



## **PLANNING COMMISSION MEETING**

**Minutes of February 27, 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, February 27, 2023, at 6:00 p.m.

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

Robin Barnes, Vice-Chairman  
Dawud Abdur-Rahman, Secretary (late)  
Maya Coleman  
Craig Renner  
William Murray  
Kevin Wedding  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, Acting Planning Director  
Cathy Thompson, Planning Supervisor  
Joel Binkley, Planner III  
Amy Blessinger, Planner III  
Melissa Hively, Clerk

### **1. Call to Order:**

The meeting was called to order at 6:01 p.m. with five (5) members in attendance. Mr. Abdur-Rahman joined the meeting late, bringing the total number of members in attendance to six (6).

### **2. Approval of the Agenda:**

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

### **3. Approval of the Minutes:**

#### **A. January 9, 2023**

A **MOTION** was made by Mr. Wedding to approve the minutes with one minor correction, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

#### **B. January 10, 2022**

Prior to approval of the minutes, Mr. Renner abstained due to the fact that he was not a member at the time that the subject meeting occurred. A **MOTION** was made by Mr.

Wedding to approve the minutes with one minor correction, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

**4. Chairman's Comments:**

None

**5. Personal Appearances:**

Nancy Schertler – Provided comments regarding guidance for Planning Commission members.

**6. Public Meeting:**

None

**7. Public Hearing:**

None

**8. Work Session:**

**Bryans Road Sub Area Plan**

The consultant presented an overview of the revised draft Sub Area Plan. Next, Mr. Renner disclosed that his employer leases property in the Bryans Road Shopping Center. The Planning Commission discussed the draft plan with the consultant and a representative from the Economic Development Department. A **MOTION** was made by Mr. Wedding to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Murray. The Planning Commission then conducted a brief discussion. Mr. Murray noted instances in the revised plan which encourage county investment into forest retention and environmental easements and in cultural and community benefit items. He requested that the letter to the commissioners include a recommendation for parity by requiring that the county spend proportionally the same amount to promote economic development in that area as it spends on investments for forest retention and environmental easements. Mr. Wedding amended his **MOTION** to forward a recommendation of approval to include an additional recommendation to spend the same dollars to fund two sides of the Smart Growth coin, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed.

**9. Unfinished Business:**

None

**10. New Business:**

**A. Review of the Fiscal Year 2024-28 Requested Capital Improvement Program**

Mr. Abdur-Rahman joined the meeting. Next, staff presented the review of the CIP program. The Planning Commission then asked several questions. A **MOTION** was made

by Mr. Renner to forward the letter as presented to the County Commissioner, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

**B. New Business for the Planning Commission**

Mr. Murray requested an update on the draft Affordable Housing legislation. A Work Session will be scheduled for a later date.

**11. Director's Report:**

Mr. Rice commented briefly on ongoing PGM projects.

**12. Adjournment:**

A **MOTION** was made by Mr. Wedding to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 7:22 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jun 16, 2023 12:03 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk