



PLANNING COMMISSION MEETING

**Minutes of February 3, 2025, 6:00 p.m.
Hybrid (Virtual & In-Person)
La Plata, Maryland 20646**

The Charles County Planning Commission held their regularly scheduled meeting both in-person at the County Government Building and virtually via Microsoft Teams on Monday February 3, 2025 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
Jason Groth, AICP, Acting Director of PGM
Charles Rice, AICP, Planning Director
Cathy Thompson, AICP, Assistant Chief of Planning
Heather Kelley, AICP, Planning Supervisor
Joel Binkley, AICP, Planning Supervisor

1. Call to Order:

The meeting was called to order at 6:00 p.m. with seven (7) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Bossart 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 January 13, 2025

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 January 13, 2025. The motion was **SECONDED** by Mr. Murray. Mr. Abdur-Rahman noted a minor correction to be made to the Summary of the Planning Commission Decisions. The **MOTION** was amended by Mr. Murray to approve the minutes as presented and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on January 13, 2025 with the noted minor correction. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

4. **Chairman's Comments:**

None

5. **Personal Appearances:**

None

6. **Public Hearing:**

None

7. **Public Meeting:**

7.a Bayside Kia of Waldorf, SDP-240001 – Adequate Public Facilities Findings

Staff presented the Adequate Public Facilities Findings for Bayside Kia of Waldorf. Next, staff answered several questions from the Planning Commission. The Applicant and their representatives then spoke on the history of the project and the Staff Report and requested a modification to Condition #3 regarding offsite improvements being substantially completed prior to granting the Use and Occupancy Permit. The Applicant and their representatives presented their reasoning for the request and answered several questions from the Planning Commission. The Planning Commission asked several additional questions of Planning Staff.

There were no comments from the public.

After discussion of Condition #3, Mr. Murray then made a **MOTION** to adopt the Adequate Public Facilities Findings with Conditions #1 and #2 as written in the Staff Report. Condition #3 will be altered to read that the Applicant shall construct an additional left turn bay to create a double left turn bay on the eastbound approach of Billingsley Road and US 301. The offsite improvements must have received a Development Services Permit prior to the property receiving a Use and Occupancy Permit. The Planning Department and staff of Charles County will work with Bayside Kia to expedite, as much as possible, the State Highway Permit. If for some reason the State Highway Permit has not been issued when Bayside Kia is ready for their Use and Occupancy permit, Bayside Kia shall be able to come back to the Planning Commission to request additional time as long as they have done due diligence in their planning. The Motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

Mr. Sekuterski left the meeting at 7:28 p.m.

A recess was taken at 7:28 p.m. and the meeting resumed at 7:38 p.m. with (6) members in attendance.

8. **Work Session:**

None

9. New Business:

9.a Economic Development Briefing and Update

Kelly Robertson-Shlagel and Mark Thompson from the Economic Development Department provided a presentation on Economic Development, what they do, and what projects they are currently working on. Staff then answered questions from the Planning Commission members.

9.b Affordable Housing Update

Mr. Binkley provided the members with an update on a presentation that was recently provided to the County Commissioners, feedback provided from the Commissioners, and what is left to be accomplished.

9.c Poll of the Planning Commission members for new business

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

10. Unfinished Business:

None

11. Director's Report:

Mr. Rice thanked Mr. Abdur-Rahman for joining Planning Staff for the recent Affordable Housing Workgroup Briefing provided to the County Commissioners. He also provided an update on items that had previously come before the Planning Commission and scheduling of briefings requested by the Planning Commission. Mr. Rice also spoke on the new signage approved by the County Commissioners for Public Notices and provided an update on the status of the Comprehensive Plan Update.

12. Adjournment:

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 8:52 p.m.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Mar 4, 2025 11:05 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: February 3, 2025, 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 February 3, 2025

Item: Bayside Kia of Waldorf, SDP-240001 – Adequate Public Facilities Findings

The Planning Commission approved the Adequate Public Facilities Findings with conditions #1 and #2 in the Staff Report as written with a modification to condition #3.

Factors considered in reaching the decision were as follows:

- Traffic signal warrant analysis will be done for future phases of development in the area.
- The detailed analysis provided in the Staff Report and the conditions enumerated.
- Consideration given to the anticipated lengthy duration for obtaining the State Highway Administration Permit, potential for construction delays; impact of any significant delays between permit approval by SHA and the granting of the Use and Occupancy Permit would have on the Applicant.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Mar 4, 2025 11:05 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk