



PLANNING COMMISSION MEETING

**Minutes of November 18, 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 November 18, 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
Ryan Sekuterski
Elizabeth Theobalds, Deputy County Attorney
Cathy Thompson, AICP, Assistant Chief of Planning
Heather Kelley, AICP, Planning Supervisor
Amy Blessinger, AICP, Planner III
Joel Binkley, AICP, Planning Supervisor
Devin Parker, Planner I
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:01 p.m. with seven (7) 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 announced that he would be recusing himself from item 6a. ZTA #23-179 Amendments to the Residential Office (RO) Zoning District. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

None

4. Chairman's Comments:

None

5. Personal Appearances:

Ms. Nancy Schertler commented on the term "tipping point" as it relates to the Mattawoman Creek.

Having previously stated his intent to recuse himself from participating in item 6.a, Mr. Abdur-Rahman left the room at 6:06 pm

6. Public Hearing:

6.a ZTA #23-179 Amendments to the Residential Office (RO) Zoning District.

Staff provided a brief overview of the Applicant's proposed Zoning Text Amendment (ZTA) and answered several questions from the Planning Commission. Next, the Applicant's representative presented the Applicant's request and answered several additional questions from the Planning Commission.

Three (3) members of the public provided comments.

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

A **MOTION** was made by Mr. Murray to close the record and go into a Work Session, which was **SECONDED** by Mr. Bossart. The vote was four (4) in favor to close the record and one (1) opposed, and the **MOTION** passed.

After discussion, the Planning Commission agreed to continue the Work Session at a later date to provide staff opportunity to provide additional information requested by the Planning Commission.

7. Public Meeting:

None

8. Work Session:

None

9. Unfinished Business:

None

Mr. Abdur-Rahman returned to the meeting at 7:37 pm

10. New Business:

10.a Affordable Housing Updates

Staff presented data gathered through the Affordable Housing survey on the new Engage Platform from residents. Feedback gathered from the developer community was also shared. A potential draft strategy and tentative timeline for next steps was presented. Staff then answered several questions from the Planning Commission.

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

The Clerk polled the members for any new business they wished to raise. Mr. Wedding asked for a “White Paper” outlining the development process as a tool to help new Planning Commission members understand the process. Ms. Hackett asked for updates regarding Southern Maryland Rapid Transit.

11. Director’s Report:

Ms. Thompson provided an update on the Comprehensive Plan update process and answered questions from the Planning Commission.

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 8:37 p.m.

Kevin Wedding
Kevin Wedding (Dec 17, 2024 10:30 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk