



PLANNING COMMISSION MEETING

Minutes of October 20, 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 20, 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
Heather Kelley, AICP, Planning Supervisor
Joel Binkley, AICP, Planning Supervisor
Melissa Hively, Planner II
Devin Parker, Planner I
Amy Brackett, Clerk

Not Present:

William Murray, Vice Chair

1. Call to Order:

The meeting was called to order at 6:02 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 Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

None

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

None

7. Public Meeting:

7.a Horizon Neighborhood, Revision #2, PLREV-250006

Staff summarized the Applicant's request for approval of a revision to the approved Preliminary Subdivision Plan for Horizon Neighborhood. There were no questions for Staff from the Planning Commission. Next, the Applicant presented the requested revisions to the Preliminary Subdivision Plan and answered several questions from the Planning Commission.

There were no comments from the public.

A **MOTION** was made by Mr. Bossart to approve the revision with the conditions noted in the Staff Report. The motion was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

8. Work Sessions:

None

9. Unfinished Business:

None

10. New Business:

10.a Briefing to set a date for a Public Hearing, Zoning Text Amendment (ZTA) #25-187, Data Centers

Staff briefed the Planning Commission on an upcoming proposal for a Zoning Text Amendment to define, and permit with conditions, a new land use designated as 7.01.130, Data Center, in the Business Park (BP), General Industrial (IG), Heavy Industrial (IH), Low Density Residential (RL), and Planned Unit Development (PUD) Zones designated as industrial. Staff then answered several questions from the Planning Commission and requested to have the matter scheduled for a Public Hearing.

A **MOTION** was made by Mr. Bossart to schedule a Public Hearing for November 17, 2025, which was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

10.b Zoning Text Amendment (ZTA) #25-189, Flexibility for Accessory Dwelling Units

Staff briefed the Planning Commission on an upcoming Zoning Text Amendment to modify the existing Charles County Zoning Ordinance regulations to expand and modernize accessory dwelling allowances for both single-family attached and detached housing types. Staff answered several questions from the Planning Commission. A Public Hearing will be scheduled for a later date.

10.c Poll of the Planning Commission members for new business.

The clerk polled the Planning Commission for any new business they wished to raise. There was none.

11. Directors Report:

Mr. Rice informed the Planning Commission of several items on the October 21, 2025 Board of County Commissioners meeting which might be of interest to the members. He also informed the members he would explore the possibility of scheduling a briefing from either the Department of Public Works or another agency previously requested by the Planning Commission on the upcoming November 3, 2025 Planning Commission agenda.

12. Adjournment:

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:32 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Nov 6, 2025 10:46:04 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: October 20, 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 20, 2025

Item: 7.a Horizon Neighborhood, Revision #2, PLREV-250006

The Planning Commission approved the revised Preliminary Subdivision Plan (PSP) for Horizon Neighborhood, Revision #2, PLREV-250006 with the conditions noted in the Staff Report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Nov 6, 2025 10:46:04 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk