



## **PLANNING COMMISSION MEETING**

**Minutes of November 01, 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, November 1, 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  
Jessica Andritz, Associate County Attorney  
James Campbell, Planning Director  
Kirby Blass, Planner III  
Amy Blessinger, Planner III  
Kelly Palmer, Planner III  
Melissa Hively, Clerk

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

The Chair called the virtual meeting to order at 6:01 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:**

None

### **4. Chairman's Comments:**

Mr. Magoon commented briefly on the ongoing public health emergency.

5. **Personal Appearances:**

There were no registered speakers for Personal Appearances.

6. **Public Hearing:**

**ZTA #21-163, Revising Mixed Use (MX) Zone Development Standards in the Federal Opportunity Zone**

Staff presented a brief overview of the Applicant's proposed Zoning Text Amendment. After the staff presentation, the Applicant provided a presentation of the proposed Amendment. Next, the Planning Commission asked several questions.

For the Public Hearing, two (2) members of the public voiced comments on the proposed Amendments.

Mr. Barnes made a **MOTION** to close the Public Hearing, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. Mr. Barnes made a **MOTION** to hold the record open for seven (7) business days, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

The record shall remain open until 4:30 p.m. on Wednesday, November 10, 2021. Comments should be submitted to the Clerk of the Planning Commission.

7. **Public Meeting:**

**SDP-210020, Highlands, Parcel B.**

Staff presented a brief overview of the Applicant's proposed Site Development Plan. After staff presentation, the Applicant made himself available to answer questions; however, there were none. A **MOTION** was made by Mr. Wedding to approve the Site Development Plan, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed.

8. **Work Session:**

None

9. **Unfinished Business:**

**Progress Update**

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

The Chair asked for two (2) volunteers to join staff on an Affordable Housing Work Group. Mr. Murray, Ms. Coleman, and Mr. Barnes all volunteered. Mr. Campbell accepted all three (3) volunteers.

## **10. New Business:**

### **A. 2022 Meeting Schedule**

Ms. Hively presented two (2) options for the 2022 Planning Commission meeting schedule. The Planning Commission was asked to email Ms. Hively with their preferred choice of schedule.

### **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, however Mr. Barnes asked for an update on the scheduling of a meeting between the Planning Commission and the County Commissioners. Mr. Murray requested St. Charles come before the Planning Commission and present their annual report given to the County Commissioners.

## **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.

## **12. Adjournment:**

Mr. Barnes made a MOTION to adjourn the meeting, which was seconded by Mr. Wedding. The meeting adjourned at 7:10 p.m.

*Dawud Abdur-Rahman*  
Dawud Abdur-Rahman (Jan 18, 2022 19:28 EST)

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Dawud Abdur-Rahman, Secretary

*Melissa Hively*

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Melissa Hively, Clerk