

**Regular Meeting of County Commissioners**  
**Tuesday March 3, 2026 (Legislative Day)**

The regularly scheduled meeting of the County Commissioners was convened in hybrid format, in person and virtually, at 9:00 a.m. with the following people in attendance:

Reuben B. Collins II, Esq., President, County Commissioner  
Gilbert O. Bowling, III, County Commissioner  
Thomasina O. Coates, M.S., County Commissioner  
Amanda M. Stewart, Ed.D., County Commissioner  
Deborah Hall, Acting County Administrator  
Wes Adams, County Attorney  
Carol A. DeSoto, Clerk to the Commissioners

*\* Ralph Patterson, II, M.A., Vice President, County Commissioner, was absent and joined session later this day as noted.*

**Call to Order/Pledge**

Commissioner Patterson called the meeting to order and began with the Pledge of Allegiance.

**Roll Call**

A roll call was taken. Commissioners Bowling, Coates, Stewart, and Collins were present in person.

*\*Commissioner Patterson was absent.*

**Charles County Proclamations for March 2026**

2026-10 National Women's History Month  
2026-11 Social Work Month  
2026-12 National Nutrition Month  
2026-13 Good Sportsmanship Month  
2026-14 National Vietnam War Veterans Day  
2026-15 National Agriculture Day

The Commissioners were joined by members of the Charles County Commission for Women to receive proclamation 2026-10 National Women's History Month; staff from the Department of Social Services and Department of Community Services to receive proclamation 2026-11 Social Work Month; the Nutritionist from the Department of Community Services to receive proclamation 2026-12 National Nutrition Month; staff from the Department of Recreation, Parks, and Tourism to receive proclamation 2026-13 Good Sportsmanship Month; members of the Charles county Commission for Veterans Affairs to receive proclamation 2026-14 National Vietnam War Veterans Day; and staff from the Department of Economic Development and the Department of Planning and Growth Management to receive proclamation 2026-15 National Agriculture Day.

*\*Break 9:25 a.m. – 9:30 a.m.*

**Roll Call**

A roll call was taken. Commissioners Bowling, Coates, Stewart, and Collins were present in person.

*\*Commissioner Patterson was absent.*

**Commissioner Comments**

**Regular Meeting of County Commissioners**

**Tuesday March 3, 2026 (Legislative Day)**

There were no comments.

**Approval of the Minutes of February 24, 2026**

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with Commissioners Bowling, Coates, Stewart, and Collins present, voting in favor to approve the minutes of February 24, 2026. *\*Commissioner Patterson was not present for the vote.*

**Announcement**

Next Scheduled Session(s): March 10-11, 2026

**Approval Items**

**Budget Amendment(s) and Budget Transfer(s):**

**FY2026 Budget Transfer Request #406 Support SDAT (State Department of Assessment and Taxation for FY2025 Billing Errors)**

A motion was made by Commissioner Stewart, seconded by Commissioner Bowling and passed, with Commissioners Bowling, Coates, Stewart, and Collins present, voting in favor to approve FY2026 Budget Transfer Request #406 for three hundred and sixty-one thousand one hundred and forty dollars (\$361,140.00) *\*Commissioner Patterson was not present for the vote.*

**Approval: Standard Operating Procedure (SOP) CP.FAS.05.002 Delegated Authorities for Change Orders**

(Mr. Jacob Dyer, Director, and Ms. Shanna Reese, Chief of Purchasing, Department of Fiscal and Administrative Services)

A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with Commissioners Bowling, Coates, Stewart, and Collins present, voting in favor to approve Standard Operating Procedure (SOP) CP.FAS.05.002 Delegated Authorities for Change Orders

*\*Commissioner Patterson was not present for the vote.*

**Letter of Support: University of Maryland Charles Regional Medical Center (UMCRM) for Congressional Directed Spending for the Nuclear Medical Program**

(Mr. Thomas Saul, Vice President of Operations, UM Charles Regional Medical Center)

A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with Commissioners Bowling, Coates, Stewart, and Collins, present, voting in favor to approve this letter of support. *\*Commissioner Patterson was not present for the vote.*

**FY2027 Annual Transportation Priority Letter to Maryland Department of Transportation (MDOT)**

(Mr. Joel Binkley, Planning Supervisor, Mr. Markus Tarjamo, Planner I, Mr. Tony Felts, Assistant Chief of Planning, and Mr. Jason Groth, Acting Director, Department of Planning and Growth Management)

A motion was made by Commissioner Coates, seconded by Commissioner Bowling and passed, with Commissioners Bowling, Coates, Stewart, and Collins, present, voting in favor to approve The FY2027 Annual Transportation Letter. *\*Commissioner Patterson was not present for the vote.*

**Briefing and Request to Introduce and Schedule a Public Hearing: Proposed Bill 2026-(02)**

**Animal Matters Board (Member Compensation)**

Ms. Terrah Dews, Associate County Attorney, Office of the County Attorney for Charles County,

**Regular Meeting of County Commissioners**

**Tuesday March 3, 2026 (Legislative Day)**

explained that this legislation is to enact the 2025 recommendations of the Charles County Compensation Commission regarding the compensation for the members of the Animal Matters Hearing Board.

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with Commissioners Bowling, Coates, Stewart, and Collins, present, voting in favor to introduce proposed Bill 2026-02 Animal Matters Board (Member Compensation) \*Commissioner Patterson was not present for the vote.

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with Commissioners Bowling, Coates, Stewart, and Collins, present, voting in favor to schedule the public hearing on Tuesday, April 14, 2026 at 6:00 p.m. in the Government Building at 200 Baltimore Street, La Plata, Maryland to be held hybrid, in-person and virtually. \*Commissioner Patterson was not present for the vote.

**Briefing and Request for Approval: Begin Public Process for Zoning Text Amendment for Accessory Dwelling Units**

Mr. Joel Binkley, Planning Supervisor, Mr. Tony Felts, Assistant Chief of Planning, Mr. Devin Parker, Planner I, and Mr. Charles Rice, Planning Director, Department of Planning and Growth Management, provided a presentation on proposed zoning text amendments for accessory dwelling units (ADU). They reviewed the definition of Accessory Dwelling Units (ADUs); ADUs in the Affordable Housing Strategy and their expected impact; what County regulations currently allow and prohibit what the State of Maryland requires; an overview of the 2025 Policy Feedback Survey Results; expected impacts of these regulations; and the experience of other jurisdictions. Staff reviewed the proposed regulations for the zoning text amendments for Charles County and requested to move forward with the public process.

A motion was made by Commissioner Stewart, seconded by Commissioner Bowling and passed, with Commissioners Bowling, Coates, Stewart, and Collins, present, voting in favor to approve staff to begin the public process and hold a Public Hearing with the Planning Commission for this Zoning Text Amendment \*Commissioner Patterson was not present for the vote.

*\*Break 10:54 a.m.-11:00 a.m.*

**Roll Call**

A roll call was taken. Commissioners Bowling, Coates, Stewart, and Collins were present in person. Commissioner Patterson was present virtually.

**Briefing and Request to Introduce and Schedule a Public Hearing: Proposed Bill 2026-(03) Establishing an Inspector General Office**

Mr. Wes Adams, County Attorney, Office of the County Attorney for Charles County, provided the final draft copy of the proposed legislation for establishing an Inspector General's Office. The Bill creates an office responsible for investigating allegations of fraud, waste, abuse, and inefficiency in County operations, as well as among contractors and entities receiving County funds. The Inspector General would be appointed by an Inspector General Citizen Advisory Board, serve a fixed term, and have authority to access County records, issue subpoenas, conduct investigations, and publish reports to ensure transparency. The legislation outlines qualifications, reporting requirements, and protections to maintain the office's independence.

**Regular Meeting of County Commissioners**  
**Tuesday March 3, 2026 (Legislative Day)**

A motion was made by Commissioner Stewart, seconded by Commissioner Bowling and passed, with all Commissioners present, voting in favor to Introduce proposed Bill 2026-03 Office of the Inspector General.

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to schedule the public hearing on Tuesday, May 5, 2026 at 6:00 p.m. in the Government Building at 200 Baltimore Street, La Plata, MD to be held hybrid, in-person and virtually.

**Briefing and Request to Schedule a Public Hearing: Payment in Lieu of Taxes (PILOT) Workgroup Summary of Projects for Funding Consideration**

Ms. Dina Barclay, Director, Department of Community Services; Mr. Joel Binkley, Planning Supervisor, Department of Planning and Growth Management; Mr. Mark Thompson, Chief of Commercial Development, Department of Economic Development; and Mr. Jacob Dyer, Director, Department of Fiscal and Administrative Services, provided a presentation that outlined the PILOT workgroup's evaluation of submissions with established criteria in the approved Standard Operating Procedures (SOP) with minimum criteria being: At least eighty percent (80%) of units per project must be affordable to sixty percent (60%) Area Median Income (AMI) or lower households; Located in Priority Funding Area; Public sewer and water access; Comprehensive Plan consistency; and Low-Income Housing Tax Credit (LIHTC) experience. They reviewed how the top four (4) proposed projects were selected from the four hundred and thirty-nine (439) submissions. These projects met the program's minimum requirements and also earned bonus points for exceeding baseline criteria through deeper affordability levels, extended affordability terms, supportive services, sustainable design features, enhanced amenities, proximity to public transit, and locations within the Waldorf Urban Redevelopment Corridor.

*\*At about 11:50 a.m. Commissioner Patterson joined session in person.*

A motion was made by Commissioner Coates, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to schedule the public hearing to consider the top three (3) 2026 PILOT applications on Tuesday, April 21, 2026, at 6pm in the Government Building at 200 Baltimore Street, La Plata, MD to be held hybrid, in-person and virtually. *\*Note the top three (3) proposals were Eagle Point Phase 1, Lenville Crossing, and Pine Way Village projects.*

*\*Break 12:02 p.m. – 12:19 p.m.*

**Roll Call**

A roll call was taken. All Commissioners were present in person.

**Legislative Update: 2026 Maryland General Assembly Session**

Ms. Danielle Mitchell, Acting Deputy County Administrator, Office of the County Administrator; Mr. Joseph Green and Ms. Michelle Goodwin, G.S. Proctor & Associates, Inc., provided an update of the 2026 Maryland General Assembly Session. The Commissioners were also joined by representatives for the Charles County Public Schools and the Bus Contractors to speak on:

- HB1493/SB0574 *Charles County-Student Bus Transportation Providers-Provider Displacement*

**Regular Meeting of County Commissioners**  
**Tuesday March 3, 2026 (Legislative Day)**

This Bill would require the Charles County Board of Education to provide ten (10) years notice before displacing a contracted bus company from service. Ms. Mitchell reviewed the requested redline version of the Bill with proposed amendments to reduce the time to notify from ten (10) to six (6) years and to pay the remaining balance on buses purchased or financed prior to the date of written notice.

The Commissioners present reached a consensus to not take a position and provide a letter expressing their concerns about the bill.

- HB0913/SB0573 *Charles County-Governing Bodies of Common Ownership Communities-Member Training*
- SB0575 *Economic Development-Maryland Stadium Authority-Charles County Sports and Wellness Center*  
Mr. Sam Drury, Deputy Director, Department of Recreation, Parks, and Tourism, and Mr. Jim Chandler, Director of Economic Development, provided in person testimony.

**Closed Session**

At 1:34 p.m., a motion was made by Commissioner Patterson, seconded by Commissioner Stewart, and passed, with all Commissioners present, voting in favor to move into Close Session where all or a portion of this session may be closed pursuant to Section 3-305 (b)(3)(7) of the General Provisions Article of the Annotated Code of Maryland to review a potential contract; to discuss and receive updates on two (2) potential property acquisitions; and receive legal advice on a procedural matter. The reason for moving into closed session is to keep legal advice, strategies, and negotiation information confidential.

**Summary Closed Session Items**

At about 1:37 p.m., the Commissioners went into closed session.

**3-305(b)(7) Review a Potential Contract Agreement**

Present: Commissioners Bowling, Coates, Stewart, Patterson, and Collins, Deborah Hall, Wes Adams, John Adelodun, Danielle Mitchell, Megan Donnick, Nancy Bowling, and Mike Beczkowski.

Staff reviewed the report and recommended selection from the Deferred Compensation Committee.

The Commissioners present reached a consensus. Official action took place later this day, under Additional Approval Items.

*\*At about 1:53 p.m. Commissioner Stewart left closed session*

*\*At about 1:55 p.m. Commissioner Stewart rejoined closed session virtually*

**3-305(b)(3)(7) Update on a Potential Property Acquisition**

Present: Commissioners Bowling, Coates, Stewart, Patterson, and Collins, Deborah Hall, Wes Adams, John Adelodun, Danielle Mitchell, and Jacob Dyer

Staff provided an update on the process to date and the next steps being taken.

**Regular Meeting of County Commissioners**  
**Tuesday March 3, 2026 (Legislative Day)**

**3-305(b)(3)(7) Update on a Potential Property Acquisition**

Present: Commissioners Bowling, Coates, Stewart, Patterson, and Collins, Deborah Hall, Wes Adams, John Adedun, Danielle Mitchell, Sarah Guy, Victoria Rickett, Charles Strawberry, Tyra Hudson, and Ed Gorham

Staff reviewed the potential property acquisition and the requested next steps.

The Commissioners present reached a consensus to have staff enter into an Option Contract up to a specified amount.

*\*At about 2:13 p.m. Commissioner Stewart rejoined closed session in person.*

**3-305(b)(7) Legal Advice**

Present: Commissioners Bowling, Coates, Stewart, Patterson, and Collins, Deborah Hall, Wes Adams, John Adedun, Danielle Mitchell, Jacob Dyer, Jim Chandler, and Mark Thompson.

Staff provided clarification related to State taxing authority.

At 2:16 p.m., a motion was made by Commissioner Patterson, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to end this closed session.

At about 2:32 p.m. the Commissioners returned to open session.

**Roll Call**

A roll call was taken. All Commissioners were present in person.

**Additional Approval Items**

**Approve Award Recommendation: Deferred Compensation Program for Employees**

(Ms. Megan Donnack, Deputy Director, and Ms. Nancy Bowling, Benefits Compliance Administrator, Department of Human Resources; and Mr. Mike Beczkowski, Senior Consultant, Bolton USA)

A motion was made by Commissioner Bowling, seconded by Commissioner Patterson and passed, with all Commissioners present, voting in favor to approve the recommendation *to award Nationwide s a Single Vendor Solution.*

**Discussion: Data Center Zoning Text Amendment**

A motion was made by Commissioner Bowling, seconded by Commissioner Stewart and failed, with Commissioners Bowling and Stewart present, voting in favor to approve withdrawing the Data Center Zoning Text Amendment and create a Citizen's Task Force. Commissioners Coates, Patterson and Collins were opposed. A roll call of the vote was taken: Commissioner Bowling-yes; Commissioner Coates-no; Commissioner Stewart-yes; Commissioner Patterson-no; Commissioner Collins-no. The motion failed three (3) to two (2).

**Charles County Boards and Commissions Annual Update**

*Briefing: Annual Update from Planning Commission*

*Briefing: Annual Update from Board of Appeals*

*Briefing: Annual Update from the Board of License Commissioners (Liquor Board)*

*Briefing: Annual Update from the Property Tax Assessment Appeal Board*

Staff and members of the Planning Commission, Board of Appeals, *Board of License Commissioners (Liquor Board)*, and *Property Tax Assessment Appeal Board* provided an overview of their 2025 Annual Reports.

**Update: Proposed Amendments to the Charles County Zoning Code-Retail Sales Over 100,000 Square Feet**

Mr. Charles Rice, Planning Director, Mr. Jason Groth, Director, and Mr. Tony Felts, Assistant Planning Director, Department of Planning and Growth Management, reviewed the proposed amendment Commissioner Stewart requested and presented a proposed Zoning Text Amendment (ZTA) that would update local zoning rules to specifically allow and regulate retail sales establishments larger than one hundred thousand (100,000) square feet in certain mixed-use and urban development areas. The amendment would revise the zoning code to clarify that large retail uses are permitted with conditions in the Mixed-Use and Transit-Oriented Development zones. The ZTA would also permit such uses in the Urban Center zone. The ZTA would also remove the existing requirement that such stores be multistory and establish updated parking requirements at one (1) space per two hundred and fifty (250) square feet of retail space, while reducing parking requirements for other retail uses.

A motion was made by Commissioner Stewart, seconded by Commissioner Bowling and passed, with all Commissioners present, voting in favor to have staff send this to the Planning Commission and start the public process.

**Commissioners' New Business**

Commissioner Stewart indicated that she would be submitting another agenda request.

Commissioner Patterson indicated that he would be submitting an agenda request for more information on a Data Center Task Force for more information on the local level.

At 3:48 p.m., a motion was made by Commissioner Stewart, seconded by Commissioner Bowling and passed, with all present, voting in favor to adjourn.