



## **PLANNING COMMISSION MEETING**

**Minutes of March 3, 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 3, 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  
Cathy Thompson, AICP, Assistant Chief of Planning  
Heather Kelley, AICP, Planning Supervisor  
Joel Binkley, AICP, Planning Supervisor  
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. The vote was unanimous, and the **MOTION** passed.

### **3. Approval of the Minutes:**

#### **3.a February 3, 2025**

A **MOTION** was made by Mr. Bossart to accept and approve the minutes as presented and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on February 3, 2025. The motion was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

#### **3.b February 24, 2025**

A **MOTION** was made by Mr. Bossart to accept and approve the minutes as presented. The motion was **SECONDED** by Mr. Sekuterski. The vote was unanimous, and the **MOTION** passed.

4. **Chairman’s Comments:**

None

5. **Personal Appearances:**

None

6. **Public Hearing:**

None

7. **Work Session:**

None

8. **New Business:**

**8.a Briefing: Charles County Public Transportation VanGo Overview**

Jeffrey Barnett, Chief of Transit, presented an informational overview of Charles County’s VanGo service. Planning Commission members then asked several questions.

**8.b Briefing: Affordable Housing and Fiscal Impacts**

Jacob Dyer, Acting Director of Fiscal & Administrative Services, provided a briefing on the fiscal impacts of Affordable Housing. Next, Planning Commission members asked several questions.

**8.c Affordable Housing Update**

Staff provided an update on the ongoing Affordable Housing efforts which included outstanding items for discussion and a timeline for next steps.

9. **Public Meeting:**

**9.a Piney Branch Estates, Revision #2, PLREV-250003, Preliminary Subdivision Plan Revision**

Staff presented an Applicant’s request for approval of a revision to their approved Preliminary Subdivision Plan. Next, the Applicant commented that they are in concurrence with the staff’s findings and provided reasoning for the revision. Planning Commission members then asked several questions of staff.

There were no comments from the public.

Mr. Murray made a **MOTION** to approve Revision #2, PLREV-250003 Piney Branch Estates based upon the archaeological findings that were approved and the staff report supporting those archaeological findings as it relates to the revision to condition #5. The motion was **SECONDED** by Mr. Sekuterski. Ms. Theobalds then asked Mr. Murray to repeat his motion to include clarification of Condition #5. Mr. Murray **AMENDED** his motion to approve Revision #2, PLREV-0250003 Piney Branch Estates and the revision to Condition #5 so that it reads as follows:

*“A Phase IB archaeological survey, restricted to within the limits of the lot lines, is required to be conducted on the Piney Branch Estates property prior to the issuance of any development services permits. The findings must be provided to the Historic Preservation Commission for review and comment.*

The amended motion was **SECONDED** by Mr. Sekuterski. After a brief discussion, it was agreed by the Planning Commission members that Condition #5 would also include that a Memorandum be provided to the Planning Commission as an administrative note. The vote was unanimous, and the **MOTION** passed.

**8. New Business (continued):**

**8.d Poll of the Planning Commission Member for any New Business**

This item was inadvertently passed over earlier in the meeting and was addressed at this time.

The Clerk polled the Planning Commission members for any new business they wished to raise. No new business was raised; however, Mr. Murray commented on the next agenda item, and recommend that the Planning Commission members look in depth at the Capital Improvements Program and add a recommendation to add funds for Affordable Housing.

**10. Unfinished Business:**

**10.a Review of the Fiscal Year 2026-30 Requested Capital Improvement Program**

Staff provided a review of the presentation originally given at the February 24, 2025 meeting and answered several questions from the Planning Commission. This item will be continued at the next scheduled Planning Commission meeting.

**11. Director’s Report:**

Ms. Thompson provided a status on the Comprehensive Plan Update.

**12. Adjournment:**

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 8:04 p.m.

Kevin Wedding  
Kevin Wedding (Apr 8, 2025 15:38 EDT)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk

*Attached and incorporated herein: March 3, 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 3, 2025

### **Item: 9.a Piney Branch Estates, Revision #2, PLREV-250003, Preliminary Subdivision Plan Revision**

The Planning Commission approved the revision with a modification to condition #5.

Factors considered in reaching the decision were as follows:

- Planning and Growth Management now has an Archeologist on staff and did not at the time of the original Preliminary Subdivision Plan approval.
- The Phase 1B Archeology Survey that was submitted did not identify any significant Cultural Resources.
- The detailed analysis provided in the Staff Report and the conditions enumerated within.

Kevin Wedding  
Kevin Wedding (Apr 8, 2025 15:38 EDT)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk