



PLANNING COMMISSION MEETING

**Minutes of April 5, 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, April 5, 2021 at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
Robin Barnes, Interim Secretary
Dawud Abdur-Rahman
Maya Coleman¹
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Deputy Director of PGM
Jim Campbell, Planning Director
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Amy Blessinger, Planner III
Kelly Palmer, Planner III
Ben Yeckley, Planner III
Kyle Redden, Planner II
Melissa Hively, Clerk

Not Present:

William Murray, Vice Chair

1. Call to Order:

The Chair called the virtual meeting to order at 6:02 p.m. with six (6) members in attendance.

2. Approval of the 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:

None

¹ This was Ms. Coleman's first meeting. She did not participate in any of the votes during the meeting.

4. Chairman's Comments:

Mr. Magoon welcomed new Planning Commission member, Maya Coleman and noted that Mr. Murray would not be in attendance this evening. Mr. Magoon also commented briefly on the continuing public health crisis and encouraged all to remain safe and healthy.

5. Personal Appearances:

Nancy Schertler – Commented on public participation during virtual meetings.

Ken Hastings – Commented on the implementation of the 2016 Comprehensive Plan.

6. Public Hearing:

None

7. Public Meeting:

Sunstone Preserve, XPN #16-0002

Staff presented an overview of the Preliminary Subdivision Plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant made himself available to answer questions, however there were none.

A **MOTION** was made by Mr. Barnes to approve the 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.

8. Work Session:

ZMA #20-01, Wintergreen (RC to CV)

Staff presented an overview of the comments received during the public process for the Zoning Map Amendment, including those received during the open record period. After the presentation, the Planning Commission asked several questions. A **MOTION** was made by Mr. Wedding to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Abdur-Rahman. The vote was three (3) in favor to two (2) against, and the **MOTION** passed.

9. New Business:

1. Briefing: ZMA #20-03, Hungerford

Staff presented a brief overview of a proposed Zoning Map Amendment and announced that a Public Hearing will be scheduled for an upcoming Planning Commission meeting.

2. Requested Capital Improvement Program FY2022-2026, Consistency with the 2016 Charles County Comprehensive Plan

Staff presented the annual review of Capital Improvement Program (CIP) projects for consistency with the 2016 Charles County Comprehensive Plan. The project list identified

how the projects were supportive of the goals and objectives of the 2016 Comprehensive Plan, and the presentation highlighted those recommended as priorities for funding in the Fiscal Years 2022-26 CIP Budgets. Next, the Planning Commission asked several questions and suggested the addition of five (5) additional projects for priority designation: Sidewalk Improvement Program; Sheriff's Office Evidence/Property Storage & Special Operations Facility; Gleneagles 2MG Water Tower; Bryans Road 2MG Water Tower; and Waldorf Water Tower #6. A **MOTION** was made by Mr. Barnes to add the five (5) projects to the list and to modify the letter to include Street Sweeping and Beautification to the NPDES Retrofit Projects, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed.

3. New Business for the Planning Commission

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

10. Unfinished Business:

None

11. Director's Report:

Mr. Campbell provided a brief overview of upcoming items and commented on upcoming and ongoing PGM projects.

12. Adjournment:

The meeting adjourned by consensus at 8:09 p.m.



Robin Barnes (May 5, 2021 10:57 EDT)

Robin Barnes, Interim Secretary



Melissa Hively (May 5, 2021 11:43 EDT)

Melissa Hively, Clerk