



PLANNING COMMISSION MEETING

**Minutes of May 2, 2022, 6:00 p.m.
Hybrid (Virtual & In-Person)
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting both in-person at the County Government Building and virtually via Microsoft Teams on Monday, May 2, 2022, at 6:00 p.m.

The following persons were present:

Robin Barnes, Vice-Chairman
Dawud Abdur-Rahman, Secretary (late)
Maya Coleman
William Murray
Craig Renner
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jim Campbell, Planning Director
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Ben Yeckley, Planner III
Melissa Hively, Clerk

Not Present:

Wayne Magoon, Chairman

1. Call to Order:

The Vice-Chair called the meeting to order at 6:02 p.m. with five (5) members in attendance. Mr. Abdur-Rahman joined the meeting later, bringing the total number of members in attendance to six (6).

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:

Mr. Barnes welcomed all in attendance to the meeting and noted that he would be acting as Chair in Mr. Magoon's absence.

5. Personal Appearances:

None

6. Public Hearing:

None

7. Public Meeting:

SDP-210014, 7-Eleven Patchwork Place - Adequate Public Facilities Findings

Staff presented a brief overview of the Adequate Public Facilities findings. After staff presentation, the Planning Commission asked several questions. Next, the Applicant answered an additional question. A **MOTION** was made by Mr. Renner to issue a finding of adequate public facilities and to adopt and incorporate the Adequate Public Facilities Findings and recommendations as presented in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

A. BRIEFING: ZTA 22-168, Cobb Neck Enterprises, Mini-Warehouses in the Neighborhood Commercial (CN) Zone

Staff provided a brief introduction to an applicant's request to amend the Charles County Zoning Ordinance. A Public Hearing will be scheduled for a later date.

B. BRIEFING: ZTA #22-170, Watershed Conservation District

Staff provided a brief introduction to an internal request to amend the Charles County Zoning Ordinance. The Planning Commission asked several questions. A Public Hearing will be scheduled for a later date.

C. New Business for the Planning Commission

Mr. Wedding made a request for staff to update the Planning Commission on School Allocations. Mr. Campbell agreed to schedule a briefing for an upcoming meeting.

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. Renner to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 6:31 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jun 16, 2022 14:20 EDT)

Dawud Abdur-Rahman, Secretary

Melissa Hively

Melissa Hively, Clerk