



## **PLANNING COMMISSION MEETING**

**Minutes of January 10, 2022, 6:00 p.m.**

**Teleconference**

**La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting virtually via Microsoft Teams on Monday, January 10, 2022, at 6:00 p.m.

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

Wayne Magoon, Chairman  
Robin Barnes, Vice-Chairman  
Dawud Abdur-Rahman, Secretary  
Maya Coleman  
William Murray  
Kevin Wedding  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, Assistant Chief of Planning  
Cyndi Bilbra, Planning Supervisor  
Tetchiana Anderson, Planner III  
Joel Binkley, Planner III  
Kelly Palmer, Planner III  
Melissa Hively, Clerk

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

The Chair called the virtual meeting 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 recused himself from the Zoning Text Amendment Public Hearing and the Amendment to the 2016 Comprehensive Plan Work Session. A **MOTION** was made by Mr. Wedding to approve the agenda, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

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

#### **A. November 1, 2021 Minutes**

A **MOTION** was made by Mr. Barnes to approve the Minutes as presented, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

#### **B. December 6, 2021 Minutes**

A **MOTION** was made by Mr. Wedding to approve the Minutes as presented, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

**4. Chairman's Comments:**

Mr. Magoon welcomed everyone into the new year and thanked staff for their work. He briefly commented on the vacancy open on the Planning Commission.

**5. Personal Appearances:**

There were no registered speakers for Personal Appearances.

**6. Public Hearing:**

**ZTA 21-165, Independent Living Senior Housing Complex**

Staff presented a brief overview of the proposed amendments to the Charles County Zoning Ordinance. After the presentation, the Planning Commission asked several questions. Next, the Applicant and their representative answered several additional questions. There were no registered speakers for the Public Hearing.

A **MOTION** was made by Mr. Barnes to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The record shall remain open until 4:30 p.m. on February 10, 2022.

**7. Public Meeting:**

**Modification 104, Anderson Property, Lot 1, PLAT-210018**

Staff presented a brief overview of the requested Modification. After the presentation, the Planning Commission asked several questions. Next, the Applicant appeared and made themselves available for questions; however, there were none. A **MOTION** was made by Mr. Wedding to approve Modifications with the recommendations and conditions provided in the staff report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

**8. Work Session:**

**Amendment to the 2016 Comprehensive Plan: Septic Tier Map**

Staff presented a brief overview of the proposed changes to the 2016 Comprehensive Plan, which included a brief summary of the additional comments received during the open record period. After the presentation, the Planning Commission asked several questions. A **MOTION** was made by Mr. Murray to make a recommendation to the County Commissioners that the Amendment is not approved until the Newburg Subarea Plan is completed for the reasons discussed, which was **SECONDED** by Mr. Wedding. The reasons discussed are: the closing and future ownership and use of the Morgantown power plant; the newly acquired property at Popes Creek; and the opening of the new Nice/Middleton bridge. The vote was unanimous, and the **MOTION** passed.

**9. Unfinished Business:**

None

**10. New Business:**

**A. BRIEFING: ZMA #21-0001, Moreland Properties**

Staff briefed the Planning Commission on an upcoming Zoning Map Amendment. The Public Hearing will take place on February 7, 2022.

**B. BRIEFING: Adequate Public Facilities Amendments**

Staff briefed the Planning Commission on an upcoming proposal to amend the Adequate Public Facilities regulations and manual. Staff provided an update to the scope of the amendment, clarifying that it will not include the topic of Water and Sewer. The Public Hearing will take place on January 25, 2022.

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

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

**11. Director's Report:**

None

**12. Adjournment:**

The meeting adjourned at 7:28 p.m.

*Dawud Abdur-Rahman*

Dawud Abdur-Rahman (Mar 17, 2023 15:27 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk