



PLANNING COMMISSION MEETING

**Minutes of March 17, 2025, 6:00 p.m.
Hybrid (Virtual & In-Person)
La Plata, Maryland 20646**

The Charles County Planning Commission held their regularly scheduled meeting both in-person at the County Government Building and virtually via Microsoft Teams on Monday March 17, 2025 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
William Murray, Vice Chair
Dawud Abdur-Rahman, Secretary
Jeffrey Bossart
Denard Earl
Semia Hackett
Ryan Sekuterski
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Cathy Thompson, AICP, Assistant Chief of Planning
Heather Kelley, AICP, Planning Supervisor
Joel Binkley, AICP, Planning Supervisor
Kirby Blass, Planner III
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:02 p.m. with seven (7) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Murray to approve the agenda, which was **SECONDED** by Mr. Bossart. Prior to the vote, Mr. Abdur Rahman recused himself from item 8a. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

None

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. New Business:

6.a Officer Elections:

Mr. Bossart nominated Mr. Murray as Vice Chair. Having no other nominations, a vote was taken, and Mr. Murray was unanimously voted in to continue his role as Vice Chair.

Mr. Murray nominated Mr. Abdur-Rahman as Secretary. Having no other nominations, a vote was taken, and Mr. Abdur-Rahman was unanimously voted in to continue his role as Secretary.

6.b Briefing: Zoning Text Amendment (ZTA #23-186 Master Sign Plan for the Transit Oriented Development (TOD) Properties:

Staff briefed the Planning Commission on an Applicant's request to amend the Charles County Zoning ordinance. A Public Hearing will be scheduled for a future date.

7. Public Hearing:

None

8. Public Meeting:

8.a Falcon Ridge, XPN #98-0004 – Request for Modification per Section 278-104

Prior to the start of the Public Meeting, Mr. Abdur-Rahman, having previously recused himself, left the meeting room.

Staff presented an Applicant's request for a Modification per Section 278-104 of the Subdivision Regulations to Section 278-25(I) to allow an extension of the approved Preliminary Subdivision Plan for an additional 12 months. The Planning Commission had no questions for staff. Next, the Applicant and their representative presented their justification for the request and answered several questions from the Planning Commission members.

Six members of the public provided comments.

Mr. Bossart made a **MOTION** to approve the request for a one-year extension and to require the Applicant to provide an update to the Planning Commission in six months to provide the Planning Commission with a progress report to determine if the one-year extension is sufficient or if more time would need to be granted. The motion was **SECONDED** by Ms. Hackett. After a brief discussion of the six-month update requirement, a vote was taken, and the **MOTION** was unanimously passed.

A brief recess was taken at 7:20 p.m. The meeting resumed at 7:26 p.m. with all seven (7) members in attendance.

9. Work Session:

None

10. Unfinished Business:

10.a Fiscal Year 2026-30 Requested Capital Improvement Program List Approval

Staff provided a draft letter of approval for the Planning Commission members to consider. After discussion, a **MOTION** was made by Ms. Hackett to approve the Requested Capital Improvement Program List as presented and the drafted approval letter with the addition of a paragraph requesting funds be added to support additional staffing and/or consultants to assist with Affordable Housing efforts. The revised letter of approval is to be reviewed and signed by Kevin Wedding, Chair. The motion was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

11. Poll of Planning Commission Members for New Business:

Ms. Brackett polled the Planning Commission for any New Business they wished to raise; there was no New Business raised.

12. Director's Report:

Mr. Rice provided a brief overview of an upcoming Public Hearing scheduled for the Planning Commission. He also commented on the Comprehensive Plan Update, stating that the consultant who was awarded the contract would be introduced to the Planning Commission at a future meeting.

13. Adjournment:

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 8:18 p.m.


Kevin Wedding (Apr 8, 2025 15:45 EDT)

Kevin Wedding, Chair



Amy Brackett, Clerk

Attached and incorporated herein: March 17, 2025, Summary of Planning Commission Decisions



Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646
301-645-0692

Kevin Wedding
Chair

William Murray
Vice Chair

Dawud Abdur-Rahman
Secretary

Summary of Planning Commission Decisions March 17, 2025

Item: 8.a Falcon Ridge, XPN #98-0004 – Request for Modification per Section 278-104

The Planning Commission approved the Request for Modification Section 278-25(I) of the Subdivision Regulations and extended the approval of the Preliminary Subdivision Plan for an additional 12 months.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- The extenuating circumstances leading to project delays.
- Residents' and public support for granting the extension.
- The Applicant agreed to provide a status update to the Planning Commission in six months.

Item 10.a. Fiscal Year 2026-30 requested Capital Improvement Program List Approval

The Planning Commission accepted the recommendations for consistency and funding considerations of the projects indicated in the FY2026-30 Requested CIP List that implement the Comprehensive Plan and the draft letter accepting the recommendations with the addition of a paragraph requesting funds be added to support additional staffing and/or consultants to assist with Affordable Housing efforts. The revised letter of approval is to be reviewed and signed by Kevin Wedding, Chair.

Factors considered in reaching the decision were as follows:

- The detailed presentation given by staff.
- All projects were rated I or II for consistency with the Comprehensive Plan.

Kevin Wedding
Kevin Wedding (Apr 8, 2025 15:45 EDT)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk