

**Planning Commission (Monday, March 21, 2022)**

*Generated by Planning Comm on Tuesday, March 22, 2022*

**Members Present**

J. Howard Thompson, Chairman  
Joseph L. Van Kirk, Co-Chairman  
William R. Hall III  
Joseph Fazekas  
Merl Evans  
Patricia Robrecht  
Kim Summers  
Joseph St. Clair, Alternate

**Meeting called to order at 6:31 PM**

1. CALL TO ORDER
2. AGENDA
3. ROLL CALL

**4. REVIEW AND APPROVAL OF MINUTES**

Move to approve the minutes of the March 14, 2022, meeting.

Motion by Joseph Fazekas, second by Patricia Robrecht.

Final Resolution: Motion Carries

Yea: J. Howard Thompson, William R. Hall III, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, Joseph L. Van Kirk

**5. PUBLIC HEARING: 21-132-003 Three Notch Commercial (Royal Farms/Starbucks Charlotte Hall) Concept Site Plan**

In the matter of CONCEPT SITE PLAN # 21-13200003, Three Notch Commercial, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be APPROVED WITH THE FOLLOWING CONDITIONS:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.
- b. A sign must be posted on building not allowing truck idling during deliveries.
- c. Traffic Option Design #2, a designated left turn lane, a left/ through lane, and a designated right turn lane, from the signalized intersection of Oaks Rd. and Point Lookout Rd..

Motion by Joseph Fazekas, second by Merl Evans.

Final Resolution: Motion Fails

Yea: Joseph Fazekas, Merl Evans, Joseph L. Van Kirk

Nay: J. Howard Thompson, William R. Hall III, Patricia Robrecht, Kim Summers

**6. ADJOURN**

I move to adjourn the March 21, 2022, Planning Commission meeting at 8:45 p.m.

Motion by Joseph Fazekas, second by Kim Summers.

Final Resolution: Motion Carries

Yea: J. Howard Thompson, William R. Hall III, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers,  
Joseph L. Van Kirk