



## **PLANNING COMMISSION MEETING**

**Minutes of November 15, 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 15, 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 Director  
Charles Rice, Assistant Chief of Planning  
Heather Kelley, 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:**

#### **October 18, 2021, Minutes**

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

**4. Chairman's Comments:**

Mr. Magoon commented briefly about the possibility of having in person meetings after the New Year.

**5. Personal Appearances:**

There were no registered speakers for Personal Appearances.

**6. Public Meeting:**

**Atlantic Car Wash, SDP-210064: Adequate Public Facilities Findings**

Staff presented a brief overview of the Adequate Public Facilities findings. After staff presentation, the Planning Commission asked several questions. The Applicant made himself available to answer 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 amended Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

**7. Public Hearing:**

**Amendment to the 2016 Comprehensive Plan: Septic Tier Map**

Staff presented a brief overview of the proposed Amendment to the 2016 Comprehensive Plan. After the staff presentation, the Planning Commission asked several questions.

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

After the public comments, the Planning Commission asked several additional questions. Mr. Barnes made a **MOTION** to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

The record shall remain open until 4:30 p.m. on Thursday, December 16, 2021. Comments should be submitted to the Clerk of the Planning Commission.

**8. Work Session:**

**ZTA 21-163 Revising Mixed Use (MX) zone development standards in the Federal Opportunity Zone**

Staff presented a brief overview of the proposed Amendments, which included a summary of the additional public comments received during the open record period. A **MOTION** was made by Mr. Wedding to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

**9. Unfinished Business:**

**A. 2022 Meeting Schedule**

Ms. Hively announced that Schedule A (1<sup>st</sup> and 3<sup>rd</sup> Monday) received the most preferred responses from the Planning Commission. A **MOTION** was made by Mr. Wedding to adopt Schedule A for the 2022 Planning Commission Meeting Schedule, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. Ms. Hively said the schedule would be posted for the public the next day.

**B. 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:**

**New Business for the Planning Commission**

Ms. Hively polled the Planning Commission for any New Business they wished to raise. Mr. Abdur-Rahman requested that staff consider the accumulative impacts in relation to the traffic mitigation requirements. Mr. Campbell said staff could look into it.

**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. Wedding made a MOTION to adjourn the meeting, which was seconded by Mr. Barnes. The meeting adjourned at 7:32 p.m.

*Dawud Abdur-Rahman*

Dawud Abdur-Rahman (Feb 2, 2022 15:01 EST)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk