



PLANNING COMMISSION MEETING

**Minutes of July 7, 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 July 7, 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
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Heather Kelley, AICP, Planning Supervisor
Kelly Palmer, CFM, Planning Supervisor
Kirby Blass, Planner III
Melissa Hively, Planner II
Joel Binkley, AICP, Planning Supervisor
Devin Park, Planner I
Amy Brackett, Clerk

Not Present:

Semia Hackett
Ryan Sekuterski

1. Call to Order:

The meeting was called to order at 6:01 p.m. with five (5) 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 June 2, 2025 Minutes

Prior to a motion being made, Mr. Murray recused himself from voting as he was not in attendance at this meeting. 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 June 2, 2025. The motion was **SECONDED** by Mr. Earl. The vote was unanimous among the remaining members, and the **MOTION** passed.

4. **Chairman's Comments:**

None

5. **Personal Appearances:**

None

6. **New Business Part A:**

6.a Briefing: School Allocation Cycle

Staff briefed the Planning Commission members on the school allocation cycle and the process of school allocation granting. Staff then answered several questions from Planning Commission members.

7. **Public Hearing:**

None

8. **Public Meeting:**

8.a CoStarr Storage, LLC, 11 Henry Ford Circle, SDP-230053

Staff presented an applicant's request for approval of Site Development Plan, SDP-230053. A Planning Commission member asked a question of staff. Next, the Applicant presented their request and answered additional questions from Planning Commission members.

There were no comments from the public.

A **MOTION** was made by Mr. Murray to approve SDP-230053 with the conditions listed in the staff report. The Motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

8.b Gleneagles North, Revision #6, (Fairway Village), SDP-240041 – Fairway Village Multi-family

Staff presented an applicant's request for approval of the Site Development Plan SDP-240041. A Planning Commission member asked a question of staff, then the Applicant presented their request and answered additional questions from Planning Commission members.

One member of the public provided comments.

A **MOTION** was made by Mr. Murray to approve SDP-240041 with the conditions listed in the staff report. Prior to the motion being seconded, Mr. Bossart asked one additional question of the Applicant and then proceeded to **SECOND** the Motion. The vote was unanimous, and the **MOTION** passed.

9. **Work Sessions:**

None

10. Unfinished Business:

None

11. New Business Part B:

11.a 2024 Planning Commission Annual Report

Staff presented the 2024 Planning Commission Annual Report to the Planning Commission members for comment. Next, the Planning Commission members provided feedback.

A **MOTION** was made by Mr. Murray to accept the 2024 Planning Commission Annual Report with the amended changes and approved by the Chair. Mr. Abdur-Rahman requested to have the revised report reviewed by the Planning Commission before adoption. After a brief discussion, Mr. Murray withdrew his motion and the Planning Commission reached consensus to have the revised report presented at the next scheduled meeting for approval.

12. Poll of Planning Commission Members for New Business:

Ms. Brackett polled the Planning Commission for any new business they wished to raise. Mr. Bossart commented on a plan for construction on MD225 and the potential impact on emergency service response time.

13. Director's Report:

Mr. Rice provided a preview of items on the agenda for the next Planning Commission meeting.

14. Adjournment:

A **MOTION** was made by Ms. Murray to adjourn the meeting, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 8:24 p.m.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Aug 21, 2025 09:01:06 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: July 7, 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 July 7, 2025

Item: 8.a CoStarr Storage, LLC, 11 Henry Ford Circle, SDP-230053

The Planning Commission approved the applicant's request for approval of Site Development Plan, SDP-230053 with the condition listed in the staff report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- Concerns with Storm Water Management have been addressed.
- The Phase 1 Archeology report indicated further study is not required.
- The applicant proactively addressed Homeowner Association concerns.

Item: 8.b Gleneagles North, Revision #6, (Fairway Village), SDP-240041 – Fairway Village Multi-family

The Planning Commission approved the applicant's request for approval of Site Development Plan, SDP-230053 with the conditions listed in the staff report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- Applicant acknowledgement and acceptance of/compliance with conditions recommended in Staff Report
- The development's design, layout, commercial offering and diversity of housing types will offer options for affordable housing purchase priced for first time buyers.
- Concerns about potential traffic issues are being addressed.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Aug 21, 2025 09:01:06 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk