



PLANNING COMMISSION MEETING

**Minutes of August 3, 2020 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, August 3, 2020 at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
William Murray, Vice Chair
Rick Viohl, Secretary
Dawud Abdur-Rahman
Robin Barnes
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Deborah Carpenter, Director of PGM
Jason Groth, Deputy Director of PGM
Jessica Andritz, Associate Attorney
James Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Heather Kelley, Program Manager
Melissa Hively, Clerk

1. Call to Order:

The Chair called the virtual meeting to order at 6:06 p.m. with 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:

None

4. Chairman's Comments:

Mr. Magoon commented briefly on the possibility that inclement weather may disrupt the meeting.

5. Personal Appearances:

None

6. Public Hearings:

None

7. Public Meeting:

1. Royal White Oaks, XPN #15-0002 - Request for Extension of Time

Staff presented an overview of the Request for Extension of Time. Next, the Planning Commission asked and staff answered a question. A representative for the Applicant made himself available and answered several additional questions. A **MOTION** was made by Mr. Murray 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 August 22, 2024.

2. Cambridge Meadows, XPN #13-0006 - Request for Extension of Time

Staff presented an overview of the Request for Extension of Time. Next, the Planning Commission asked and staff responded to a question. A representative for the Applicant also 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 August 22, 2024.

8. Work Session:

1. ZTA #20-156, Agricultural-Related Uses

Staff presented an update on revisions to the proposed Zoning Text Amendment and announced that another Public Hearing would be held at a later date.

9. Unfinished Business:

None

10. New Business:

1. Briefing: Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual

Staff presented a brief overview of proposed changes to § 297-258 and the Adequate Public Facilities (APF) Manual and announced that a Public Hearing had been scheduled for the August 17, 2020 Planning Commission meeting. The Planning Commission asked several questions.

11. Director's Report:

Mr. Campbell provided a brief overview of upcoming items.

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 7:09 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk