



PLANNING COMMISSION MEETING

Minutes of September 20, 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, September 20, 2021, at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
Dawud Abdur-Rahman, Secretary
Maya Coleman
William Murray
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
James Campbell, Planning Director
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Kelly Palmer, Planner III
Ben Yeckley, Planner III
Michael Jurkovic, Planner II
Lynn Knaggs, Planner II
Melissa Hively, Clerk

Not present:

Robin Barnes, Vice-Chairman

1. Call to Order:

The Chair called the virtual meeting to order at 6:05 p.m. with six (6) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

August 30, 2021 Meeting Minutes

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

4. Chairman's Comments:

Mr. Magoon commented briefly on the continuing public health crisis and provided a statement on the process of Conceptual Subdivision Plans.

5. Personal Appearances:

There were no registered speakers for Personal Appearances.

6. Public Hearing:

ZTA #21-162 Veterinarians and Veterinary Hospitals in the CB 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.

Mr. Wedding made a **MOTION** to close the record, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. Mr. Murray 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.

7. Public Meeting:

A. Piney Branch Estates, XPN #12-0016 - Time Extension & Conformity Review

Staff presented an overview of the Request and provided a correction to Condition #4 so that it reads "A turnaround is now also required at the end of each common access drive when required by the Road Ordinance. Revise plan accordingly." After the staff presentation, the Planning Commission asked one question. Next, the Applicant made themselves available for questions; however, there were none.

For the Public Meeting, one (1) member of the public voiced comments on the Request.

A **MOTION** was made by Mr. Wedding to issue an approval of the Request and accept the conditions and recommendations as presented in the Staff Report, including the corrected Condition #4, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The approval for Piney Branch Estates, XPN #12-0016 was extended until August 19, 2025.

B. Percontee, CSP-210001

Staff presented an overview of the Conceptual Subdivision Plan (CSP). Next, the Applicant made themselves available to answer questions; however, there were none.

For the Public Meeting, four (4) members of the public voiced comments on the proposed project.

Staff advised that a summary of comments will be developed and forwarded to the Applicant, which will complete the CSP process.

The Planning Commission acknowledged the CSP and briefly discussed their expectations and the process of CSP presentations to the Planning Commission.

8. Work Session:

None

9. Unfinished Business:

PROGRESS UPDATE: Update to the Forest Conservation Ordinance

Staff provided a brief update on the ongoing updates to the Forest Conservation Ordinance.

10. New Business:

A. Briefing: ZTA 21-163 Revising Mixed Use (MX) zone development standards in the Federal Opportunity Zone

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

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 Commissioner and Board of Appeals items. Mr. Campbell also commented on upcoming and ongoing PGM projects and provided an update on the Planning Commission's request for a Generalized Development Process whitepaper.

12. Adjournment:

The meeting adjourned by consensus at 7:38 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Oct 18, 2021 19:16 EDT)

Dawud Abdur-Rahman, Secretary



Melissa Hively, Clerk