



PLANNING COMMISSION MEETING

Minutes of March 15, 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, March 15, 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
Wesley Adams, County Attorney
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Deputy Director of PGM
Jim Campbell, Planning Director
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Aimee Dailey, Planner III
Ben Yeckley, Planner III
Lynn Knaggs, Planner II
Melissa Hively, Clerk

1. Call to Order:

The meeting was delayed due to technical difficulties beyond the County's control¹. The Chair called the virtual meeting to order at 7:15 p.m. with six (6) members in attendance.

2. Approval of the Agenda:

1. March 1, 2021 Agenda Update

Ms. Theobalds briefly commented on the addition of a New Business item during the March 1, 2021 meeting, and recommended retroactively amending the agenda to be consistent with the Rules of Procedure. A **MOTION** was made by Mr. Wedding to retroactively amend the agenda for the March 1, 2021 meeting to include the New Business item, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

¹ At approximately 3:30 p.m. on March 15, 2021, Microsoft reported the failure of its Microsoft 365 services, including the Teams platform, which is the platform on which the County routinely conducts its virtual meetings and broadcast.

2. **March 15, 2021 Agenda**

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:**

March 1, 2021 Minutes

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

4. **Chairman's Comments:**

Mr. Magoon addressed the public and reminded them that public comments should relate to the subject on which they would be speaking. Mr. Magoon also commented briefly on the continuing public health crisis and encouraged all to remain safe and healthy.

5. **Personal Appearances:**

None

6. **Public Hearing:**

None

7. **Closed Session:**

A **MOTION** was made by Mr. Wedding to enter into a Virtual Closed Session to (1) consult with counsel to obtain legal advice in accordance with § 3-305(b)(7) of the Maryland Open Meetings Act; and (2) to consult with staff, consultants, or other individuals about pending or potential litigation in accordance with § 3-305(b)(8) of the Maryland Open Meetings Act, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed. A **MOTION** to end the Virtual Closed Session was made by Mr. Barnes, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and Closed Session concluded at 7:45 p.m.

The Virtual Open Session resumed at 7:52 p.m.

Closed Session Summary:

The Virtual Closed Session began at 7:30 p.m. with Mr. Adams, Ms. Theobalds, Mr. Groth, Mr. Campbell, Mr. Yeckley, Ms. Hively, and all six (6) Planning Commission members in attendance.

3-305(b)(7) Legal: The Planning Commission received information and advice on their legal role in the pending requests.

3-305(b)(8) Legal: The Planning Commission received information and advice on their legal role in the pending requests.

8. Public Meeting:

1. Linden Grove Section 1, Revision #3, PLREV-200004

Staff presented an overview of the Revision to the Preliminary Subdivision Plan. After the staff presentation, the Planning Commission asked several questions. Next, a representative for the Applicant made himself available and answered several additional questions.

Due to continuing technical difficulties beyond the control of the County, a recess was called at 8:18 p.m., and with all six (6) members present, the meeting resumed at 8:53 p.m.

For the Public Meeting, two (2) members of the public voiced comments on the proposed project.

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

2. Brookwood Estates II, XPN #03-0017 - Request for Extension of Time and Conformity Review

Staff presented an overview of the Request for Extension of Time and Conformity Review. Next, the Planning Commission asked several questions. A representative for the Applicant made himself available to answer questions, however there were none.

For the Public Meeting, four (4) members of the public voiced comments on the proposed project.

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. Murray. The vote was four (4) in favor to one (1) against and the **MOTION** passed. (Mr. Magoon, as chair, did not vote as his vote would not have affected the outcome of the vote.)

The new expiration date for the preliminary plan is March 15, 2025.

3. Brookwood Estates II, Revision #2, PLREV-200015

Staff presented an overview of the Revision to the Preliminary Subdivision Plan. Next, a representative for the Applicant made himself available and answered additional questions.

A **MOTION** was made by Mr. Barnes to approve the Revised Preliminary Subdivision Plan with the findings and recommendations included in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

4. Supplemental Adequate Public Facilities (APF) Agreement – Wetherburn

Staff presented an overview of the proposed Supplemental Agreement. There were no questions.

For the Public Meeting, two (2) members of the public voiced comments on the proposed Supplemental Agreement.

After a brief discussion, a **MOTION** was made by Mr. Murray to recommend approval of the Supplemental Adequate Public Facilities Agreement to the County Commissioners, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

9. Work Session:

ZTA #19-154, Single-Family Attached Residential Standards

After a brief discussion, a **MOTION** was made by Mr. Barnes to defer the Work Session to an upcoming meeting, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

10. Unfinished Business:

None

11. New Business:

Ms. Hively polled the Planning Commission for any New Business they wished to raise. There was none.

12. Director’s Report:

Mr. Campbell acknowledged the late hour and decided to present his comments in the form of an email to the Planning Commission the next day.

13. 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 10:24 p.m.



Robin Barnes (Apr 12, 2021 21:18 EDT)

Robin Barnes, Interim Secretary



Melissa Hively (Apr 12, 2021 21:20 EDT)

Melissa Hively, Clerk