



PLANNING COMMISSION MEETING

Minutes of July 18, 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, July 18, 2022, at 6:00 p.m.

The following persons were present:

Robin Barnes, Vice-Chairman
Dawud Abdur-Rahman, Secretary
Maya Coleman (late)
William Murray
Craig Renner
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jim Campbell, Planning Director
Jessica Andritz, Assistant Chief of Planning & Legal Counsel
Charles Rice, Assistant Chief of Planning
Heather Kelley, Planning Supervisor
Lynn Knaggs, Planning Supervisor
Kirby Blass, Planner III
Amy Blessinger, Planner III
Kyle Redden, 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 6:06 p.m. with five (5) members in attendance. Ms. Coleman joined the meeting later, bringing the total number of members present to six (6).

2. Approval of the Agenda:

Mr. Abdur-Rahman provided a statement recusing himself from the Public Hearing for ZTA #22-171 and the Bryans Road Sub Area Plan briefing. A **MOTION** was made by Mr. Renner to approve the agenda, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

A. June 6, 2022

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

B. June 27, 2022

Mr. Wedding recused himself from voting on this item because he was not present at this meeting. A **MOTION** was made by Mr. Renner to approve the Minutes as presented, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

Mr. Barnes announced that he was attending the meeting virtually due to illness and he deferred his remaining time to Ms. Hively who provided an important update on the County's new meeting software and the availability of materials.

5. Personal Appearances:

None

6. Unfinished Business:

A. Bryans Road Sub Area Plan

Mr. Abdur-Rahman, having previously recused himself, left the meeting room. Staff briefly summarized the request to forward the draft plan to the State Clearinghouse for comments, which had previously been presented during the June 27, 2022, Planning Commission meeting. The Planning Commission asked several questions. A **MOTION** was made by Mr. Renner to authorize staff to forward the draft plan to the State Clearinghouse, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

B. Springhaven Woods, PSP-210003

Ms. Coleman joined the meeting virtually. Staff briefly summarized the Applicant's request, which had previously been presented during the June 6, 2022, Planning Commission meeting. The Planning Commission asked several questions. The Applicant appeared and answered several additional questions. A **MOTION** was made by Mr. Renner to approve the Preliminary Subdivision Plan with the recommendations and findings included in the staff report, and an added condition for the Applicant to work with the State Highway Administration (SHA), with staff's assistance, to build a construction entrance off MD 228 for the duration of the construction process. Mr. Wedding **SECONDED** the **MOTION**. The vote was unanimous, and the **MOTION** passed.

7. Public Hearing:

A. Forest Conservation Ordinance Update

Staff presented a brief overview of the internal request to amend the Charles County Forest Conservation Ordinance.

For the Public Hearing, seven (7) members of the public provided comment.

A **MOTION** was made by Mr. Murray to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed. The record shall remain open until 4:30 p.m. on Thursday, August 18, 2022. A Work Session will be scheduled for a later date.

B. Ridge Grove Estates, Rev. #4, PLREV-210010

Staff presented a brief overview of the proposed Preliminary Subdivision Plan revision. Next, the Applicant gave their presentation, which was followed by several questions from the Planning Commission.

For the Public Hearing, two (2) members of the public provided comment.

A **MOTION** was made by Mr. Wedding to close the record and the Public Hearing, and move into a Work Session, which was **SECONDED** by Mr. Renner. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Renner to approve the Preliminary Subdivision Plan with the recommendations and findings included in the staff report, incorporating the Tier III requirements of a Public Hearing, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

C. Zoning Text Amendment (ZTA) #21-166, Core Employment / Residential Zone (CER)

Mr. Abdur-Rahman, having previously recused himself, left the meeting room. Staff presented a brief overview of the Applicant's request to amend the Charles County Zoning Ordinance. Next, the Applicant gave their presentation. For the Public Hearing, two (2) members of the public provided comment. The Planning Commission then asked several questions.

A **MOTION** was made by Mr. Renner to close the Public Hearing and the record, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. A **MOTION** was then made by Mr. Renner to enter into a Work Session, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. After a discussion, a **MOTION** was made by Mr. Renner to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

A recess was called at 8:35 p.m. Mr. Abdur-Rahman returned to the meeting and, with all six (6) members present, the meeting resumed at 8:42 p.m.

8. Public Meeting:

None

9. Work Session:

None

10. New Business:

A. BRIEFING: ZTA #22-169 Event Venues

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

B. BRIEFING: Critical Area Remapping

Staff provided a brief overview of the remapping of the Chesapeake Bay Critical Area in Charles County. 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 and announced that Mr. Rice would be filling in for him for the August 1, 2022 Planning Commission meeting.

12. Adjournment:

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 8:56 p.m.


Dawud Abdur-Rahman (Aug 11, 2022 12:20 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk