



PLANNING COMMISSION MEETING

**Minutes of May 5, 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 5, 2025 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
Dawud Abdur-Rahman, Secretary
Jeffrey Bossart
Denard Earl
Ryan Sekuterski
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Cathy Thompson, AICP, Assistant Chief of Planning
Kirby Blass, Planner III
Amy Blessinger, Planner III
Amy Brackett, Clerk

Not Present:

William Murray, Vice Chair
Semia Hackett

1. Call to Order:

The meeting was called to order at 6:02 p.m. with five (5) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Bossart to approve the agenda, which was **SECONDED** by Mr. Abdur-Rahman. Prior to the vote, Mr. Abdur-Rahman stated that he would not be recusing himself from item 10.a due to his involvement in the Bryans Road Community. 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:

6.a Zoning Text Amendment (ZTA) #24-186 Master Sign Plan for Transit Oriented Development (TOD) Properties.

Staff presented the proposed Zoning Text Amendment (ZTA). Next, staff answered questions from the Planning Commission members. The Applicant then provided a short presentation and answered questions from the Planning Commission members.

There were no comments from the public.

A **MOTION** was made by Mr. Abdur-Rahman to close the record. The motion was **SECONDED** by Mr. Sekuterski. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made to close the Public Hearing and move to a Work Session by Mr. Abdur-Rahman. The motion was **SECONDED** by Mr. Sekuterski. The vote was unanimous, and the **MOTION** passed.

After discussion and additional clarifying questions were answered by Planning Staff, a **MOTION** was made by Mr. Bossart to forward a recommendation of approval of the ZTA to the County Commissioners for consideration. The motion was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

7. Public Meeting:

None

8. Work Sessions:

None

9. Unfinished Business:

None

10. New Business:

None

11. Poll of Planning Commission Members for New Business:

Ms. Brackett polled the Planning Commission for any New Business they wished to raise. Mr. Abdur-Rahman 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.

12. Director’s Report:

Mr. Rice provided an update on upcoming County Commissioner Public Hearing items and asked Ms. Brackett to provide an overview of upcoming Planning Commission items.

13. Adjournment:

A **MOTION** was made by Mr. Abdur-Rahman to adjourn the meeting, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:05 p.m.

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

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: May 5, 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 5, 2025

Item: Zoning Text Amendment (ZTA) #24-186, Master Sign Plan for Transit Oriented Development (TOD) Properties.

The Planning Commission forwarded a recommendation of approval of ZTA #24-186 to the County Commissioners.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- This ZTA mirrors the same language framework codified in the Zoning Ordinance via Bill 2021-08.
- Staff's assurance that adoption of the amendment does not permit the Applicant to bypass compliance with Article 19 but rather provides the mechanism to offer alternatives for approval.

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

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk