



PLANNING COMMISSION MEETING

**Minutes of June 2, 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 June 2, 2025 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
Dawud Abdur-Rahman, Secretary
Semia Hackett
Jeffrey Bossart
Denard Earl
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
Amy Brackett, Clerk

Not Present:

William Murray, Vice Chair

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 Mr. Bossart to approve the agenda, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a April 7, 2025 Minutes

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 April 7, 2025. The motion was **SECONDED** by Mr. Earl. Prior to the vote, Mr. Abdur-Rahman recused himself from voting as he was not in attendance at this meeting. The vote was unanimous among the remaining members, and the **MOTION** passed.

3.b May 5, 2025 Minutes

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 May 5, 2025. The motion was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

3.c May 19, 2025 Minutes

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 May 19, 2025. The motion was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

4. Chairman’s Comments:

None

5. Personal Appearances:

Nancy Schertler provided comments regarding the upcoming Comprehensive Plan Update process and the importance of public participation in the planning and implementation of community goals.

Howard Dent provided comments regarding the upcoming Comprehensive Plan Update process, the Climate Action Plan, the importance of public participation, and concern that the County will rely too heavily upon consultants.

6. Public Hearing:

None

7. Public Meeting:

7.a Highlands Neighborhood, Revision #3 PLREV-250001

Staff introduced the proposed Revision to the Preliminary Subdivision Plan for the Highlands Neighborhood. Next, staff and the Applicant answered questions from the Planning Commission members.

There were no public comments.

A **MOTION** was made by Mr. Bossart to approve Highlands Neighborhood, Revision #3, PLREV-250001 with the conditions noted in the staff report. The motion was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

8. Work Sessions:

None

9. Unfinished Business:

9.a Affordable Housing Update

Planning Commission members provided feedback on the first half of the Affordable Housing Strategy report. Staff asked that any additional feedback be sent via email to the Clerk.

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. Ms. Hackett spoke on a study being conducted by the Maryland Department of Transportation (MDOT) regarding the Southern Maryland Rapid Transit (SMRT) project, noting a public meeting taking place Thursday, June, 5, 2025.

12. Director's Report:

Mr. Rice announced that a presentation on the School Allocation Cycle will be given at the next scheduled Planning Commission meeting. He then provided an update on upcoming items for the County Commissioners' Public Hearing. Lastly, addressing concerns that the public may believe the Comprehensive Plan Update is further along than it is, Mr. Rice clarified that the process is still in its early stages and has not yet reached the public input phase.

13. Adjournment:

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 6:44 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jul 8, 2025 10:44 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: June 2, 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 June 2, 2025

Item: 7.a Highlands Neighborhood, Revision #3, PLREV-250001

The Planning Commission approved Highlands Neighborhood, Revision #3, PLREV-250001 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.
- Assurance from the Applicant that RPZ impacts are under the 5,000 sq/ft threshold; therefore, no requirements for mitigation were needed.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Jul 6, 2025 10:44 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk