



PLANNING COMMISSION MEETING

**Minutes of September 16, 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 September 16, 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
Semia Hackett
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Cathy Thompson, AICP, Assistant Chief of Planning
Heather Kelley, AICP, Planning Supervisor
Amy Blessinger, AICP, Planner III
Joel Binkley, AICP, Planning Supervisor
Ben Yeckley, Planner III
Melissa Hively, Planner I
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:02 p.m. with six (6) 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. Mr. Abdur-Rahman commented that he would recuse himself from item 10a. due to his involvement in the Bryan's Road Business Association. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a August 19, 2024

A **MOTION** was made by Ms. Hackett to accept and approve the minutes as presented which was **SECONDED** by Mr. Earl. Ms. Hackett then amended the motion to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on August 19, 2024. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. New Business:

6.a Briefing: Introduction to the Engage Platform – Presented by Media and PGM Staff

Representatives from the Media Division and PGM Staff presented and demonstrated the Engage Platform for the Planning Commission. Staff then made themselves available for questions and comments from the Planning Commission.

6.b Poll of the Planning Commission members for new business.

The clerk polled the Planning Commission members for any new business, of which there was none.

7. Unfinished Business:

7.a UPDATE – Affordable Housing Workgroup

Staff provided a brief update on the Affordable Housing Workgroup. Staff reported that the Media team created an informational video on affordable housing and that the Engage platform will include a survey. Staff is also considering a draft text amendment for Accessory Dwelling Units and informed the Planning Commission of upcoming briefings with the County Commissioners.

8. Public Hearing:

None

9. Public Meeting:

9.a Liberty Bell, CSP-240002

Staff briefly introduced the Conceptual Subdivision Plan (CSP) and commented on the CSP process. Next, the Applicant presented an overview of the project. The Planning Commission members then asked one question of the Applicant. Two (2) members of the public provided comments.

9.b Bensville Crossing, PLREV-220007 – Modification 104 Request

Staff introduced the Applicant's request for a Modification from Section 278-75B, per Section 278-104, of the Subdivision Regulations. Staff then answered several questions from the Planning Commission. There were no comments from the public.

A **MOTION** was made by Mr. Murray to approve the Modification 104 Request for Bensville Crossing, PLREV-220007, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and **MOTION** passed.

9.c Bensville Crossing, Revision #4, PLREV-220007

Staff introduced the Applicant’s request for a Revision to the Preliminary Subdivision Plan (PLREV) for Bensville Crossing, PLREV-220007. Staff answered one question from the Planning Commission. There were no public comments.

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

(Mr. Abdur-Rahman, having previously recused himself, removed himself from the room at 7:15 p.m. The meeting continued with five (5) members in attendance.)

10. Work Session:

10.a Zoning Text Amendment (ZTA) #23-176 and Zoning Map Amendment (ZMA) #23-02, Aviation Business Park

Staff gave a brief overview of the proposed amendments and a summary of the additional public comments that were received during the open record period.

Planning Commission members asked several questions of staff and discussed the amendments.

A **MOTION** was made by Mr. Bossart to forward a recommendation of approval of the ZTA and ZMA to the County Commissioners with the following proposed revisions: change the zoning of Parcel 505 (Map 12) on Ray Drive from Watershed Conservation District (WCD) to Light Industrial (IG); and remove the additional 41 acres of Parcel 157 (up to where it meets the northern property line of Parcel 503 (Map 12)) from the proposed Aviation Business Park (ABP) Zone and place it in WCD Zone. The motion was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

11. Director’s Report:

None

(Mr. Abdur-Rahman, having previously recused himself for item 10.a., returned to the meeting room. The meeting resumed with six (6) members in attendance.)

12. Adjournment:

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:40 p.m.


Kevin Wedding (Nov 6, 2024 09:19 EST)

Kevin Wedding, Chair



Amy Brackett, Clerk

Attached and incorporated herein: September 16, 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 September 16, 2024

Item: 9.b Bensville Crossing, PLREV-220007 – Modification 104 Request

The Planning Commission approved the Modification 104 Request incorporating the condition noted in the staff report.

Factors considered in reaching the decision were as follows:

- The modification was a matter of public safety.
- The analysis and findings contained in the staff report.

Item: 9.c Bensville Crossing, Revision #4, PLREV-220007

The Planning Commission approved the revised Preliminary Subdivision Plan subject to the conditions of approval listed in the staff report.

Factors considered in reaching the decision were as follows:

- The analysis and findings contained in the staff report.
- The revision was necessary to incorporate the approved Modification 104 Request.

Item: 10.a Zoning Text Amendment (ZTA) #23-176 and Zoning Map Amendment (ZMA) #23-02, Aviation Business Park

The Planning Commission forwarded a recommendation of approval of the ZTA and ZMA to the County Commissioners with the following proposed revisions: change the zoning of Parcel 505 (Map 12) on Ray Drive from Watershed Conservation District (WCD) to Light Industrial (IG); and remove the additional 41 acres of Parcel 157 (up to where it meets the northern property line of Parcel 503 (Map 12)) from the proposed Aviation Business Park (ABP) Zone and place it in WCD Zone.

Factors considered in reaching the decision were as follows:

- The analysis and findings contained in the staff report.
- The revised amendments reduced the area being taken out of the WCD Zone.
- Areas of Ray Drive currently occupied with businesses will be rezoned correctly to IG to be consistent with improvements already in place. Concern for consistency in rezoning properties currently occupied with businesses and/or with improvements already in place to be consistent with the IG zone

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

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk