



PLANNING COMMISSION MEETING

**Minutes of May 19, 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 May 19, 2025 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
William Murray, Vice Chair
Dawud Abdur-Rahman, Secretary
Semia Hackett
Jeffrey Bossart
Denard Earl
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
Kelly Palmer, CFM, Planner III
Lisa Cureton, Acting Clerk

Not Present:

Ryan Sekuterski

1. Call to Order:

The meeting was called to order at 6:00 p.m. with six (6) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Ms. Hackett to approve the agenda, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

None

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

None

7. Public Meeting:

7.a Village of Wooded Glen, Neighborhood 5, Horizon, Parcels C & D, SDP-240012

Staff presented the Site Development Plan for Village of Wooded Glen, Neighborhood 5, Horizon, Parcels C&D, SDP-240012. Next, staff and the applicant answered questions from the Planning Commission members.

There were no public comments.

A **MOTION** was made by Mr. Murray to approve SDP-240012 with the conditions noted in the staff report. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

7.b Village of Wooded Glen, Neighborhood 5, Horizon, Parcels F & G, SDP-240038

Staff presented the Site Development Plan for Village of Wooded Glen, Neighborhood 5, Horizon, Parcels F & G, SDP-240038. Next, staff and the applicant answered questions from the Planning Commission members.

There were no public comments.

A **MOTION** was made by Mr. Murray to approve SDP-240038 with the conditions noted in the staff report. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

8. Work Sessions:

None

9. Unfinished Business:

9.a Affordable Housing Update

Staff provided a brief presentation outlining progress made and next steps in the development of the Affordable Housing Strategy Report. Next, the Planning Commission members provided some initial feedback on the first half of the report. Planning Commission members were tasked with review of the first half of the report and submitting any additional feedback they may have.

10. New Business:

None

11. Poll of Planning Commission Members for New Business:

Ms. Cureton polled the Planning Commission for any new business they wished to raise. Mr. Wedding inquired on the status of the Planning Commission receiving a “white paper” which would outline the

development process from start to finish for the benefit of new Planning Commission members. Ms. Theobalds stated that a meeting is on the schedule with staff to develop one. Mr. Bossart inquired about a previously requested presentation to the Planning Commission by Public Works. Mr. Rice indicated that he will work on getting a date on the schedule. Ms. Hackett added a reminder to staff that the Planning Commission members are interested in a briefing of the next annual Capital Improvement Program list in advance of approval.

12. Director's Report:

Mr. Rice reminded the Planning Commission members that their feedback on the Affordable Housing Strategy Report will be appreciated. Mr. Rice provided an update on upcoming County Commissioner Public Hearing items.

13. Adjournment:

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:02 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jun 9, 2025 09:30 EDT)

Dawud Abdur-Rahman, Secretary

Lisa Cureton

Lisa Cureton, Acting Clerk

Attached and incorporated herein: May 19, 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 May 19, 2025

Item: 7.a Village of Wooded Glen, Neighborhood 5, Horizon, Parcels C & D, SDP-240012

The Planning Commission approved SDP-240012 with the conditions included in the staff report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.

Item: 7.b Village of Wooded Glen, Neighborhood 5, Horizon, Parcels F & G, SDP-240038

The Planning Commission approved SDP-240012 with the conditions included in the staff report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Jun 9, 2025 09:30 EDT)

Dawud Abdur-Rahman, Secretary

Lisa Cureton

Lisa Cureton, Acting Clerk