



**PLANNING COMMISSION MEETING**  
**Minutes of November 16, 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, November 16, 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  
Jason Groth, Deputy Director of PGM  
James Campbell, Planning Director  
Charles Rice, Assistant Chief of Planning  
Heather Kelley, Program Manager  
Tetchiana Anderson, Planner III  
Amy Blessinger, Planner III  
Ben Yeckley, Planner III  
Melissa Hively, Clerk

**1. Call to Order:**

The Chair called the virtual meeting to order at 6:00 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 noted that a large number of speakers signed up to provide comment on several agenda items and he reminded those who had registered to speak to answer their phone if they receive a call during the meeting.

**5. Personal Appearances:**

Bonnie Bick – Commented on public outreach and funding.

Nancy Schertler – Commented on the funding and future citizen work groups for the Bryans Road Sub Area Plan, as well as the implementation and codification of the 2016 Comprehensive Plan.

**6. Public Hearings:**

**Amendment to the 2016 Comprehensive Plan – Maryland Airport**

Prior to the Staff presentation, Mr. Viohl disclosed that he is a board member for The Conservancy for Charles County as well as a financial supporter of Smart Growth Maryland, both of which may have submitted comments to the Planning Commission on this item. Mr. Viohl stated that he had not participated in the development or approval of any of the comments, had not discussed this agenda item with any person affiliated with the organizations, and believed he could be fair and impartial in his consideration of the proposed updates. There were no objections.

Staff presented an overview of the proposed Amendment. A representative from the Economic Development Department was present and answered several questions posed by the Planning Commission.

For the public hearing, seventeen (17) members of the public voiced comments on the proposed Amendment. During the public comments, a recess was called at 7:03 p.m., and the meeting resumed at 7:10 p.m. and the public comments concluded. Next, the Planning Commission asked Staff several additional questions.

A **MOTION** was made by Mr. Viohl to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Barnes. After discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed. A request was made for Staff to address various topics addressed in Public Comments prior to the Work Session.

The record shall remain open until 4:30 p.m. on Thursday, December 17, 2020. All comments are to be submitted to the Clerk for the Planning Commission.

## 7. Public Meeting:

### 1. **SDP-200011, Dollar General Store, Duke Square – Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. The Planning Commission had no questions for Staff. Next, the Applicant made themselves available to answer questions, however there were none. A **MOTION** was made by Mr. Barnes 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.

A recess was called at 8:02 p.m., and the meeting resumed at 8:12 p.m. with seven (7) members in attendance.

### 2. **Waldorf Station GDP Extension Request**

Staff presented an overview of the Extension Request. The Planning Commission asked questions. Next, the Applicant made themselves available and answered several additional questions. A **MOTION** was made by Mr. Wedding to approve the Extension Request with the conditions and recommendations included in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

### 3. **Springhaven Woods II, CSP-200002**

Prior to the Staff presentation, the Chair announced that they had been made aware that a number of people did not believe they had received notice in time to speak and that, in deference to those people, the comment period would be extended. The Department of Planning and Growth Management would accept written comments through 4:00 p.m. on Friday, November 20, 2020.

Staff presented an overview of the Conceptual Subdivision Plan. The Planning Commission asked several questions. Next, the Applicant made himself available and answered several additional questions.

For the Public Meeting, twenty-three (23) members of the public voiced comments on the proposed project.

Staff advised that a summary of comments will be developed and forwarded to the Applicant, which will complete the Conceptual Subdivision Plan process.

## 8. Work Session:

None

**9. Unfinished Business:**

None

**10. New Business:**

None

**11. Director's Report:**

Mr. Campbell provided a brief overview of upcoming items and commented on the upcoming Indian Head Rail Trail Study meeting, which had been rescheduled.

**12. Adjournment:**

The meeting adjourned by consensus at 10:02 p.m.



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

Wayne Magoon, Chairman



Melissa Hively (Feb 1, 2021 21:24 EST)

Melissa Hively, Clerk