



PLANNING COMMISSION MEETING

Minutes of July 1, 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 1, 2024 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
William Murray, Vice Chair
Dawud Abdur-Rahman, Secretary
Denard Earl
Jeffrey Bossart
Semia Hackett
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Cathy Thompson, AICP, Assistant Chief of Planning
Joel Binkley, AICP, Planning Supervisor
Amy Blessinger, AICP, Planner III
Cal Carpenter, Planner 1
Devin Parker, Planner 1
Markus Tarjamo, Planner 1
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:01 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. Earl. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a June 3, 2024

A **MOTION** was made by Mr. Murray to accept and approve the minutes as presented. The **MOTION** was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

3.b June 17, 2024

Prior to a motion being made, Mr. Earl and Mr. Wedding recused themselves from this item as they were not in attendance for the June 17, 2024 meeting.

A **MOTION** was made by Mr. Bossart to accept and approve the minutes as presented. 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:

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

Staff introduced a proposed Zoning Text Amendment (ZTA). Next, staff made themselves available to answer questions from the Planning Commission. Staff answered several questions from the Planning Commission.

One member of the public provided comments.

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

A **MOTION** was made by Mr. Murray to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

The record will close at 4:30 p.m. on Thursday, August 1, 2024.

7. Public Meeting:

None

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

10.a 2023 Planning Commission Annual Report

Staff presented the 2023 Planning Commission Annual Report and then answered several questions from the Planning Commission.

The approval of this item will be deferred to a future Planning Commission meeting to allow staff time to make revisions to the report based on the comments provided by the Planning Commission members.

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

The Clerk polled the Planning Commission members for any new business. There was none.

11. Director's Report:

Mr. Rice provided an update on the status of items forwarded to the Board of County Commissioners during the previous quarter.

12. Adjournment:

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 8:18 p.m.

Kevin B. Wedding

Kevin B. Wedding (Jul 17, 2024 13:06 EDT)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk