



PLANNING COMMISSION MEETING

Minutes of August 16, 2021 6:00 p.m.

Teleconference

La Plata, Maryland 20646

The Charles County Planning Commission held its regularly scheduled meeting virtually via Microsoft Teams on Monday, August 16, 2021 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
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
James Campbell, Planning Commission
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Kelly Palmer, Planner III
Ben Yeckley, Planner III
Michael Jurkovic, Planner II
Melissa Hively, Clerk

1. Call to Order:

The Chair called the virtual meeting to order at 6:02 p.m. with seven (7) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Wedding to approve the agenda, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

August 2, 2021 Meeting Minutes

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

4. Chairman's Comments:

Mr. Magoon commented briefly on the continuing public health crisis.

5. Personal Appearances:

It was noted that there were no registered speakers for Personal Appearances.

6. Public Hearing:

None

7. Public Meeting:

A. Rosewick Storage, SDP-210010 - Finding of Adequate Public Facilities

Staff presented an overview of the Adequate Public Facilities Findings. There were no questions for Staff. Next, a representative for the Applicant made himself available to answer questions; however, there were none. He noted a correction to the Staff Report regarding the Water & Sewer category, with which Staff concurred. 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 amended Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

B. Sunstone Grove, XPN #16-0003 - Request for Extension of Time

Staff presented an overview of the Request for an Extension of Time. After the staff presentation, the Planning Commission asked one question. Next, the Applicant made themselves available for questions; however, there were none. A **MOTION** was made by Mr. Murray to issue a approve the Request and accept the conditions and recommendations as presented in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The approval for Sunstone Grove, XPN #16-0003 was extended until September 11, 2025.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

A. Briefing: ZTA 21-164, Flex Space in the Business Park (BP) Zone

Staff briefed the Planning Commission on a pending request to amend the Charles County Zoning Ordinance. After the briefing, the Planning Commission asked several questions. A Public Hearing with the Planning Commission is scheduled for September 20, 2021 Planning Commission meeting.

B. New Business for the Planning Commission

Ms. Hively polled the Planning Commission for any New Business they wished to raise. No new business was raised.

11. Director's Report:

Mr. Campbell provided a brief overview of upcoming items and commented on upcoming and ongoing PGM projects. Mr. Campbell answered several questions from the Planning Commission members and confirmed that there were no registered speakers for the items on the agenda.

12. Adjournment:

A **MOTION** to adjourn the meeting was made by Mr. Wedding, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the meeting adjourned at 6:34 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Sep 3, 2021 16:53 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk