



## **PLANNING COMMISSION MEETING**

**Minutes of September 15, 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 September 15, 2025 at 6:00 p.m.

### **The following persons were present:**

Kevin Wedding, Chair  
William Murray, Vice Chair

Jeffrey Bossart  
Denard Earl  
Ryan Sekuterski  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, AICP, Planning Director  
Heather Kelley, AICP, Planning Supervisor  
Joel Binkley, AICP, Planning Supervisor  
Kyle Redden, Planner III  
Melissa Hively, Planner II  
Amy Brackett, Clerk

### **Not present:**

Dawud Abdur-Rahman, Secretary  
Semia Hackett

### **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 August 18, 2025 Minutes**

A **MOTION** was made by Mr. Murray to approve the minutes as presented, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

### **4. Chairman's Comments:**

Mr. Wedding, having no comments, yielded his time to Mr. Binkley. Mr. Binkley provided an update on the Affordable Housing Strategy and provided comment and informed the Planning Commission on

the County's Engage page, which provides opportunity for online feedback. He then announced that the Planning Commission will hold a Public Meeting on October 6, 2025 to gather public input on the Affordable Housing Strategy Report.

5. **Personal Appearances:**

None

6. **Public Hearing:**

None

7. **Public Meeting 1:**

**Villages at Swan Point, XPN 07-0010 - Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review**

Staff introduced the Applicant's request for an extension of the approval for the Preliminary Subdivision Plan (PSP) for Villages at Swan Point, XPN 07-0010. Staff then answered questions from the Planning Commission members. Next, the Applicant's representatives presented their request and answered several questions from Planning Commission members.

Several members of the public provided comments.

At the request of the Planning Commission, the Applicant provided comments on concerns raised by the public and answered several more questions from Planning Commission members.

A **MOTION** was made by Mr. Murray to approve the extension subject to the twenty-six (26) conditions in the staff report. The motion was **SECONDED** by Mr. Earl. After discussion among the Planning Commission members, a roll call vote was taken, and the results were as follows:

Jeffrey Bossart – No  
Bill Murray – Yes  
Denard Earl – No  
Ryan Sekuterski – No  
Kevin Wedding – Did not vote

The vote was one (1) in favor to three (3) against; the **MOTION** did not pass.

After further discussion by the Planning Commission members and additional statements from the Applicant, a **MOTION** was made by Mr. Bossart to hold the record open until October 3, 2025. After additional discussion of the motion and clarifications, Mr. Bossart made a **MOTION** to hold the record open for fourteen (14) days. The **MOTION** was seconded by Mr. Sekuterski. After additional clarification and discussion, a roll call vote was taken, and the results were as follows:

Mr. Murray - No  
Mr. Bossart - Yes  
Mr. Earl - No  
Mr. Sekurterski – Yes  
Mr. Wedding - Yes

The vote was three (3) in favor to two (2) against, the **MOTION** passed.

The record shall remain open until 4:30 p.m. on Tuesday, September 30, 2025. All comments are to be submitted to the Clerk for the Planning Commission.

**8. New Business 1:**

**8.a Update – Falcon Ridge, XPN #98-0004-Request for Modification per Section 278-104**

The Applicant for Falcon Ridge, XPN #98-0004 provided an update on project progress. Concern was raised by the Applicant that there may be need for an additional extension. The Applicant and the Planning Commission discussed the concern and reached a consensus that the Applicant will come before the Planning Commission in February of 2026 to provide confirmation they will meet the 25% completion requirement by the plan expiration date or will have submitted a formal request with the Department of Planning and Growth Management for another Modification to extend the expiration date further.

**9. Public Meeting 2:**

**9.a South Hampton Square, Revision #1, PLREV-230007 & Revised Design Code - Request for Clarification**

Staff presented a request from the Applicant to clarify the approval of an eight-year Conformity Review and extension of approval for the South Hampton Square Preliminary Subdivision Plan, currently known as Revision #1, PLREV-230007, to February 27, 2029. The Revision request granted by the Planning Commission in November 2024 did not include the express request for an extension of the plan, although the Revision and Review required consideration of the elements that would have been reviewed and presented in a conformity review to extend the plan. Accordingly, the Applicant presented their request for clarification to include an extension.

There were no comments from the public.

A **MOTION** was made by Mr. Murray to grant the Applicant's request extending the revised Preliminary Subdivision Plan until February 7, 2029. As a reason for supporting this motion, the Applicant's Major revision considered and approved by the Planning commission on November 4, 2024 included a review of the elements required to obtain an approval for an extension under the eight-year conformity review under §278-25 of the Subdivision Regulations. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

**10. Work Session:**

None

**11. Unfinished Business:**

None

**12. New Business 2:**

The clerk polled the Planning Commission for any new business they wished to raise. Mr. Bossart asked for an update on the County's climate resiliency plan and the collaborative community improvement project in Bryans Road.

**13. Directors Report:**

Mr. Rice notified the Planning Commission members that the Clerk would be forwarding them an update requested by Mr. Abdur-Rahman on the County's Total Maximum Daily Load Stormwater Restoration Plan by email. Mr. Rice also shared that there will be a public information meeting regarding Data Centers on Saturday, September 20, 2025 at Mary B. Neal Elementary School at 9:30 am.

Mr. Bossart added a request for staff to provide information on the status of the aquifers in the county.

A **MOTION** was made by Mr. Bossart to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:51 p.m.

*Kevin Wedding*  
Kevin Wedding (Oct 7, 2025 16:30:22 EDT)

Kevin Wedding, Secretary



Amy Brackett, Clerk

*Attached and incorporated herein: September 15, 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 September 15, 2025

### **Item: 9.a South Hampton Square, Revision #1, PLREV-230007 & Revised Design Code - Request for Clarification**

The Planning Commission granted the applicant's request extending the revised Preliminary Subdivision Plan until February 7, 2029.

Factors considered in reaching the decision were as follows:

- The applicant's Major Revision considered and approved by the Planning Commission on November 4, 2024 included a review of the elements required to obtain an approval for an extension under the 8-year conformity review under §278-25 of the Subdivision Regulations

*Kevin Wedding*

Kevin Wedding (Oct 7, 2025 16:30:22 EDT)

Kevin Wedding, Secretary

*Amy Brackett*

Amy Brackett, Clerk