



PLANNING COMMISSION MEETING

**Minutes of August 4, 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 August 8, 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
Charles Rice, AICP, Planning Director
Heather Kelley, AICP, Planning Supervisor
Joel Binkley, AICP, Planning Supervisor
Lynn Knaggs, Planning Supervisor
Katelyn Klueh, Planner I
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:01 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 Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

None

4. Chairman's Comments:

Mr. Wedding encouraged respectful, civil and courteous discussion and debate of the work session item this evening.

5. Personal Appearances:

One member of the public, having pre-registered to speak virtually, did not answer when dialed in by the clerk via phone.

6. Public Hearing:

None

7. Public Meeting:

None

8. Work Sessions:

None

9. Unfinished Business:

9.a Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Request for Modification from § 278-251(2)(a)[5] Major Subdivisions Review Procedures

fter Chairman Wedding opened the discussion of the work session noting the abundance of comments received from the public and issues raised by the Planning Commission members at the public hearing. A **MOTION** was made by Mr. Murray to deny the request for extension for Piney Branch Estates, PLREV-250003 noting that the extenuating circumstances noted in the application were self-imposed. The motion was **SECONDED** by Mr. Sekuterski. The vote was unanimous, and the **MOTION** passed.

9.b Affordable Housing Update

Mr. Binkley introduced the discussion of the Affordable Housing Update with a presentation from Mark Thompson and Paul Ruppert with the Charles County Economic Development Department. After an opportunity for questions, Staff then provided opportunity for the Planning Commission members to provide feedback on Part II of the Affordable Housing Strategy. The Planning Commissioner members requested additional time to review the strategy and asked staff to provide additional information.

10. New Business:

10.a Poll of Planning Commission Members for New Business

Ms. Brackett polled the Planning Commission for any new business they wished to raise. Mr. Wedding asked for an update on a previous request for a White Paper outlining the development process. Mr. Abdur-Rahman asked for a briefing on the county's Storm Water Management plan, specifically on the impact of development in Waldorf on the Mattawoman Creek.

11. Director's Report:

Mr. Rice thanked Mr. Thompson and Mr. Ruppert for their presentation.

12. 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 7:34 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Aug 21, 2025 09:02:54 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: August 4, 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 August 4, 2025

Item: 9.a Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Request for Modification from § 278-25I(2)(a)[5] Major Subdivisions Review Procedures

The Applicant sought relief from § 278-25I(2)(a)[5] Major Subdivisions Review Procedures and requested a modification pursuant to Section 104 of the Subdivisions Regulations to extend the expiration of its preliminary plan. Under this section, the Applicant has the burden of proving that several criteria have been met. The Planning Commission denied the request for the modification finding specifically that the applicant did not demonstrate to their satisfaction that the exceptional circumstance was not self-imposed.

Additional factors considered in reaching the decision were as follows:

- Planning Commission acknowledged the passing of the property owner as an extraordinary circumstance.
- The plan was approved in 2013 and Planning Commission acknowledges zoning change, tier map changes
- 15 lots could have been developed in 2022 or 2023 with the initial availability of school seats.
- Public testimony against approval.
- Delays cited were self-imposed because the Health Department changes to sewage easement plat requirements would not have been a factor had the applicant moved forward with the project in 2022 or 2023

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Aug 21, 2025 09:02:54 EDT)

Dawud Abdur-Rahman, Chair

Amy Brackett

Amy Brackett, Clerk