



PLANNING COMMISSION MEETING

**Minutes of October 7, 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 October 7, 2024 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
Dawud Abdur-Rahman, Secretary
Jeffrey Bossart
Denard Earl
Semia Hackett
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Cynthia Bilbra, Planning Supervisor
Reed Faasen, Zoning Administrator
Tetchiana Anderson, Planner III
Melissa Hively, Planner I
Kirby Blass, Planner III
Kelly Palmer, CFM, Planner III
Amy Brackett, Clerk

Not Present:

William Murray, Vice Chair

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 Ms. Hackett to approve the agenda, which was **SECONDED** by Mr. Bossart. Mr. Abdur-Rahman commented that he would recuse himself from item 10b due to his involvement with the Bryan's Road Business Association. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

None

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

None

7. Public Meeting:

7.a Village of Wooded Glen, Neighborhood 3, Highlands, Parcel J, SDP-240013

Staff briefly introduced the Site Development Plan. There were no questions for Staff. Next, the Applicant made themselves available and answered questions from the Planning Commission.

There were no comments from the Public.

A **MOTION** was made by Mr. Bossart to approve the Site Development Plan with the recommendations and conditions included in the Staff Report, which as **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

7.b Cambridge Meadows, XPN #13-0006 Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review

Staff provided an overview of the Applicant's request for an extension of the approval for the Preliminary Subdivision Plan (PSP) for Cambridge Meadows, XPN #13-0006. Next the Applicant summarized the justification for the request and made himself available to answer questions from the Planning Commission.

There were no comments from the Public.

A **MOTION** was made by Mr. Bossart to approve the request for extension with revised conditions noted in the staff report, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

8a. Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways & Parking Area Surfaces for Agritourism Projects.

Staff provided a summary of the proposed ZTA and one minor modification to the proposed text. Staff noted there were no additional public comments submitted during the open record period, which closed on September 5, 2024. Staff then answered questions from the Planning Commission. After a brief discussion, a **MOTION** was made by Mr. Bossart to recommend approval of the ZTA as presented to the Board of County Commissioners, with a recommendation to reference Section 297-212(14.1)B of the Zoning Ordinance that requires that all Agritourism projects have appropriate vehicular ingress and egress to a public road. The motion was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

9. Unfinished Business:

None

10. New Business:

10.a Poll of the Planning Commission for new business

The Clerk polled the Planning Commission for any new business. Mr. Abdur-Rahman commented on the County’s Engage Platform and inquired about plans for keeping residents without internet access informed. Mr. Rice responded that traditional modes of outreach remain unchanged by way of sign postings, newspaper postings, and direct mailings.

(Mr. Abdur-Rahman, having previously recused himself, removed himself from the room.)

10b. Briefing: ZTA 23-181 Restaurant, Fast Food Drive-in and Drive Though with Direct Access to a Public Road in the Core Employment/Residential (CER) Zone.

Staff briefed the Planning Commission on an upcoming Zoning Text Amendment and answered questions from the Planning Commission. A Public Hearing will be schedule for a later date.

(Mr. Abdur-Rahman, having previously recused himself for the previous agenda item, returned to the meeting room.)

11. Director’s Report:

Mr. Rice provided the Planning Commission with an update of items that have moved through the Planning Commission onto the County Commissioners.

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 6:42 p.m.

Kevin Wedding

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: October 7, 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

October 7, 2024

Item: 7.a Village of Wooded Glen, Neighborhood 3, Highlands, Parcel J, SDP-240013

The Planning Commission approved the SDP.

Factors considered in reaching the decision were as follows:

- The findings and completeness of the staff report.

Item: 7.b Cambridge Meadows, XPN #13-0006 Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review

The Planning Commission approved the request for extension subject to the revised conditions listed in the staff report.

Factors considered in reaching the decision were as follows:

- The analysis and findings contained in the staff report
- The project has been delayed due to the length of time to obtain school allocations.

Item: 8.a Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways & Parking Area Surfaces for Agritourism Projects.

The Planning Commission approved forwarding a recommendation of approval of the ZTA as presented to the Board of County Commissioners, with a recommendation to reference Section 297-212(14.1)B of the Zoning Ordinance that requires that all Agritourism projects have appropriate vehicular ingress and egress to a public road.

Factors considered in reaching the decision were as follows:

- The analysis and findings contained in the staff report
- Public safety due to Traffic Concerns

Kevin Wedding
Kevin Wedding (Nov 6, 2024 09:15 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk