



**PLANNING COMMISSION MEETING**  
**Minutes of October 5, 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 5, 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  
Heather Kelley, Program Manager  
Kirby Blass, Planner III  
Beth Groth, Planner III  
Kelly Palmer, Planner III  
Kyle Redden, Planner II  
Karen Wiggen, Planner III  
Ben Yeckley, Planner III  
Melissa Hively, Clerk

**1. Call to Order:**

The Chair called the virtual meeting to order at 6:03 p.m. with seven (7) members in attendance.

**2. Approval of the Agenda:**

A **MOTION** was made by Mr. Murray to adjust and approve the agenda so that the Port Tobacco River Sediment Total Maximum Daily Load (TMDL) Restoration Plan was heard before the Public Hearing, 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 thanked Staff for their efforts concerning virtual meetings and thanked the public for their participation.

**5. Personal Appearances:**

None

**6. New Business:**

**1. Port Tobacco River Sediment Total Maximum Daily Load (TMDL) Restoration Plan**

Staff and project consultants presented a briefing on the proposed Restoration Plan. After the presentation, the Planning Commission asked several questions. The purpose of this briefing was to facilitate the 30-day public comment period required by the County's Stormwater Discharge Permit; therefore, there was no action for the Planning Commission to take on this item. The public was instructed to submit comment to the Department of Planning and Growth Management by November 5, 2020.

**2. 2019 Planning Commission Annual Report**

Discussion below.

**7. Public Hearings:**

**ZTA #19-154, Single-Family Attached Residential Standards**

Staff presented a brief overview of the proposed Zoning Text Amendment.

For the public hearing, one (1) member of the public voiced comments on the proposed updates.

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

The record shall remain open until 4:30 p.m. on Tuesday, October 20, 2020. All comments are to be submitted to the Clerk for the Planning Commission.

**8. Public Meeting:**

**1. Parklands Neighborhood, SDP-200035**

Staff presented a brief overview of the proposed Site Development Plan. After the presentation, the Planning Commission asked several questions. Next, the Applicant answered several additional questions. A **MOTION** was made by Mr. Barnes to approve the Site Development Plan with the findings and recommendations included in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

**2. SDP-200005, 7-Eleven at 2355 Crain Highway - Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. After the presentation, the Planning Commission asked several questions. Next, the Applicant answered several additional questions. 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 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.

**9. New Business (Continued):**

**2019 Planning Commission Annual Report**

Staff presented an overview of the proposed annual report. After the staff presentation, the Planning Commission asked several questions and requested that several minor changes be made to the annual report. A **MOTION** was made by Mr. Murray, and **SECONDED** by Mr. Barnes, to adopt the 2019 Planning Commission Annual Report with the requested changes. The vote was unanimous, and the **MOTION** passed.

**10. Work Session:**

None

**11. Unfinished Business:**

None

**12. Director's Report:**

Mr. Campbell provided a brief overview of upcoming items.

**13. Adjournment:**

The meeting adjourned by consensus at 8:39 p.m.

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

Wayne Magoon, Chairman

  
Melissa Hively (Jan 5, 2021 10:43 EST)

Melissa Hively, Clerk