



PLANNING COMMISSION MEETING

**Minutes of August 1, 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, August 1, 2022, at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
Robin Barnes, Vice-Chairman
Maya Coleman
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
Cyndi Bilbra, Planning Supervisor
Heather Kelley, Planning Supervisor
Cathy Thompson, Planning Supervisor
Kirby Blass, Planner III
Amy Blessinger, Planner III
Kelly Palmer, Planner III
Michael Jurkovic, Planner II
Melissa Hively, Clerk

Not Present:

Dawud Abdur-Rahman, Secretary

1. Call to Order:

The Chair called the meeting to order at 6:02 p.m. with six (6) 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:

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.

4. Chairman's Comments:

Mr. Magoon announced that the August 15, 2022 meeting was likely to be cancelled. An announcement was expected by the end of the week. He also reminded the public that the deadline to submit written comments was 4:30 p.m. on the Friday before the meeting.

5. Personal Appearances:

None

6. Public Hearing:

ZTA #22-169 Event Venues

Staff presented a brief overview of the internal request to amend the Charles County Zoning Ordinance. The Planning Commission asked several questions.

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

A **MOTION** was made by Mr. Barnes to hold close the Public Hearing, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. Next, a **MOTION** was made by Mr. Barnes to close the record, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. Next, a **MOTION** was made by Mr. Renner to move into a Work Session, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The Planning Commission then conducted their Work Session, which included a brief discussion. A **MOTION** was made by Mr. Renner to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

7. Public Meeting:

A. SDP-210063, Highlands, Parcel D

Staff briefly introduced the proposed Site Development Plan. There were no questions for Staff. Next, the Applicant and its representatives made themselves available for questions. The Planning Commission asked several questions. A **MOTION** was made by Mr. Barnes to approve the Site Development Plan with the recommendations and findings included in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

B. SDP-210063, Highlands, Parcel G

Staff briefly introduced the proposed Site Development Plan. There were no questions for Staff. Next, the Applicant and its representatives made themselves available for questions. The Planning Commission asked several questions. A **MOTION** was made by Mr. Wedding to approve the Site Development Plan with the recommendations and findings included in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

C. Villages of Piney Reach, #3, CSP-210002

Staff presented an overview of the Conceptual Subdivision Plan (CSP). Next, the Applicant gave a brief presentation and answered several questions.

For the Public Meeting, three (3) members of the public provided comment.

Staff advised that a summary of comments will be developed and forwarded to the Applicant, which will complete the CSP process.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

A. 2021 Planning Commission Annual Report

Staff presented the 2021 Planning Commission Annual Report. The Planning Commission asked several questions.

A **MOTION** was made by Mr. Renner to approve the Annual Report and forward to the County Commissioners, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

B. Officer Elections

A **MOTION** was made by Mr. Renner to nominate Mr. Barnes for Vice Chair, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Mr. Barnes to nominate Mr. Abdur-Rahamn for Secretary, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

C. New Business for the Planning Commission

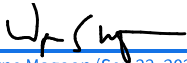
Mr. Magoon announced that Ms. Theobalds would like to conduct a few minutes of board training after the meeting.

11. Director's Report:

None

12. Adjournment:

A **MOTION** was made by Mr. Wedding to adjourn the meeting, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 7:35 p.m.



Wayne Magoon (Sep 22, 2022 09:06 EDT)

Wayne Magoon, Chairman



Melissa Hively, Clerk