



**Monday, February 3, 2025**  
**Charles County Planning Commission Meeting**

**This agenda is tentative and subject to change without notice.**

**A portion of this meeting may be held in Closed Session.**

**The Planning Commission will be holding this public meeting as a "Hybrid meeting" which means it will be both virtual and limited in-person. The public can watch this meeting on Comcast 95 (SD), Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at <https://www.charlescountymd.gov/services/media-services/charles-county-government-television/ccgtv-live-stream>. Residents without internet service can listen to the meeting at 301-645-0500.**

**1. Call to Order/Roll Call**

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**2. APPROVAL OF THE AGENDA - no public comments**

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**3. APPROVAL OF THE MINUTES**

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**3.a January 13, 2025 Minutes**

**4. CHAIRPERSON'S COMMENTS - no public comments**

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**5. PERSONAL APPEARANCES (items not on the agenda): PUBLIC COMMENTS**

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**6. PUBLIC HEARING: PUBLIC COMMENTS**

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**7. PUBLIC MEETING: PUBLIC COMMENTS**

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

The Planning Commission will consider the Adequate Public Facilities findings for a proposed Site Development Plan. Review and approval of a Site Development Plan is an internal staff function (does not require Planning Commission approval); however, in accordance with § 297-256A, approval of a Major Site Plan does first require the Planning Commission to determine that the proposed project will not adversely affect the adequacy of public facilities serving the area, project, or development.

**Applicant (Agent):**

Wanamaker Properties VII, LLC (Lorenzi, Dodds, & Gunnill, Inc.)

**Staff:**

Heather Kelley, AICP, Planning Supervisor

**Public Participation:**

The Meeting is open to the public and may be attended in person or viewed on [CCGTV](#) (Comcast: 95 and Verizon FIOS: 10).

Written Public Comments can be submitted online by using the webform located [HERE](#). Written comments must be received by **4:30 p.m. on Friday, January 31, 2025** in order to allow the Planning Commission time to review them prior to the Meeting. Written comments received after this time and before the closing of the record will be included in the record, but are not guaranteed to be reviewed.

Those wishing to provide comments by speaking during the Public Comment portion of the Meeting may choose to either speak virtually or attend the Meeting in person. Virtual speaker registration forms can be submitted online by using the webform located [HERE](#). Virtual speaker registration forms must be received by **4:30 p.m. on Friday, January 31, 2025**.

[Bayside Kia of Waldorf APF Findings Staff Report](#)  
[Location Map](#)  
[Zoning Map](#)  
[Aerial Photograph](#)  
[Site Development Plan SDP-240001, Bayside Kia](#)  
[Applicant's Traffic Mitigation Proposal](#)

**8. WORK SESSIONS: No Public Comments**

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**9. NEW BUSINESS: No Public Comments**

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**9.a Economic Development Briefing and Update**

**Staff:** Kelly Robertson-Shlagel

**9.b Affordable Housing Update**

**Staff:** Joel Binkley

**9.c Poll of the Planning Commission Members for New Business**

**10. UNFINISHED BUSINESS: No Public Comments**

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**11. DIRECTOR'S REPORT: No Public Comments**

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**12. ADJOURNMENT**

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**13. VIRTUAL MEETING INFORMATION**

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**14. Signed Minutes**

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