



PLANNING COMMISSION MEETING

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

The following persons were present:

Kevin Wedding, Chair
William Murray, Vice Chair
Dawud Abdur-Rahman, Secretary
Semia Hackett
Jeffrey Bossart
Denard Earl
Ryan Sekuterski
Elizabeth Theobalds, Deputy County Attorney
Marc Potter, Associate County Attorney
Sarah Guy, Chief of Property Acquisition
Charles Rice, AICP, Planning Director
Heather Kelley, AICP, Planning Supervisor
Joel Binkley, AICP, Planning Supervisor
Melissa Hively, Planner II
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:00 p.m. with seven (7) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Bossart to approve the agenda, which was **SECONDED** by Ms. Hackett. Prior to the vote, Ms. Hackett and Mr. Abdur-Rahman recused themselves from voting on the September 15, 2025 minutes because they were not in attendance. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a September 15, 2025 Minutes

A **MOTION** was made by Mr. Bossart to approve the minutes as presented and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on September 15, 2025. The motion was **SECONDED** by Mr. Murray. The vote was unanimous amongst the voting members, and the **MOTION** passed.

4. **Chairman’s Comments:**

None

5. **Personal Appearances:**

Jerry Feith provided comment on the content of information on documents generated by the Charles County Planning Department.

Bernedette Smith provided comment on the quality-of-life in Charles County and noted the concept of “Fifteen Minutes Cities”.

Nancy Schertler commended the efforts Charles County is taking to obtain public participation.

6. **Public Hearing:**

6.a Zoning Text Amendment (ZTA) 25-188, Regulatory Enforcement of Encroachments onto County-Owned Land

Staff introduced a proposed amendment to the Charles County Zoning Ordinance and answered several questions from the Planning Commission.

There were no comments from the public.

A **MOTION** was made by Mr. Murray to hold the record open for thirty (30) days, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

The record shall remain open until 4:30 p.m. on Thursday, November 6, 2025. All comments are to be submitted to the Clerk for the Planning Commission.

Mr. Sekuterski left the meeting at 7:00 p.m. The meeting continued with six (6) members in attendance.

7. **Public Meeting:**

7.a Affordable Housing Workgroup Report

Staff provided a brief review of the Affordable Housing Workgroup Report and answered questions from the Planning Commission.

Two members of the public provided comments.

After a brief discussion, Staff requested a recommendation from the Planning Commission to forward the report to the Board of County Commissioners for review and additional opportunity for public feedback. A **MOTION** was made by Ms. Hackett to forward the Affordable Housing Workgroup Report to the Board of County Commissioners. The motion was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

A brief recess was called at 7:45 p.m. The meeting resumed at 7:51 p.m. with six (6) members in attendance.

7.b Acton Sun Land, LLC Recycling Facility (Phase 1) Adequate Public Facilities Findings, Site Development Plan (SDP-220032)

Staff presented the Adequate Public Facilities Findings and Traffic Mitigation Proposal for Acton Sun Land, LLC Recycling Facility (Phase 1). Next, Staff answered one question from the Planning Commission. The Applicant’s representative then provided an overview of the Traffic Mitigation Proposal and a summary of the proposal’s history with the Charles County Board of Appeals. The Planning Commission asked an additional question.

There were no comments from the public.

A **MOTION** was made by Mr. Murray to adopt the Adequate Public Facilities Findings and approve the Traffic Mitigation Proposal. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

8. Work Sessions:

8.a Villages at Swan Point, XPN #07-0010 – Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review

The Planning Commission conducted a work session to consider the Applicant’s request for an extension of the Preliminary Subdivision Plan’s approval.

After a discussion, a **MOTION** was made by Mr. Bossart to approve the Applicant’s request for an extension of the Preliminary Subdivision Plan approval for the Villages at Swan Point, XPN #07-0010, to August 5, 2028. The motion included a provision to require the Applicant to provide the Planning Commission with a status update in six (6) months. Mr. Murray **SECONDED** the motion. Ms. Theobalds confirmed that the motion is requesting the Applicant to come before the Planning Commission in six months, to which Mr. Bossart clarified that Staff could provide an update with the Applicant in attendance for questions. A roll call vote was taken, and the results were as follows:

- Semia Hackett – No
- Denard Earl – Yes
- Jeffrey Bossart – Yes
- William Murray – Yes
- Dawud Abdur-Rahman – Yes

The vote was four (4) in favor to (1) against, and the **MOTION** passed.

9. Unfinished Business:

None

10. New Business:

10.a Adoption of the 2026 Planning Commission Meeting Schedule

The Planning Commission adopted the proposed 2026 meeting schedule.

10.b Poll of the Planning Commission Members for New Business

Mr. Abdur-Rahman and Mr. Bossart asked for an update on the County Stormwater Restoration Plan and a possible briefing from the Department of Public Works about water and sewer infrastructure needs. Mr. Rice indicated that Staff would try to schedule both briefings for future Planning Commission agendas.

Mr. Murray inquired about Charles County public schools’ enrollment downward trend and the impact on State funding. Mr. Rice indicated that he would make inquiries and report back to the Planning Commission.

11. Directors Report:

Mr. Rice commented on upcoming agenda items for the Board of County Commissioners.

12. Adjournment:

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 8:25 p.m.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Nov 6, 2025 10:45:18 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: October 6, 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 October 6, 2025

Item: 7.a Affordable Housing Workgroup Report

The Planning Commission voted to forward the Affordable Housing Workgroup Report to the Board of County Commissioners.

Factors considered in reaching the decision were as follows:

- Additional opportunities for public comment will be provided as the Report moves on to the Board of County Commissioners for consideration.
- The importance of moving the initiative forward.

Item: 7.b Acton Sun Land, LLC Recycling Facility (Phase 1) Adequate Public Facilities Findings, Site Development Plan (SDP-220032)

The Planning Commission voted to adopt the Adequate Public Facilities Findings and Approve the Traffic Mitigation Proposal.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- The Decision and Order (D&O) for Docket 1448 included a Traffic Mitigation Plan as a Condition of Approval. The road improvements were developed in a joint effort between the Applicant and Staff during the BOA proceedings before being finalized and adopted by the Board.
- The proposed development will not adversely affect the adequacy of public facilities.

Item: 8.a Villages at Swan Point, XPN #07-0010 – Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review

The Planning Commission voted to approve the Applicant's request for extension of the Preliminary Subdivision Plan to August 5, 2028 and for the Applicant to provide an update to the Planning Commission in six months' time.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report
- Public Comments and Applicant response.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Nov 6, 2025 10:45:18 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk