



PLANNING COMMISSION MEETING

**Minutes of October 3, 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, October 3, 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 (late)
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jim Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Cyndi Bilbra, Planning Supervisor
Heather Kelley, Planning Supervisor
Kelly Palmer, Planner III
Ben Yeckley, Planner III
Michael Jurkovic, Planner II
Melissa Hively, Clerk

1. Call to Order:

The Chair called the meeting to order at 6:03 p.m. with six (6) members in attendance. Mr. Renner later joined the meeting, bringing the total number of members to seven (7).

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:

None

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

A. ZMA #22-01, Maryland Gardens

Staff briefly introduced the proposed Zoning Map Amendment. There were no questions for Staff. Next, the Applicant and their representative appeared and gave a presentation, which included testimony on the part of the Applicant. (Mr. Renner joined the meeting.)

For the Public Hearing, one (1) member of the public provided comment. The Applicant's representative then briefly addressed the comment.

A **MOTION** was made by Mr. Murray to close the Public Hearing and the record, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Barnes 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. Wedding to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

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

Staff introduced the proposed Amendment. There were no questions for Staff. Next, the Applicant appeared and gave their presentation. The Planning Commission asked several questions.

For the Public Hearing, one (1) member 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. Barnes. After a brief discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed. The record shall remain open until 4:30 p.m. on Thursday, November 3, 2022.

7. Public Meeting:

Glymont Dash In, DSP-220014 – Findings of Adequate Public Facilities

Staff presented a brief overview of the Adequate Public Facilities findings. There were no questions for Staff.

Next, the Applicant appeared and made themselves available for questions; however, there were none. A **MOTION** was made by Mr. Barnes 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:

None

10. New Business:

A. Briefing: Affordable Housing

Staff briefed the Planning Commission on the updates and goals of the Affordable Housing Workgroup. The Planning Commission asked several questions.

B. New Business for the Planning Commission

Mr. Renner commented on the impact of applicants' election not to appear in person at hybrid public meetings.

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 County Commissioner agenda items.

12. Adjournment:

A **MOTION** was made by Mr. Wedding to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 7:45 p.m.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Feb 3, 2023 11:57 EST)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk