



PLANNING COMMISSION MEETING

**Minutes of April 3, 2023, 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, April 3, 2023, at 6:00 p.m.

The following persons were present:

Robin Barnes, Chairman (late)
Kevin Wedding (Vice-Chair)
Dawud Abdur-Rahman, Secretary
Maya Coleman
Craig Renner
William Murray
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, Acting Planning Director
Cyndi Bilbra, Planning Supervisor
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Michael Jurkovic, Planner III
Kelly Palmer, Planner III
Sherri Davis, Clerk to the Board of Appeals
Melissa Hively, Clerk

1. Call to Order:

Mr. Abdur-Rahman called the meeting to order at 6:06 p.m. with five (5) members in attendance. Mr. Barnes later joined the meeting, bringing the total members in attendance to six (6).

2. Approval of the Agenda:

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

3. Approval of the Minutes:

A. February 6, 2023

A **MOTION** was made by Mr. Renner to approve the minutes, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

B. February 27, 2023

A **MOTION** was made by Mr. Renner to approve the minutes, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

Ms. Hively introduced Sherri Davis, the Clerk to the Board of Appeals, and informed the Commission members that Ms. Davis would be covering an upcoming Planning Commission meeting.

5. Personal Appearances:

None

6. New Business:

Officer Elections

A **MOTION** was made by Mr. Renner to nominate Mr. Wedding as Vice Chair, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Mr. Renner to nominate Mr. Abdur-Rahman as Secretary, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

7. Work Session:

Bragg Property, ZMA #22-02

The Planning Commission discussed the proposed Amendment. A **MOTION** was made by Mr. Renner to forward a recommendation of approval to the County Commissioners on the basis that a mistake had been made in the original zoning of the property, and because there are no tax records or access to the property. The **MOTION** was **SECONDED** by Mr. Wedding. After a brief Discussion, Mr. Renner amended his **MOTION** to include a finding that the proposed Amendment is consistent with the 2016 Comprehensive Plan, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

8. Public Meeting:

A. Gleneagles North (Fairway Village), SDP-220109

Mr. Barnes joined the meeting. Staff briefly introduced the Site Development Plan. There were no questions for Staff. Next, the Applicant gave a presentation, which was followed by questions from the Planning Commission. A **MOTION** was made by Mr. Renner to approve the Site Development Plan with the recommendations and conditions included in the Staff Report, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

B. Jesco Phase 2, SDP-220125

Staff briefly introduced the Site Development Plan. There were no questions for Staff. Next, the Applicant made himself available for questions; however, there were none.

A **MOTION** was made by Mr. Wedding to approve the Site Development Plan with the recommendations and conditions included in the Staff Report, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

C. Myers Estates, Parcel A, Revision #1, PLREV-220006

Staff briefly introduced the Site Development Plan. There were no questions for Staff. The Applicant gave a presentation, which was followed by several questions from the Planning Commission. A **MOTION** was made by Mr. Renner to approve the Revision with the recommendations and conditions in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

9. Public Hearing:

Standards and Procedures for Approval of Amendments to Master Plans and/or Conditions of Zoning Approval for Planned Development Zones, ZTA #22-175

Staff briefly introduced the proposed Amendment. There were no questions for Staff. Next, the Applicant gave a presentation, which was followed by several questions from the Planning Commission. There were no public speakers for the Public Hearing. A **MOTION** was made by Mr. Renner to close the Public Hearing, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Renner to enter into a Work Session, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

The Planning Commission conducted a brief Work Session. At the conclusion of the Work Session, a **MOTION** was made by Mr. Renner to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

10. Unfinished Business:

None

11. New Business (Continued):

Ms. Hively polled the Planning Commission members for any New Business they wished to raise; there was no New Business raised.

12. Director's Report:

Mr. Rice provided a brief overview of upcoming agenda items.

13. Adjournment:

Mr. Barnes apologized for his lateness. A **MOTION** was made by Mr. Wedding to adjourn the meeting, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 7:36 p.m.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (May 26, 2023 11:35 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk