



PLANNING COMMISSION MEETING

**Minutes of November 18, 2019 6:00 p.m.
County Commissioners Meeting Room
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting on Monday, November 18, 2019 at 6:00 p.m. in the Charles County Government Building, La Plata, Maryland.

The following persons were present:

Wayne Magoon, Chairman
Angela Sherard, Vice Chair
Rick Viohl, Secretary
Robin Barnes
William Murray
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Planning Director
Heather Kelley, Program Manager
Aimee Dailey, Planner III
Ben Yeckley, Planner II
Melissa Hively, Clerk

Not present:

Vicki Marckel

1. Call to Order:

The Chair called the meeting to order at 6:05 p.m. in the Commissioners Meeting Room with six (6) members in attendance.

2. Approval of the Agenda:

Mr. Viohl mentioned that all three (3) Villages at Swan Point items on the Agenda had the same description. Staff confirmed that The Villages at Swan Point - Coscoroba Place, SDP #18-0022 – Adequate Public Facilities Findings should read “thirty-four (34) townhouses” instead of “twenty-three (23) townhouses,” and The Villages at Swan Point - Beach Club, SDP #16-0038 – Adequate Public Facilities Findings should read “community center and pool” instead of “twenty-three (23) townhouses.” A **MOTION** was made by Mr. Barnes, and **SECONDED** by Ms. Sherard, to approve the Agenda as amended. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

1. November 4, 2019 Meeting Minutes

A **MOTION** was made by Mr. Wedding, and **SECONDED** by Mr. Barnes, to approve the minutes as presented. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

Mr. Magoon announced that Ms. Marckel was absent due to illness and wished her a speedy recovery.

5. Personal Appearances:

None

6. Public Hearings:

None

7. Public Meeting:

Prior to Staff presentation, Ms. Hively announced that Mr. Yeckley would be presenting the staff report to summarize the Staff Findings for all three (3) Site Development Plans, but the Planning Commission would need to hear public comments and deliberate on them individually. Mr. Yeckley then gave an overview of the proposed Adequate Public Facilities Findings for Towhee Place, SDP #18-0023, Coscoroba Place, SDP #18-0022, and Beach Club, SDP #16-0038. Next, the Planning Commission asked several questions. The Applicant was present and answered several additional questions.

1. The Villages at Swan Point - Towhee Place, SDP #18-0023 – Adequate Public Facilities Findings

For the public meeting, two (2) members of the public appeared and provided comments. Staff and the Applicant answered several additional questions from the Planning Commission.

After a discussion, a **MOTION** was made by Mr. Murray, and **SECONDED** by Mr. Wedding, to approve the Adequate Public Facilities Findings with the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed.

2. The Villages at Swan Point - Coscoroba Place, SDP #18-0022 – Adequate Public Facilities Findings

For the public meeting, two (2) members of the public appeared and provided comments. Staff and the Applicant answered several additional questions from the Planning Commission.

A recess was called at 7:23 p.m., and the meeting resumed at 7:38 p.m.

After a discussion, a **MOTION** was made by Mr. Viohl, and **SECONDED** by Mr. Murray, to approve the Adequate Public Facilities Findings with the findings and recommendations included in the staff report, with the understanding that a future engineering phase will address any current FEMA safety concerns with Swan Point Boulevard and the main access. The vote was unanimous, and the **MOTION** passed.

3. The Villages at Swan Point - Beach Club, SDP #16-0038 – Adequate Public Facilities Findings

For the public meeting, two (2) members of the public appeared and provided comments. Staff and the Applicant answered several additional questions from the Planning Commission.

After a discussion, a **MOTION** was made by Mr. Barnes, and **SECONDED** by Mr. Wedding, to approve the Adequate Public Facilities Findings with the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

1. Overview of In-Progress Amendments

Mr. Groth gave an overview of four (4) in-progress zoning amendments, which included the proposed Airport Zone, the Townhome Standards, the Forest Conservation Ordinance Update, and the applicant-proposed Zoning Text Amendment to the Business Park Zone. He also commented on various other upcoming topics planned for discussions.

11. Director's Report:

None

12. Adjournment:

A **MOTION** was made by Mr. Barnes, and **SECONDED** by Mr. Wedding, to adjourn the meeting. The vote was unanimous, and the meeting adjourned at 9:04 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk