



PLANNING COMMISSION MEETING

**Minutes of June 6, 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, June 6, 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
Jim Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Heather Kelley, Planning Supervisor
Michael Jurkovic, Planner II
Kelly Palmer, Planner III
Kyle Redden, Planner III
Ben Yeckley, Planner III
Sherri Davis, Planning Technician
Melissa Hively, Clerk

1. Call to Order:

After a delay caused by technical difficulties, the Chair called the meeting to order at 6:34 p.m. with seven (7) members in attendance.

2. Approval of the Agenda:

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. April 18, 2022

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

B. May 2, 2022

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

C. May 16, 2022

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

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

None

7. Public Meeting:

A. Springhaven Woods II, PSP-210003

Staff presented a brief overview of the proposed Preliminary Subdivision Plan. Next, the Applicant gave its presentation and answered several questions. For the Public Meeting, five (5) members of the public provided comments. A **MOTION** was made by Mr. Barnes to defer the decision and extend the public comment period for thirty (30) days, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The public comment period was extended until 4:30 p.m. on Thursday, July 7, 2022.

B. Panera Bread, SDP-210040 - Findings of Adequate Public Facilities

Staff presented a brief overview of the Adequate Public Facilities findings. Next, the Applicant answered one question. 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 Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

C. Dollar General (White Plains), SDP-220021 - Findings of Adequate Public Facilities

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

Next, the Applicant made himself available to answer questions; however, there were none. A **MOTION** was made by Mr. Abdur-Rahman 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:

Progress Update

The Planning Director presented a Progress Update memorandum summarizing the status of requests made to Staff by the Planning Commission.

10. New Business:

A. School Allocations - Sunset Provisions Update

Staff provided a brief update on the Sunset Provisions of the School Seat Allocation policy.

B. BRIEFING: Forest Conservation Ordinance Update

Staff provided a brief introduction to an internal request to amend the Charles County Forest Conservation Ordinance. A Public Hearing will be scheduled for a later date.

C. New Business for the Planning Commission

Mr. Renner requested a discussion about the maintenance of easements on older properties. Mr. Rice agreed to provide a follow-up at a later date.

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.

Ms. Hively briefed the Planning Commission on the new meeting software that the County would be implementing on July 1, 2022.

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 9:08 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jul 26, 2022 10:34 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk