AICP, Assistant Chief of Planning
Heather Kelley, AICP, Planning Supervisor
Lynn Knaggs, Planning Supervisor
Kyle Redden, Planner III
Amy Blessinger, AICP, Planner III
Joel Binkley, AICP, Planning Supervisor
Amy Brackett, Clerk

Not present:

Semia Hackett

1. Call to Order:

The meeting was called to order at 6:00 p.m. with five (5) 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 July 15, 2024 Minutes

A **MOTION** was made by Mr. Murray to accept and approve the minutes as presented, and to incorporate as an attachment the Summary of the Planning Commission Decision made by the Planning Commission on July 15, 2024. The **MOTION** was **SECONDED** by Mr. Earl. Prior to the final vote, Mr. Abdur-Rahman announced that he would abstain from voting on this item as he was not present at the July 15, 2024 meeting. The vote was unanimous, and the **MOTION** passed.

3.b August 5, 2024 Minutes

A **MOTION** was made by Mr. Bossart to approve the minutes as presented. Mr. Earl announced that he would abstain from voting on this item as he was not present at the August 5, 2024 meeting. The **MOTION** was **SECONDED** by Mr. Murray. 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 Lots 2 & 3

Staff provided an overview of an Applicant's request for approval of a Change in Circumstance for a Critical Area Intrafamily Transfer. There were no questions for Staff from the Planning Commission. The Applicant's representative then presented the Applicant's justification and answered one question from the Planning Commission.

No members of the public provided comments.

A **MOTION** was made by Mr. Murray that the Planning Commission found that there was a change in circumstance, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

8. **Work Session:**

8.a ZTA #24-184, Additional Transition Provisions for the Waldorf Activity Center Zones

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. Staff then answered several questions from the Planning Commission.

A **MOTION** was made by Mr. Murray to forward a recommendation of approval to the County Commissioners which was **SECONDED** by Mr. Earl. Mr. Bossart asked one question of Staff. The vote was unanimous, and the **MOTION** passed.

9. **Unfinished Business:**

None

10. New Business:

10.a Briefing: Affordable Housing Update

Staff gave a presentation summarizing the efforts of the Affordable Housing Workgroup to date and outlined some possible next steps. The Planning Commission then asked several questions of Staff and provided feedback.

10.b Poll of Planning Commission for new business

Mr. Bossart took the opportunity to note that the parking situation at Purse State Park needs to improve during the weekends, acknowledging that the issue may be out of the Planning Commission purview. Mr. Rice agreed, and the comment will be forwarded to Park staff.

11. Director's Report:

Mr. Rice asked that the Planning Commission send any additional comments or thoughts they may have after further review of the Affordable Housing presentation. He also gave an overview of items on the agenda for the September 16th Planning Commission Meeting.

12. Adjournment:

A **MOTION** was made by Mr. Abdur-Rahman to adjourn the meeting, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 8:08 p.m.


Dawud Abdur-Rahman (Sep 20, 2024 16:50 EDT)

Dawud Abdur-Rahman, Secretary



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

August 19, 2024

Item: 7.a Critical Area Intrafamily Transfer Change in Circumstance for Denison Subdivision Lots 2 & 3

The Planning Commission found 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.

Item: 8.a ZTA #24-184, Additional Transition Provisions for the Waldorf Activity Center Zones

The Planning Commission forwarded a recommendation of approval to the County Commissioners.

Factors considered in reaching the decision were as follows:

- The Department of Economic Development is in support of the ZTA
- The ZTA does not impact businesses already in place
- The ZTA will remove obstacles preventing development from moving forward
- The ZTA has a timeline of five years, at which time it will be re-evaluated.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Sep 20, 2024 16:50 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk