



PLANNING COMMISSION MEETING
Minutes of January 4, 2021 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 4, 2021 at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
William Murray, Vice Chair
Robin Barnes, Interim Secretary
Dawud Abdur-Rahman
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
James Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Heather Kelley, Program Manager
Cathy Thompson, Program Manager
Amy Blessinger, Planner III
Karen Wigger, Planner III
Ben Yeckley, 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:

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

3. Approval of the Minutes:

1. October 5, 2020 Minutes

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

2. October 19, 2020 Minutes

A **MOTION** was made by Mr. Barnes to approve the Minutes, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. Ms. Sherard abstained as she was not present at the October 19, 2020 meeting.

3. November 2, 2020 Minutes

A **MOTION** was made by Mr. Wedding to approve the Minutes, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. Mr. Barnes abstained as he was not present at the November 2, 2020 meeting.

4. Chairman's Comments:

Mr. Magoon wished everyone a happy New Year. He acknowledged the efforts of the Planning Commission over the course of the last year and looked forward to another year of the Commission members' continued commitment.

5. Personal Appearances:

None

6. Public Hearings:

None

7. Public Meeting:

South Hampton Square, XPN #15-0003 - Request for Extension of Time

Staff presented an overview of the Request for Extension of Time. Next, the Planning Commission asked several questions. A representative for the Applicant made himself available and answered several additional questions. A **MOTION** was made by Mr. Wedding to approve the Request with the findings and recommendations included in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. The new expiration date for the preliminary plan is February 27, 2025.

8. Work Session:

Amendment to the 2016 Comprehensive Plan: Maryland Airport

Staff and a representative from the Economic Development Department presented an update on the Amendment, including a brief overview of the comments received during the open record period for the Amendment. After the presentation, the Planning Commission asked several questions. A **MOTION** was made by Mr. Barnes to forward the Amendment to the State clearinghouse for review, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. Several requests for additional information were made of Staff to present at subsequent meetings. A **MOTION** was made by Mr. Murray for Staff to provide cost estimates and recommendations for a land use study that could be used in a funding request to the County Commissioners. The **MOTION** was **SECONDED** by Mr. Barnes, and with no additional discussion, the vote was unanimous, and the **MOTION** passed.

A recess was called at 7:51 p.m., and with the return of all six (6) members, the meeting resumed at 8:11 p.m.

9. Unfinished Business:

Progress Update: ZTA #19-154, Single-Family Attached Residential Standards

Staff provided an update on the proposed Zoning Text Amendment. The Planning Commission was advised that a Work Session would be scheduled for a later date.

10. New Business:

1. Election of an Interim Secretary

Ms. Hively announced that due to the recent resignation of the former Secretary, an Interim Secretary would be needed to serve until all vacancies were filled and appointments were made, at which time the annual officer elections would be scheduled. Mr. Barnes volunteered to serve as Interim Secretary. A **MOTION** was made by Mr. Wedding for Mr. Barnes to fill the role of Interim Secretary, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

2. Discussion on Upcoming Agenda

Ms. Hively and the Planning Commission members discussed upcoming agendas and the possible need for an additional meeting. An additional meeting was scheduled for January 25, 2021.

11. Director's Report:

Mr. Campbell provided a brief overview of upcoming items and commented on the status of the updates to the Forest Conservation Ordinance. Mr. Campbell also commented on various PGM items scheduled for other County meetings. Mr. Murray requested a Staff follow-up on the definition of a "Smart Site."

12. Adjournment:

A **MOTION** to adjourn the meeting was made by Mr. Barnes, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the meeting adjourned at 8:28 p.m.



Robin Barnes (Feb 5, 2021 05:13 EST)

Robin Barnes, Interim Secretary



Melissa Hively (Feb 5, 2021 09:28 EST)

Melissa Hively, Clerk