



## **PLANNING COMMISSION MEETING**

**Minutes of September 19, 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, September 19, 2022, at 6:00 p.m.

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

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  
Lynn Knaggs, Planning Supervisor  
Kelly Palmer, Planner III  
Kyle Redden, Planner III  
Melissa Hively, Clerk

### **Not Present:**

Wayne Magoon, Chairman

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

The Vice-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. Renner. The vote was unanimous, and the **MOTION** passed.

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

#### **A. August 1, 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. August 29, 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. Barnes noted that the Charles County Fair was held this past weekend and encouraged support for the event next year, as it was reported to be successful.

**5. Personal Appearances:**

None

**6. Public Hearing:**

**Critical Area Remapping – ZMA #21-02 and ZTA #21-169**

Staff presented the proposed Zoning Map Amendment and Zoning Text Amendment associated with the Critical Area Remapping proposal. The Planning Commission asked several questions.

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

A **MOTION** was made by Mr. Abdur-Rahman to close the public record, which was **SECONDED** by Mr. Wedding. After a brief Discussion, the vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Renner to close the Public Hearing, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. 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 conducted a brief Work Session. A **MOTION** was made by Mr. Renner to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

**7. Public Meeting:**

None

**8. Work Session:**

None

**9. Unfinished Business:**

None

## 10. New Business:

### A. Briefing: ZMA 22-01, Maryland Gardens

Staff briefed the Planning Commission on an Applicant's request to amend the Charles County Zoning Map. A Public Hearing is scheduled for October 3, 2022.

### B. Briefing: Docket 90 Amendment #22-90(22) Wooded Glen and Piney Reach

Staff briefed the Planning Commission on an Applicant's request to amend Docket 90. A Public Hearing is scheduled for October 3, 2022.

## 11. Director's Report:

Mr. Campbell presented updated documents outlining the Development Review Process. The Planning Commission asked several questions and concurred with a suggestion to schedule a future Work Session to discuss the development process in detail after an opportunity to review the documents and submit questions to staff. Then, Mr. Campbell provided a brief overview of upcoming agenda items. Mr. Campbell also commented on upcoming and ongoing PGM projects. With reference to future projects, Mr. Renner offered his thoughts on the time frames allotted for Planning Commission Public Hearings and consideration of projects/legislation in instances where the approval timeline is determined by statutory or legislative body schedules.

## 12. Adjournment:

A **MOTION** was made by Mr. Renner to adjourn the meeting, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 7:10 p.m.

*Dawud Abdur-Rahman*

Dawud Abdur-Rahman (Nov 2, 2022 18:37 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk