



PLANNING COMMISSION MEETING
Minutes of October 19, 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, October 19, 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
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
James Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Tetchiana Anderson, Planner III
Michael Jurkovic, Planner I
Kyle Redden, Planner II
Donna Daugherty, Engineer III
Judy Michael, Property Acquisition Officer
Melissa Hively, Clerk

Not Present:

Angela Sherard

1. Call to Order:

The Chair called the virtual meeting to order at 6:06 p.m. with six (6) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

None

4. Chairman's Comments:

None

5. Personal Appearances:

Mary Link – Commented on her eligibility for a home occupation permit.

6. Public Hearings:

None

7. Public Meeting:

1. Modification 104 for Clements Property, PLAT-200040

Staff presented an overview of the Section 104 Modification Request. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant answered several additional questions. A **MOTION** was made by Mr. Barnes to approve the Section 104 Modification Request with the conditions and recommendations included in the staff report, which was **SECONDED** by Mr. Wedding. The vote was five (5) in favor to one (1) against, and the **MOTION** passed. Mr. Magoon, as chair, did not vote as his vote would not have affected the outcome of the vote.

2. Modification 104 for AT&T, 10125 Popes Creek Road, XNL-180010

Staff presented an overview of the Section 104 Modification Request. After the staff presentation, the Planning Commission asked several questions. Next, representatives for the Applicant gave a presentation and answered several additional questions. A **MOTION** was made by Mr. Murray to approve the Section 104 Modification Request with the conditions as written in the staff report, excluding the 10' dedicated right-of-way, which was **SECONDED** by Mr. Barnes. The Planning Commission discussed the **MOTION** and clarified that the Potomac Preservation property would not be included in the 10' waiver. Mr. Murray amended his **MOTION** to add the clarifying language about the exclusion of The Potomac Preservation property, which was **SECONDED BY** Mr. Barnes. Staff further clarified that the Applicant would still be required to dedicate the 30' right-of-way along the Potomac Preservation property. The vote was five (5) in favor to one (1) against, and the **MOTION** passed. Mr. Magoon, as chair, did not vote as his vote would not have affected the outcome of the vote.

8. Work Session:

None

9. Unfinished Business:

1. Progress Update: Forest Conservation Ordinance Update

Staff provided an update on the Forest Conservation Ordinance Update. A Work Session would be scheduled for a later date.

2. Progress Update: Proposed Rural Legacy Area in Nanjemoy

Staff provided an update on the Proposed Rural Legacy Area in Nanjemoy. A second Public Hearing was scheduled for November 2, 2020.

10. New Business:

2021 Planning Commission Schedule

Ms. Hively presented two options for the 2021 Planning Commission Meeting Schedule. The Planning Commission members were asked to email Ms. Hively indicating their preference and the schedule with the most interest would be selected and formally adopted at the next meeting.

11. Director's Report:

Mr. Campbell provided a brief overview of upcoming items and commented on the upcoming Indian Head Rail Trail Study meeting and the status of the Critical Area Commission (CAC) boundary amendment.

Ms. Hively provided a reminder that the open record for the proposed ZTA #19-154, Single-Family Attached Residential Standards would close at 4:30 p.m. on Tuesday, October 20, 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 8:57 p.m.


Wayne Magoon (Jan 5, 2021 10:40 EST)

Wayne Magoon, Chairman


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

Melissa Hively, Clerk