



PLANNING COMMISSION MEETING

Minutes of March 7, 2022, 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, March 7, 2022, at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
Robin Barnes, Vice-Chairman
Dawud Abdur-Rahman, Secretary
Maya Coleman
William Murray
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, Assistant Chief of Planning
Heather Kelley, Planning Supervisor
Cathy Thompson, Planning Supervisor
Joel Binkley, Planner III
Kelly Palmer, Planner III
Kyle Redden, Planner III
Melissa Hively, Clerk

1. Call to Order:

The Chair called the virtual meeting to order at 6:01 p.m. with six (6) members in attendance.

2. Approval of the Agenda:

Mr. Abdur-Rahman recused himself from the Work Session scheduled for ZTA 21-165. 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:

A. January 24, 2022 Minutes

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

B. February 7, 2022 Minutes

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

4. Chairman's Comments:

Mr. Magoon commented briefly on the ongoing public health emergency and the possibility of holding a hybrid-style meeting in April. Mr. Magoon then thanked his fellow Planning Commission members and staff for their work and dedication.

5. Personal Appearances:

There were no registered speakers for Personal Appearances.

6. Public Hearing:

None

7. Public Meeting:

A. Heritage Memorial Cemetery, SDP-210008 - Adequate Public Facilities Findings

Staff presented a brief overview of the Adequate Public Facilities findings.

There were no questions posed to either staff or the applicant. 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 and recommendations as presented in the amended Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

B. Waldorf Station, CSP-210003

Mr. Magoon gave a brief statement on the Conceptual Subdivision Plan process. Next, staff presented a brief overview of the Conceptual Subdivision Plan (CSP), which was followed by several questions from the Planning Commission. Then, the Applicants gave their presentation and answered several additional questions.

For the Public Meeting, one (1) member 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 CSP process.

8. Work Session:

ZTA 21-165, Independent Living Senior Housing Complex

Staff presented a brief overview of the proposed Amendments and briefly commented on the fact that there were no additional public comments received during the open record period. After a lengthy discussion, A **MOTION** was made by Mr. Murray to forward a recommendation of denial to the County Commissioners on the grounds that current parameters of the Watershed Conservation District (WCD) present constraints and restrictions that do not accommodate the proposed amendments put forth by the Applicant, which was **SECONDED** by Mr. Wedding. The **MOTION** included a provision for the Recommendation prepared by staff to include a brief summary of the discussion had by the Planning Commission regarding their decision. The vote was unanimous, and the **MOTION** passed.

A recess was called at 7:09 p.m., and with all six (6) members present, the meeting resumed at 7:15 p.m.

9. Unfinished Business:

None

10. New Business:

A. Review of Capital Improvement Projects for Consistency with the Annotated Code of Maryland and the Charles County Comprehensive Plan

Staff presented the annual review of Capital Improvement Program (CIP) projects for consistency with the 2016 Charles County Comprehensive Plan. The project list identified how the projects were supportive of the goals and objectives of the 2016 Comprehensive Plan, and the presentation highlighted those recommended as priorities for funding in the Fiscal Years 2023-27 CIP Budgets. Next, the Planning Commission asked several questions. A **MOTION** was made by Mr. Barnes to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

B. New Business for the Planning Commission

Ms. Hively polled the Planning Commission for any New Business they wished to raise; there was no New Business raised.

11. Director's Report:

Mr. Rice commented briefly on the recent and upcoming Bryans Road Sub-area Plan community outreach meetings.

12. Adjournment:

A **MOTION** was made by Mr. Barnes to adjourn the meeting, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 7:33 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Aug 15, 2022 00:33 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk