



## **PLANNING COMMISSION MEETING**

**Minutes of January 23, 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, January 23, 2023, at 6:00 p.m.

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

Robin Barnes, Vice-Chairman  
Dawud Abdur-Rahman, Secretary  
Maya Coleman  
Craig Renner  
William Murray  
Kevin Wedding  
Elizabeth Theobalds, Deputy County Attorney  
Jim Campbell, Planning Director  
Heather Kelley, Planning Supervisor  
Amy Blessinger, Planner III  
Kelly Palmer, Planner III  
Ben Yeckley, Planner III  
Melissa Hively, Clerk

### **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:**

Prior to the approval of the agenda, Mr. Abdur-Rahman announced that he would be recusing himself from the Bryans Road Public Hearing. 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:**

None

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

None

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

Marc Imlay – Provided comments regarding stream protection and stormwater control.

## 6. Public Meeting:

### Fischer's Grant, Revision #5, PLREV-210012

Staff introduced the proposed revision to the Preliminary Subdivision Plan. Next, the Applicant and its representative gave their presentation. The Planning Commission asked several questions. A **MOTION** was made by Mr. Wedding to approve the revised Preliminary Subdivision Plan, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed.

## 7. Public Hearing:

### A. Bragg Property, ZMA #22-02

Prior to the start of the Public Hearing, Mr. Barnes read a statement regarding the purpose and procedures for the Public Hearing. Staff introduced the Applicant's request. Next, the Applicant and their representative gave a lengthy presentation, which included several exhibits entered into the record and testimony.

A recess was called at 7:22 p.m. The meeting resumed at 7:43 p.m. with all six (6) members present.

When the open session resumed, Mr. Barnes recused himself from the remainder of the Public Hearing, citing a possible conflict with one of the Applicant's witnesses, which he discovered in one of the exhibits. Mr. Barnes removed himself from the room. Secretary Mr. Abdur-Rahman assumed the role of Chair. The Applicant resumed testimony.

For the Public Hearing, three (3) members of the public voiced comments on the proposed Amendment.

A **MOTION** was made by Mr. Renner to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Wedding. After a brief discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed. The record shall remain open until 4:30 p.m. on Thursday, February 23, 2023.

### B. Bryans Road Sub Area Plan

Mr. Barnes returned to the meeting room. Mr. Abdur-Rahman, having previously recused himself, removed himself from the room. Staff provided a brief overview of the proposed plan.

For the Public Hearing, five (5) members of the public voiced comments on the proposed plan.

A **MOTION** was made by Mr. Redding to close the record, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Renner to enter into a Work Session, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

The Planning Commission then conducted a brief Work Session. During the Work Session discussion, the Planning Commission requested additional information and expressed an

interest in continuing the Work Session to another day. Mr. Wedding made a **MOTION** to reopen the record for seven (7) days, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed. The record shall remain open until 4:30 p.m. on Tuesday, January 31, 2023. A Work Session was tentatively scheduled for February 6, 2023.

**8. Work Session:**

None

**9. Unfinished Business:**

None

**10. New Business:**

**New Business for the Planning Commission**

Mr. Renner commented on the possibility of requiring staff to be physically present during meetings, which was followed by a brief discussion.

**11. Director's Report:**

Mr. Campbell provided a brief overview of upcoming agenda items and commented on upcoming County Commissioner agenda items.

**12. Adjournment:**

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 9:36 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Mar 17, 2023 15:31 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk