



PLANNING COMMISSION MEETING

Minutes of December 6, 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, December 6, 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
Rueben B. Collins II, Commissioner President
Elizabeth Theobalds, Deputy County Attorney
James Campbell, Planning Director
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Amy Blessinger, Planner III
Kelly Palmer, Planner III
Lynn Knaggs, 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:

Prior to the approval of the agenda, Mr. Abdur-Rahman declared that he was recusing himself from the Bryans Road item on the agenda due to a conflict of interest. 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:

November 15, 2021, Minutes

A **MOTION** was made by Mr. Barnes 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 welcomed Commissioner President Collins who appeared as a guest to acknowledge the departure of Mrs. Angela Sherard from the Planning Commission upon the completion of her term at the end of this year. He thanked her for her leadership and recognized her work in role as the first African American and woman chair to lead the Planning Commission through a critical period of development in the County.

5. Personal Appearances:

There were no registered speakers for Personal Appearances.

6. Public Hearing:

None

7. Public Meeting:

A. Trinity Orchard, PLAT-210034

Staff presented a brief overview of the Plat. After staff presentation, the Planning Commission asked several questions. The Applicant appeared and gave their presentation, which was followed by additional questions by the Planning Commission. A **MOTION** was made by Mr. Barnes to refer the application back to the Planning Division so staff could review the Applicant's updated proposal and take the appropriate action, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed.

B. Parklands Neighborhood Clubhouse, SDP-210032

Staff presented a brief overview of the Site Development Plan. The Applicant made themselves available to answer questions; however, there were none. A **MOTION** was made by Mr. Barnes to approve the Site Development Plan with the recommendations and conditions provided in the staff report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

C. Worthington, Phases 3 & 4, Revision #5, PLREV-210009

Staff presented a brief overview of the Applicant's proposal to revise the Worthington, Phases 3 & 4 Preliminary Subdivision Plan. Next, the Planning Commission asked several questions. The Applicant and their representatives gave their presentation, which was followed by several additional questions by the Planning Commission.

For the Public Meeting, five (5) members of the public voiced comments on the proposed Revision.

A **MOTION** was made by Mr. Barnes to deny the Applicant's request on the grounds that it is contrary to the health, safety, and welfare of the community as communicated to the Planning Commission, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

Progress Update

The Planning Director presented a Progress Update memorandum summarizing the status of requests made to Staff by the Planning Commission.

10. New Business:

A. BRIEFING: ZTA 21-165, Independent Living Senior Housing Complex

Staff briefed the Planning Commission on an upcoming Applicant request to amend the Charles County Zoning Ordinance.

B. BRIEFING: Bryans Road Sub-Area Plan

Staff and a consultant briefed the Planning Commission on the Bryans Road Sub-Area Plan. Mr. Magoon and Mr. Barnes confirmed that they would like to participate in an interview offered by the consultant.

C. Planning Commission Rules of Practice and Procedure - Update Work Group

Ms. Hively and Ms. Theobalds briefed the Planning Commission on an upcoming effort to update the Planning Commission Rules of Practice and Procedure. Mr. Wedding and Mr. Murray volunteered to help with the updates.

D. New Business for the Planning Commission

Ms. Hively polled the Planning Commission for any New Business they wished to raise; there was no New Business raised.

11. Director's Report:

Mr. Campbell provided a brief overview of upcoming agenda items. Mr. Campbell also commented on upcoming and ongoing PGM projects, Commissioner items, and Board of Appeals items.

Mr. Magoon thanked Ms. Sherard for her service on the Planning Commission and wished her well. Ms. Sherard made a brief statement addressing the Planning Commission and staff.

12. Adjournment:

The meeting adjourned at 9:33 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jan 18, 2022 19:31 EST)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk