



## **PLANNING COMMISSION MEETING**

**Minutes of November 4, 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 4, 2024 at 6:00 p.m.

### **The following persons were present:**

Kevin Wedding, Chair  
William Murray, Vice Chair  
Jeffrey Bossart  
Denard Earl  
Semia Hackett  
Ryan Sekuterski  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, AICP, Planning Director  
Heather Kelley, AICP, Planning Supervisor  
Kelly Palmer, CFM, Planner III  
Kirby Blass, Planner III  
Amy Brackett, Clerk

### **Not Present:**

Dawud Abdur-Rahman, Secretary

### **1. Call to Order:**

The meeting was called to order at 6:00 p.m. with six (6) members in attendance.

### **2. Approval of the Agenda:**

A **MOTION** was made by Ms. Hackett to approve the agenda, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

### **3. Approval of the Minutes:**

#### **3.a September 16, 2024 Minutes**

A **MOTION** was made by Ms. Hackett to accept and approve the minutes as presented and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on September 16, 2024. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

#### **3.b October 7, 2024 Minutes**

Prior to a motion being made, Mr. Murray recused himself from voting on this item as he was absent for the October 7, 2024 meeting.

A **MOTION** was made by Mr. Bossart to accept and approve the minutes as presented and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on October 7, 2024. The motion was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

### **3.c October 21, 2024 Minutes**

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

#### **4. Chairman's Comments:**

Mr. Wedding took the opportunity to encourage everyone to vote on Election Day.

#### **5. Personal Appearances:**

None

#### **6. Public Hearing:**

##### **6.a ZTA 23-181 Restaurant, Fast Food Drive-in and Drive Through with Direct Access to a Public Road in the Core Employment/Residential (CER) Zone**

Staff provided a brief overview of the Applicant's request for a Zoning Text Amendment (ZTA) and answered one question from the Planning Commission. Next, the Applicant and their representative presented their request and made themselves available for questions of which there was one. There were no comments from the public.

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 Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

After a brief discussion, a **MOTION** was made by Mr. Murray to forward a recommendation of approval to the County Commissioners based on the testimony of the applicant and the concurrence of staff as noted in the Staff Report. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

#### **7. Public Meeting:**

##### **7.a South Hampton Square, Revision #1, PLREV-230007 & Revised Design Code**

Staff introduced the Applicant's request for a revision to the Preliminary Subdivision Plan (PSP) for South Hampton Square, as well as a revision to the Design Code. Staff then answered one question from the Planning Commission. Next, the Applicant gave an overview of the proposed revisions and made themselves available for questions, of which there was one.

One (1) member of the public provided comment. Next the Applicant briefly addressed the concerns raised by the public commentor and answered one additional question from the Planning Commission.

A **MOTION** was made by Mr. Bossart to approve Revision #1 and the Revision to the Design Code subject to the conditions in the Staff Report. The motion was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

**7.c Falcon Ridge, XPN #98-0004 – Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review**

Staff provided a brief overview of the Applicant’s request for an extension of the approval for the Preliminary Subdivision Plan (PSP) for Falcon Ridge, XPN #98-0004. Next, the Applicant and its representatives presented their request and answered several questions from the Planning Commission.

Mr. Murray made a **MOTION** to approve the extension subject to the conditions in the Staff Report. The motion was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

**8. Work Session:**

None

**9. Unfinished Business:**

None

**10. New Business:**

**10.a Poll of the Planning Commission members for new business**

The Clerk polled the members for any new business they wished to raise. There was none.

**11. Director’s Report:**

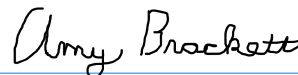
Mr. Rice updated the Planning Commission on items they previously inquired into as well as on items recently forwarded to the County Commissioners from the Planning Commission. Mr. Rice also informed the Planning Commission that there is a pending request present an Affordable Housing update to the County Commissioners with a date to be determined.

**12. Adjournment:**

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Sekurterski. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:15 p.m.

  
Kevin Wedding (Dec 17, 2024 10:59 EST)

Kevin Wedding, Chair



Amy Brackett, Clerk

*Attached and incorporated herein: November 4, 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 November 4, 2024

### **Item: 6.a ZTA 23-181 Restaurant, Fast Food Drive-in and Drive Through with Direct Access to a Public Road in the Core Employment/Residential (CER) Zone**

The Planning Commission forwarded a recommendation of approval to the County Commissioners.

Factors considered in reaching the decision were as follows:

- The process going forward will allow opportunity to address parcel specific public safety concerns.
- The ZTA may allow more opportunities for economic growth in the (CER) zone which is consistent with the County Comprehensive Plan.
- The detailed analysis provided in the Staff Report.

### **Item: 7.a South Hampton Square, Revision #1, PLREV-230007 & Revised Design Code**

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

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.

### **Item: 7.b Falcon Ridge, XPN #98-0004 – Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review**

The Planning Commission approved the Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review subject to the conditions in the Staff Report.

Factors considered in reaching the decision were as follows:

- The detailed analysis contained in the Staff Report.
- The impact of the 2016 Comprehensive Plan and related zoning changes, access issues, permit extensions and legislative changes.
- Applicant's assurance that there will be complete conformance with the Storm Water Management regulations and that there will be an effective habitat protection plan for lots that drain back to a stream.

*Kevin Wedding*  
Kevin Wedding (Dec 17, 2024 10:50 EST)

Kevin Wedding, Chair

*Amy Brackett*

Amy Brackett, Clerk