



PLANNING COMMISSION MEETING

Minutes of June 26, 2023, 6:00 p.m.

Hybrid (Virtual & In-Person)

La Plata, Maryland 20646

The Charles County Planning Commission held its regularly scheduled meeting both in-person at the County Government Building and virtually via Microsoft Teams on Monday, June 26, 2023, at 6:00 p.m.

The following persons were present:

Robin Barnes, Chairman
Kevin Wedding, Vice-Chair
Dawud Abdur-Rahman, Secretary
Denard Earl
William Murray
Maya Coleman (Late)
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, Planning Director
Cathy Thompson, Assistant Chief of Planning
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Kelly Palmer, Planner III
Joel Binkley, Planner III
Melissa Hively, Planner I
Amy Brackett, Clerk

Not Present:

Craig Renner

1. Call to Order:

The meeting was called to order at 6:01 p.m. with five (5) members in attendance. Ms. Coleman joined the meeting late, bringing the total number of members in attendance to six (6).

2. Approval of the Agenda:

Prior to the approval of the agenda, Mr. Abdur-Rahman announced that he would be recusing himself the ZTA 22-173, Independent Living Senior Housing Complex Public Hearing. 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:

A. June 5, 2023, Minutes

A **MOTION** was made by Mr. Wedding to approve the Minutes as presented with one minor correction, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

None

5. Personal Appearances:

Nancy Schertler – Discussed the procedure and timing of closing the comment period for public hearings.

6. Public Hearing:

ZTA 22-173, Independent Living Senior Housing Complex

Mr. Abdur-Rahman, having previously recused himself, removed himself from the room. Staff introduced an applicant's request to create a new land use, 3.04.600, Independent Living Senior Housing Complex, and permit it with conditions in the Watershed Conservation District (WCD).

Maya Coleman joined the meeting at 6:39 p.m.

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

A **MOTION** was made by Mr. Murray to close the record, which was **SECONDED** by Mr. Wedding. A vote was taken. The vote was unanimous, and the **MOTION** passed. After a brief discussion, Ms. Theobalds asked if they had meant to hold the record open. A subsequent **MOTION** was made by Mr. Murray to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Wedding. After a brief discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed. The record shall remain open until 4:30 p.m. on Thursday, July 27, 2023.

7. Public Meeting:

St. Charles Retirement Housing Complex, SDP-210013

Mr. Abdur-Rahman, having previously recused himself for the previous agenda item, returned to the meeting room. Staff introduced an Applicants request to approve the Site Development

Plan (SDP) for St. Charles Housing Complex, SDP-210013. Next, Staff and Applicant answered several questions from the Planning Commission.

A **MOTION** was made by Mr. Wedding to approve the project based on the conditions noted in the staff report dated June 26, 2023, which was **SECONDED**, by Mr. Murray. The vote as unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

A. 2022 Planning Commission Annual Report

Staff presented the 2022 Planning Commission Annual Report. The Planning Commission asked several questions.

Maya Coleman left the meeting at 7:26 pm.

A **MOTION** was made by Mr. Wedding to adopt the 2022 Planning Commission Report. After a brief discussion, Mr. Wedding revised his **MOTION** to adopt with a minor correction. Mr. Murray **SECONDED** the motion. The vote was unanimous, and the **MOTION** passed.

B. Briefing: Docket 250 The Villages at Swan Point, Amendment to Indenture

Staff briefed the Planning Commission on an upcoming applicant's request to revise the Zoning Indenture for the Villages at Swan Point. A Public Hearing will be scheduled for a later date.

C. The Clerk polled the members for any additional new business. There was none.

11. Director's Report:

Mr. Rice provide an update on the Affordable Housing Workgroup Session and indicated that the minutes of the first session would be emailed to the members. He requested that members who have signed up for a session and now cannot attend, to please notify the Clerk so another member can fill the spot. Mr. Rice informed the Planning Commission that Ms. Carpenter has invited two guest speakers to the next workgroup session.

12. Adjournment:

A **MOTION** was made by Mr. Renner to adjourn the meeting, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 7:58 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jul 18, 2023 14:48 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk