



## **PLANNING COMMISSION MEETING**

**Minutes of August 30, 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 30, 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  
Cynthia Bilbra, Planning Supervisor  
Kirby Blass, Planner III  
Kelly Palmer, Planner III  
Ben Yeckley, Planner III  
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. Barnes to approve the agenda, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

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

#### **August 16, 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 reminded the Planning Commission members to identify themselves when they speak to accommodate participants who were calling into or listening to the meeting rather than viewing. He also commented briefly that the evening's weather may cause connection

issues but encouraged all to reconnect as soon as possible. Mr. Magoon then requested a moment of silence in acknowledgement of the lives lost and the ongoing events in Afghanistan.

**5. Personal Appearances:**

There were no registered speakers for Personal Appearances.

**6. Public Hearing:**

**ZTA 21-164, Flex Space in the Business Park (BP) Zone**

Staff from Planning and Growth Management and the Economic Development Department presented a brief overview of the Applicant's proposed Zoning Text Amendment. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant provided a presentation of its the proposed Amendment, which was followed by several additional questions posed by the Planning Commission.

For the Public Hearing, two (2) members of the public voiced comments on the proposed Amendment. Ms. Hively read one (1) additional comment submitted in writing for the record.

Mr. Barnes made a **MOTION** to close the record, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. Mr. Barnes made a **MOTION** to make a recommendation of Approval to the County Commissioners, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

A recess was called at 7:59 p.m. The meeting resumed with seven (7) members in attendance at 8:13 p.m.

**7. Public Meeting:**

**A. Pinehurst, Revision #1, PLREV-190019 - Request for Extension of Time**

Staff presented an overview of the Request. There were no questions for Staff. Next, the Applicant and their counsel provided its presentation regarding both this item and the following Modification 104 Request. After a brief testimony from the Applicant, the Planning Commission asked several questions. A **MOTION** was made by Mr. Murray to approve the Extension of Time, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. The new expiration date was set to September 14, 2021.

**B. Pinehurst, Revision #1, PLREV-190019 - Modification 104 Request**

After a brief discussion continued from the item above, a **MOTION** was made by Mr. Wedding to approve the Request to extend the approval period for an additional 180 days due to extraordinary circumstances caused by the ongoing COVID-19 pandemic, and to accept the conditions and recommendations as presented in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was five (5) in favor to one (1) against and the **MOTION** passed. The approval for Pinehurst, Revision #1, PLREV-190019 was extended until March 13, 2022.

**C. Heritage Green - DRRA Amendment Review for Findings of Consistency with the 2016 Comprehensive Plan**

Prior to staff presentation, Mr. Murray recused himself due to a conflict. Ms. Theobalds presented a brief overview of the proposed Amendment. Next, the Planning Commission asked several questions. A **MOTION** was made by Mr. Barnes to issue a finding of consistency with the 2016 Comprehensive Plan, which was **SECONDED** by Mr. Abdur-Rahman. The vote was four (4) in favor to (1) opposed and the **MOTION** passed.

**8. Work Session:**

None

**9. Unfinished Business:**

None

**10. New Business:**

**A. Briefing: ZTA #21-162 Veterinarians and Veterinary Hospitals in the CB Zone**

Staff briefed the Planning Commission on a pending request to amend the Charles County Zoning Ordinance. A Public Hearing with the Planning Commission is scheduled for the 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.

Ms. Hively confirmed that there were no registered speakers for the items on the agenda.

**12. Adjournment:**

The meeting adjourned by consensus at 9:36 p.m.

*Dawud Abdur-Rahman*

Dawud Abdur-Rahman (Sep 29, 2021 08:48 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk