



PLANNING COMMISSION MEETING
Minutes of November 2, 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 2, 2020 at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
William Murray, Vice Chair
Rick Viohl, Secretary
Dawud Abdur-Rahman
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
James Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Cyndi Bilbra, Program Manager
Heather Kelley, Program Manager
Cathy Thompson, Program Manager
Kirby Blass, Planner III
Amy Blessinger, Planner III
Melissa Hively, Clerk

Not Present:

Robin Barnes

1. Call to Order:

The Chair called the virtual meeting to order at 6:07 p.m. with six (6) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

1. August 31, 2020

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

2. September 21, 2020 – Open Session Minutes

A **MOTION** was made by Mr. Abdur-Rahman to amend the Minutes to include a statement under the Work Session, which was **SECONDED** by Mr. Murray. The vote was

unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Viohl to amend the minutes to say that the Motion to move into Closed Session was approved, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Viohl to approve the minutes as amended, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

3. **September 21, 2020 – Closed Session Minutes**

A **MOTION** was made by Mr. Viohl to amend the minutes to say that the Motion to move into Closed Session was approved, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Wedding to approve the minutes as amended, which was **SECONDED** by Mr. Viohl. The vote was unanimous, and the **MOTION** passed.

4. **Chairman's Comments:**

Mr. Magoon commented on Mr. Barnes's absence due to his duties as an election judge and encouraged everyone to vote.

5. **Personal Appearances:**

None

6. **Public Hearings:**

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

Staff presented an overview of the proposed Zoning Text Amendment. Representatives from the Economic Development Department and the Rural Planning and Zoning Task Force were present.

For the public hearing, six (6) members of the public voiced comments on the proposed Rural Legacy Area.

A **MOTION** was made by Mr. Murray to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Wedding. After a brief discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed. A request was made for staff to bring further analysis and information to the Work Session regarding topics addressed in Public Comments.

The record shall remain open until 4:30 p.m. on Thursday, December 3, 2020. All comments are to be submitted to the Clerk for the Planning Commission.

2. **Proposed Rural Legacy Area in Nanjemoy**

Staff presented a brief overview of the proposed Rural Legacy Area.

For the public hearing, eight (8) members of the public voiced comments on the proposed Rural Legacy Area.

A **MOTION** was made by Mr. Viohl to hold the record open for two (2) weeks, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

Mr. Viohl requested further staff analysis and revisions to the proposed Area map.

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

A recess was called at 7:23 p.m., and the meeting resumed at 7:37 p.m.

7. Public Meeting:

1. SDP-190192, Stonehaven, Parcels H1 & I

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. Wedding to approve the Site Development Plan with the conditions and recommendations included in the staff report, which was **SECONDED** by Mr. Viohl. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

1. Progress Update: ZTA #19-154, Single-Family Attached Residential Standards

Staff provided an update on the proposed Zoning Text Amendment. A Work Session would be scheduled for a later date.

2. 2021 Planning Commission Meeting Schedule

Ms. Hively announced that Schedule A had been selected. A **MOTION** was made by Mr. Wedding to adopt Schedule A, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

10. New Business:

Briefing: Amendment to the 2016 Comprehensive Plan – Maryland Airport


Staff and a representative from the Economic Development Department presented a brief overview of a proposed amendments to the 2016 Comprehensive Plan and announced that a Public Hearing had been scheduled for the November 16, 2020 Planning Commission meeting. The Planning Commission asked several questions.

11. Director's Report:

Mr. Campbell provided a brief overview of upcoming items and commented on various other ongoing projects within the Department of Planning and Growth Management.

12. Adjournment:

A **MOTION** to adjourn the meeting was made by Ms. Sherard, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the meeting adjourned at 8:19 p.m.


Wayne Magoon (Jan 5, 2021 10:39 EST)

Wayne Magoon, Chairman


Melissa Hively (Jan 5, 2021 10:42 EST)

Melissa Hively, Clerk