



PLANNING COMMISSION MEETING

**Minutes of December 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 December 16, 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
Amy Blessinger, AICP, Planner III
Amy Brackett, Clerk

Not Present:

Dawud Abdur-Rahman, Secretary

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. Bossart. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a November 4, 2024 Minutes

A **MOTION** was made by Mr. Murray 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 November 4, 2024. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

3.b November 18, 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 wish everyone Happy Holidays.

5. Personal Appearances:

None

6. Public Hearing:

None

7. Public Meeting:

None

8. Work Session:

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

Staff provided a summary of the proposed Zoning Text Amendment (ZTA) and explained the revisions made to the bill at the Planning Commission’s request during the Work Session held on December 16, 2024. Staff then answered three additional questions from the Planning Commission.

After a brief discussion, a **MOTION** was made by Mr. Murray to forward a recommendation of approval of the ZTA to the County Commissioners based on concurrence of staff as noted in the Staff Report and noted that the ZTA is consistent with the intent of the Transit Corridor. The motion was **SECONDED** by Mr. Bossart. Mr. Bossart then requested that the **MOTION** be amended to note that the recommendation of approval is for the revised ZTA. Mr. Murray amended the **MOTION** and Mr. Bossart **SECONDED**. The vote was unanimous, and the **MOTION** passed.

9. Unfinished Business:

None

10. New Business:

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

Mr. Bossart requested a timeline for the revision of the Comprehensive Plan. Mr. Murray requested a timeline for the Zoning Code update. Mr. Rice relayed that there is no hard schedule yet for the Comprehensive Plan update and that an update on the Zoning Code Rewrite will be provided in the new year.

11. Director's Report:

Mr. Rice did not have any additional information to share.

12. Adjournment:

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Mr. Sekurterski. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 6:17 p.m.

Kevin Wedding
Kevin Wedding (Jan 23, 2025 12:59 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: December 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 December 16, 2024

Item: 8.a ZTA #23-179 Amendments to the Residential Office (RO) Zoning District

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

Factors considered in reaching the decision were as follows:

- The ZTA was revised appropriately to address inclusion of Commercial uses as requested by the Planning Commission.
- The ZTA is consistent with the intent of the Transit Corridor.
- The detailed analysis provided in the Staff Report.

Kevin Wedding

Kevin Wedding (Jan 23, 2025 12:59 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk