



PLANNING COMMISSION MEETING

**Minutes of August 21, 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, August 21, 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
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, Planning Director
Cathy Thompson, Assistant Chief of Planning
Heather Kelley, Planning Supervisor
Kirby Blass, Planner III
Joel Binkley, Planner III
Michael Jurkovic, Planner III
Melissa Hively, Planner I
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:01 p.m. with six (6) members in attendance.

2. Approval of the Agenda:

Prior to the approval of the agenda, Mr. Abdur-Rahman announced that he would be recusing himself from the WCD Watershed Conservation District ZTA #22-170 Zoning Text Amendment Public Hearing on this evening's agenda. Mr. Abdur-Rahman also disclosed his involvement with The Bryans Road Sub Area Plan and stated that his participation in the Myers Estates item on the evening's agenda would not constitute a conflict of interest. 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. July 17, 2023, Minutes

A **MOTION** was made by Mr. Murray to approve the Minutes. which was **SECONDED** by Mr. Murray. Mr. Abdur-Rahman did not participate in the vote because he was not present at the July 17th meeting. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

A. Dash-In Food Stores, ZMA 23-01

Staff introduced an applicant's request to amend the Charles County Zoning Map.

The Applicant's representatives then gave a brief presentation and provided testimony of two witnesses.

The Planning Commission members asked the Applicants representatives several questions. There were no comments from the public on the proposed Amendment. A **MOTION** was made by Mr. Murray to close the hearing, which was **SECONDED** by Mr. Wedding. A vote was taken. The vote was unanimous, and the **MOTION** passed. A second **MOTION** was made by Mr. Wedding to close the record which was **SECONDED** by Mr. Murray. A vote was taken. The vote was unanimous, and the **MOTION** passed. After a brief discussion, a **MOTION** to recommend approval of ZMA 23-01 was made by Mr. Wedding and was **SECONDED** by Mr. Murray. After additional discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed.

B. WCD Watershed Conservation District ZTA #22-170 - Zoning Text Amendment

(Mr. Abdur-Rahman, having previously recused himself, removed himself from the room).

The Planning Director gave a brief history of the request, which was followed by staff's presentation.

Staff answered several questions from the Planning Commission. (*Ms. Coleman left the meeting at 7:48 p.m.*) One (1) member of the public provided comment on the proposed text amendment. A **MOTION** was made by Mr. Murray to close the hearing, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** Passed. A **MOTION** was made by Mr. Murray to hold the record open for 150 days, which was **SECONDED** by Mr. Wedding. After a brief discussion, Mr. Murray **REVISED his MOTION** to holding the record open for 120 days, which was **SECONDED** by Mr. Wedding. The Motion was **RESCINDED** after the Planning Director provided clarification of staff's request. A **MOTION** was made to close the record by Mr. Murray, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Murray to recommend approval of the amendments outlined in ZTA #22-170 with the strong recommendation to the County Commissioners to amend the one lot per 20-acre density requirement to a one lot per 10-acre density requirement. The **MOTION** was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

7. Public Meeting:

Myers Estates Parcel "A ", Revision #1 PLREV-220006 Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review

(Mr. Abdur-Rahman, having previously recused himself for the previous agenda item, returned to the meeting room).

Staff provided an overview of the Applicant's request for an extension of the approval for the Preliminary Subdivision Plan (PSP) for Myers Estates, Parcel A, PLREV-220006. Next, the Applicant appeared and made himself available to answer questions from the Planning Commission. There were no public comments.

A **MOTION** was made by Mr. Wedding to approve the extension based on the conditions noted in the staff report dated August 21, 2023, which was **SECONDED**, by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

None

11. Director's Report:

Mr. Rice provide an update on the Affordable Housing Workgroup Sessions. He requested that members who have interest in attending a session to please sign up. Mr. Rice informed the Planning Commission of upcoming agenda items.

12. Adjournment:

A **MOTION** was made by Mr. Wedding to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting adjourned at 8:23 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Sep 20, 2023 15:10 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk