



## **PLANNING COMMISSION MEETING**

**Minutes of May 16, 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 16, 2022, at 6:00 p.m.

### **The following persons were present:**

Wayne Magoon, Chairman  
Robin Barnes, Vice-Chairman  
William Murray  
Craig Renner  
Kevin Wedding  
Elizabeth Theobalds, Deputy County Attorney  
Jim Campbell, Planning Director  
Charles Rice, Assistant Chief of Planning  
Cyndi Bilbra, Planning Supervisor  
Heather Kelley, Planning Supervisor  
Kirby Blass, Planner III  
Kelly Palmer, Planner III  
Ben Yeckley, Planner III  
Melissa Hively, Clerk

### **Not Present:**

Dawud Abdur-Rahman, Secretary  
Maya Coleman

### **1. Call to Order:**

The Chair called the meeting to order at 6:02 p.m. with five (5) members in attendance.

### **2. Approval of the Agenda:**

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

### **3. Approval of the Minutes:**

**None**

**4. Chairman's Comments:**

Mr. Magoon briefly commented on his virtual attendance, citing unforeseen circumstances.

**5. Personal Appearances:**

None

**6. Public Hearing:**

**A. Land Preservation Parks and Recreation Plan**

Staff from the departments of Planning and Growth Management and Recreation, Parks and Tourism were joined by consultants and presented a brief overview of the proposed Plan. There were no registered speakers for the Public Hearing.

A **MOTION** was made by Mr. Murray to close the record and move into a Work Session, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Mr. Murray to close the Public Hearing, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

The Planning Commission then conducted a Work Session. After several questions, a **MOTION** was made by Mr. Barnes to close the Work Session, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed.

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

Staff presented a brief overview of the applicant's request. The Planning Commission asked several questions. Next, representatives for the applicant answered several additional questions.

A **MOTION** was made by Mr. Murray to close the record and the Public Hearing, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Mr. Murray to enter into a Work Session, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

The Planning Commission then conducted a Work Session. After a discussion, Mr. Murray made a **MOTION** to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Wedding. After a brief discussion, a vote was taken. The vote was four (4) in favor to one (1) against and the **MOTION** passed.

**7. Public Meeting:**

**SDP-220020, CPV St. Charles Blackstart Reliability Phase**

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

A recess was called at 7:12 p.m. The meeting resumed with five (5) members in attendance at 7:20 p.m.

**8. Work Session:**

**Updates to the Adequate Public Facilities Manual and Zoning Ordinance**

Staff presented a brief overview of the proposed changes. The Planning Commission asked several questions. A **MOTION** was made by Mr. Barnes to issue a recommendation of approval to the County Commissioners with an amendment to the proposed Growth Rate, changing it from 2% to 1%, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed.

**9. Unfinished Business:**

None

**10. New Business:**

**A. BRIEFING: Zoning Text Amendment (ZTA) #21-166, Core Employment / Residential Zone (CER)**

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 #22-171, Parking Facilities & ISR within the Transit Oriented Development (TOD) 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.

**C. 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 8:04 p.m.



Wayne Magoon (Aug 15, 2022 21:21 EDT)

Wayne Magoon, Chairman



Melissa Hively, Clerk