



PLANNING COMMISSION MEETING

Minutes of April 4, 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, April 4, 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
Craig Renner
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Cyndi Bilbra, Planning Supervisor
Heather Kelley, Planning Supervisor
Kelly Palmer, Planner III
Ben Yeckley, Planner III
Melissa Hively, Clerk

1. Call to Order:

The Chair called the virtual meeting to order at 6:04 p.m. with seven (7) members in attendance.

2. Approval of the Agenda:

Mr. Abdur-Rahman recused himself from the update 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:

None

4. Chairman's Comments:

Mr. Magoon welcomed new Planning Commission member, Craig Renner. He then announced that the next Planning Commission meeting would be held in a hybrid format (virtual and limited in-person).

5. **Personal Appearances:**

There were no registered speakers for Personal Appearances.

6. **Public Hearing:**

None

7. **Public Meeting:**

A. Tommy Box Car Wash, SDP-200018 - Adequate Public Facilities Findings

Staff presented a brief overview of the Adequate Public Facilities findings. Next, the Applicant appeared and answered several 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 and recommendations as presented in the amended Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

B. Aggregate Industries, SDP-210046 - 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. Murray 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. Barnes. The vote was unanimous, and the **MOTION** passed.

8. **Work Session:**

None

9. **Unfinished Business:**

Progress Update: ZTA 21-165, Independent Living Senior Housing Complex

Ms. Theobalds presented a brief summary of the discussion previously held on ZTA 21-165 and offered some clarification regarding the options open to the Applicant. The Planning Commission asked several questions.

10. New Business:

A. Reintroduction to In-Person Meetings

Ms. Hively briefly described the hybrid meeting format and provided reminders of the time and place in which the in-person elements would take place. She explained that virtual features would remain available for the public, staff, and applicants and encouraged participation in both the virtual and limited in-person settings.

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. Campbell provided a brief overview of upcoming agenda items. Mr. Campbell also commented on upcoming and ongoing PGM projects and Commissioner items.

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 6:56 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Aug 15, 2022 00:34 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk