



PLANNING COMMISSION MEETING

Minutes of May 3, 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, May 3, 2021 at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
Robin Barnes, Vice Chair
Dawud Abdur-Rahman, Secretary
Maya Coleman
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jim Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Heather Kelley, Planning Supervisor
Amy Blessinger, Planner III
Aimee Dailey, Planner III
Kelly Palmer, Planner III
Michael Jurkovic, Planner II
Melissa Hively, Clerk

Not Present:

William Murray

1. Call to Order:

The Chair called the virtual meeting to order at 6:00 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. Wedding. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

A. April 5, 2021

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

B. April 12, 2021

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

4. Chairman's Comments:

Mr. Magoon noted that Mr. Murray would not be present for this evening's meeting. Mr. Magoon then asked Ms. Hively to use the Chairman's comment time to provide information to remind the public of the process for registering to speak and provide comments for an item on the Planning Commission agenda. Ms. Hively also provided a reminder that the comment and registration period for Planning Commission meetings starts two weeks prior to the meeting, when the agenda is posted to BoardDocs.

5. Personal Appearances:

None

6. Public Meeting:

7-Eleven at St. Ignatius Drive, SDP-200014

Staff presented an overview of the Site Development Plan. The Planning Commission asked several questions. Next, representatives for the Applicant made themselves available to answer questions, however there were none. A **MOTION** was made by Mr. Barnes to approve the Site Development Plan with the conditions and recommendations included in the staff report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

7. Public Hearing:

Amendment to the 2016 Comprehensive Plan - Maryland Airport

Staff presented an overview of the proposed amendment to the 2016 Comprehensive Plan. After the staff presentation, the Planning Commission asked several questions. Twenty-five (25) members of the public voiced comments on the proposed Amendment.

A recess was called at 8:10 p.m., and with the return of all six (6) members present, the meeting resumed at 8:21 p.m.

Staff and a member of the Economic Development Department answered several additional questions. A **MOTION** was made by Ms. Sherard to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Barnes. After a brief discussion, Mr. Barnes made a **MOTION** to hold the record open for thirty (30) days and to hold a Work Session within sixty (60) 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 June 3, 2021. All comments are to be submitted to the Clerk for the Planning Commission.

8. Work Session:

None

9. Unfinished Business:

Affordable Housing Presentation

Staff gave a presentation on Affordable Housing. The Planning Commission asked several questions.

10. New Business:

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

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 9:38 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (May 18, 2021 08:22 EDT)

Dawud Abdur-Rahman, Secretary

Melissa Hively

Melissa Hively (May 18, 2021 09:00 EDT)

Melissa Hively, Clerk