



PLANNING COMMISSION MEETING

Minutes of June 27, 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 27, 2022, at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
Dawud Abdur-Rahman, Secretary
William Murray
Craig Renner
Elizabeth Theobalds, Deputy County Attorney
Deborah Carpenter, Director of PGM
Jason Groth, Deputy Director of PGM
Jim Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Cyndi Bilbra, Planning Supervisor
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Amy Blessinger, Planner III
Ben Yeckley, Planner III
Melissa Hively, Clerk

Not Present:

Robin Barnes, Vice-Chairman
Maya Coleman
Kevin Wedding

1. Call to Order:

The Chair called the meeting to order at 6:08 p.m. with four (4) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Abdur-Rahman 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. Magoon acknowledged the upcoming holiday weekend and encouraged everyone to stay safe.

5. Personal Appearances:

None

6. Public Hearing:

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

Staff presented a brief overview of the Applicant's request to amend the Charles County Zoning Ordinance. Next, the Applicant gave their presentation, which was followed by several questions.

For the Public Hearing, one (1) member of the public provided comment.

A **MOTION** was made by Mr. Murray to close the public comments, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed. A **MOTION** was then made by Mr. Renner to close the Public Hearing and enter into a Work Session, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. After a discussion, Mr. Murray made a **MOTION** 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. Renner to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed. Mr. Renner requested that the regulations involving the Impervious Surface Ratio (ISR) be revisited and added to the memorandum of Planning Commission requests.

7. Public Meeting:

Redevelopment of the Greensward Turf Farm, Revision #3, PLREV-220002

Staff presented a brief overview of the proposed Preliminary Subdivision Plan, which was followed by several questions. Next, the Applicant gave its presentation and answered several additional questions. Mr. Magoon made a statement regarding a written comment received prior to the meeting. A **MOTION** was made by Mr. Murray to approve the Preliminary Subdivision Plan with the recommendations and findings included in the staff report, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed.

A recess was called at 7:49 p.m., and with all four (4) members present, the meeting resumed at 7:58 p.m.

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. BRIEFING: Bryans Road Sub Area Plan

Prior to the presentation, Mr. Abdur-Rahman recused himself and left the room. Staff and their consultant provided a brief introduction to the proposed Bryans Road Sub Area Plan. Next, the Planning Commission asked several questions. The recusal of one member resulted in the lack of a quorum, therefore the request for the Planning Commission concurrency to forward the proposal to the State Clearing House was deferred to the next meeting. A Public Hearing will be scheduled for a later date.

B. New Business for the Planning Commission

Mr. Abdur-Rahman rejoined the meeting. 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. Murray to adjourn the meeting, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 8:57 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jul 26, 2022 10:35 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk