



**PLANNING COMMISSION MEETING**  
**Minutes of August 31, 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 31, 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  
Wes Adams, County Attorney  
James Campbell, Planning Director  
Charles Rice, Assistant Chief of Planning  
Heather Kelley, Program Manager  
Ben Yeckley, Planner III  
Kelly Palmer, Planner III  
Michael Jurkovic, Planner I  
Aimee Dailey, Planner III  
Kyle Redden, Planner II  
Melissa Hively, Clerk

**1. Call to Order:**

The Chair called the virtual meeting to order at 6:01 p.m. with seven (7) members in attendance.

**2. Approval of the Agenda:**

A **MOTION** was made by Ms. Sherard to adjust and approve the agenda so that the Public Hearing was heard after the Public Meetings, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

**3. Approval of the Minutes:**

**1. July 20, 2020**

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.

**2. August 3, 2020**

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

**3. August 17, 2020**

Mr. Viohl commented on a typo and suggested a correction. A **MOTION** was made by Ms. Sherard to approve the Minutes as amended, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

**4. Chairman's Comments:**

None

**5. Personal Appearances:**

Nancy Schertler – Commented on comment deadlines for public participation during virtual meetings.

Allen Schneider – Commented on public participation during virtual meetings.

**6. Public Meeting:**

**1. Christopher Pointe DRRA Amendment - Consistency with the Comprehensive Plan**

The County Attorney presented an overview of the amended Christopher Pointe Development Agreement which was presented to the Planning Commission for a finding of consistency with the 2016 Comprehensive Plan. After the presentation, the Planning Commission asked several questions. Next, a representative for the Applicant made himself available to answer additional questions, however there were none. A **MOTION** was made by Ms. Sherard to find the development agreement consistent with the 2016 Comprehensive Plan, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

**2. SDP-200017, Acton Lane Asphalt Plant - Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. The Applicant was present to answer additional questions, however there were none. A **MOTION** was made by Mr. Wedding to issue a finding of adequacy of public facilities and to adopt and incorporate the Adequate Public Facilities Findings as presented in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

**3. SDP-190120, Potomac Property Group Commercial Center - Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. After the presentation, the Planning Commission asked several questions. Next, a representative for the Applicant made himself available to answer additional questions, however there

were none. A **MOTION** was made by Mr. Wedding to issue a finding of adequacy of public facilities and to adopt and incorporate the Adequate Public Facilities Findings as presented in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

**7. Public Hearings:**

**1. Amendments to Chapter 298 - Forest Conservation Ordinance**

Prior to Staff presentation, Mr. Viohl disclosed that he is a board member for The Conservancy for Charles County, which had submitted comments to the Planning Commission on this item. Mr. Viohl stated that he had not discussed the proposed updates with any member of the Conservancy and believed he could be fair and impartial in his consideration of the proposed updates. There were no objections.

Staff presented a brief overview of the proposed updates to the Forest Conservation Ordinance.

For the public hearing, eleven (11) members of the public voiced comments on the proposed updates.

A **MOTION** was made by Mr. Wedding to hold the record open for twenty-one (21) days, which was **SECONDED** by Mr. Barnes. After discussion, Mr. Wedding amended his **MOTION** to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. The Planning Commission asked Staff prepare responses to specific comments and present them at the upcoming Work Session.

The record shall remain open until 4:30 p.m. on Thursday, October 1, 2020. All comments are to be submitted to the Clerk for the Planning Commission.

**8. New Business:**

None

**9. Work Session:**

None

**10. Unfinished Business:**

None

**11. Director's Report:**

Mr. Campbell provided a brief overview of upcoming items and encouraged the public to participate in the 2020 Census.

Ms. Hively provided a reminder that the open record for the proposed changes to §297-258 and the Adequate Public Facilities (APF) Manual would close at 4:30 p.m. on Tuesday, September 21, 2020 and encouraged the public to submit comments.

**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 7:38 p.m.

*Rick Viohl*

Rick Viohl (Nov 3, 2020 14:05 EST)

Rick Viohl, Secretary

*Melissa Hively*

Melissa Hively (Nov 3, 2020 08:23 EST)

Melissa Hively, Clerk

# 2020- 8-31 PC Minutes

Final Audit Report

2020-11-09

Created:	2020-11-03
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