



PLANNING COMMISSION MEETING

Minutes of April 12, 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 12, 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
Maya Coleman
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Deputy Director of PGM
Jim Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Heather Kelley, Planning Supervisor
Cathy Thompson, Planning Supervisor
Kirby Blass, Planner III
Amy Blessinger, Planner III
Kelly Palmer, Planner III
Melissa Hively, Clerk

1. Call to Order:

The Chair called the virtual meeting to order at 6:03 p.m. with all seven (7) 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:

1. March 15, 2021 – Open Session 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.

2. March 15, 2021 – Closed Session 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.

4. Chairman's Comments:

Mr. Magoon thanked his fellow Planning Commission members and Staff for their willingness to hold this evening's meeting, which had been recently added to the schedule.

5. Personal Appearances:

None

6. Public Hearing:

ZMA #20-03, Hungerford

Staff presented an overview of the proposed Zoning Map Amendment (ZMA). After the staff presentation, the Planning Commission asked several questions. Next, by way of testimony, the Applicants presented evidence in support of its proposed Map Amendment and answered several questions. Fifteen (15) members of the public voiced comments on the proposed Amendment.

A **MOTION** was made by Mr. Barnes to hold the record open for twenty-one (21) days, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed.

The record shall remain open until 4:30 p.m. on May 4, 2021. All comments are to be submitted to the Clerk for the Planning Commission.

A recess was called at 8:03 p.m., and with the return of all seven (7) members, the meeting resumed at 8:16 p.m.

7. Public Meeting:

None

8. Work Session:

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

Staff presented a brief overview of the proposed Amendments. After the presentation, the Planning Commission asked several questions. A **MOTION** was made by Ms. Sherard to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

9. New Business:

1. Briefing on Clearinghouse Comments

Staff presented a brief overview of the comments received from the State Clearinghouse regarding the proposed Amendment to the 2016 Comprehensive Plan - Maryland Airport and announced that a Public Hearing had been scheduled for an upcoming Planning Commission meeting.

2. Discussion on Planning Commission Funding

This item was deferred to the April 19, 2021 Planning Commission meeting.

10. Unfinished Business:

1. Officer Elections

A **MOTION** was made by Mr. Murray to nominate Mr. Barnes as Vice Chair, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Mr. Barnes to nominate Mr. Abdur-Rahman as Secretary, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

2. New Business for the Planning Commission

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

11. Director's Report:

Mr. Campbell commented on upcoming and ongoing PGM projects.

12. Adjournment:

The meeting adjourned by consensus at 9:57 p.m.



Robin Barnes (May 5, 2021 10:56 EDT)

Robin Barnes, Interim Secretary



Melissa Hively (May 5, 2021 11:42 EDT)

Melissa Hively, Clerk