



PLANNING COMMISSION MEETING
Minutes of December 7, 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, December 7, 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
James Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Cathy Thompson, Program Manager
Kirby Blass, Planner III
Kelly Palmer, Planner III
Ben Yeckley, Planner III
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 Mr. Wedding to amend and approve the agenda with a Closed Session added to the end. The **MOTION** also specified that the meeting would adjourn in Closed Session. The **MOTION** 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 announced that it would be Mr. Viohl's last meeting and thanked him for his service as a member of the Planning Commission. Mr. Magoon also wished everyone a safe and healthy holiday.

5. Personal Appearances:

Nancy Schertler – Commented on the Maryland Stormwater Regulations.

6. Public Hearings:

None

7. Public Meeting:

1. SDP-200024 Stonehaven, Parcel H2

Staff presented an overview of the Site Development Plan. The Planning Commission had no questions for staff. Next, representatives for the Applicant made themselves available to answer questions, however there were none. A **MOTION** was made by Mr. Viohl 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.

2. SDP 200041, JMJ Grinding Shed - Adequate Public Facilities Findings

Staff presented an overview of the Adequate Public Facilities Findings. The Planning Commission asked several questions. Next, the Applicants made themselves available and answered several questions. A **MOTION** was made by Mr. Murray to issue a finding of adequate public facilities and to adopt and incorporate the Adequate Public Facilities Findings as presented in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

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

Staff presented an overview of the comments received during the public process for the Zoning Text Amendment, including those received during the open record period. After the presentation, the Planning Commission asked several questions. The Chairperson of the Rural Planning and Zoning Task Force and a representative from the Economic Development Department made themselves available and answered additional questions. A **MOTION** was made by Mr. Wedding to forward a recommendation of approval to the

County Commissioners, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Viohl for Staff to review the Table of Permissible Uses for agricultural uses included in ZTA 20-156 under the second phase of the process. The **MOTION** was **SECONDED** by Mr. Barnes and with no additional discussion, the vote was unanimous, and the **MOTION** passed.

A recess was called at 7:14 p.m., and with all seven (7) members present, the meeting resumed at 7:23 p.m.

2. Proposed Rural Legacy Area in Nanjemoy

Staff presented an overview of the comments received during the public process for the proposed Rural Legacy Area, including those received during the open record period. Staff also commented on additional information requested by the Planning Commission. After the presentation, the Planning Commission asked several questions. A **MOTION** was made by Mr. Viohl to forward a recommendation of approval to the County Commissioners of the Rural Legacy Area in Nanjemoy as shown on the expanded map dated December 7, 2020. A roll call vote was taken, and the results were as follows:

Ms. Sherard – Yes
Mr. Viohl – Yes
Mr. Abdur-Rahman – Yes
Mr. Wedding – No
Mr. Barnes – No
Mr. Murray – Yes
Mr. Magoon – Did not vote

The vote was four (4) in favor to two (2) against and the **MOTION** passed. (Mr. Magoon, as chair, did not vote as his vote would not have affected the outcome of the vote.)

9. Unfinished Business:

None

10. New Business:

None

11. Director's Report:


None

12. Closed Session:

A **MOTION** was made by Mr. Wedding to enter into a Closed Session to consult with staff, consultants, or other individuals about pending or potential litigation in accordance with § 3-305(b)(8) of the Maryland Open Meetings Act. The **MOTION** also specified that the public meeting would adjourn in Closed Session, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. The Closed Session began at 7:54 p.m. with Ms. Theobalds, Mr. Campbell, Ms. Hively, and all present Planning Commission members attending. The Closed Session concluded at 8:03 p.m.

13. Adjournment:

Open Session concluded at 7:47 p.m., and the meeting adjourned at the conclusion of Closed Session at 8:03 p.m.


Wayne Magoon (Feb 1, 2021 21:18 EST)

Wayne Magoon, Chairman


Melissa Hively (Feb 1, 2021 21:25 EST)

Melissa Hively, Clerk