



PLANNING COMMISSION MEETING

Minutes of December 1, 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 December 1, 2025 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair

William Murray, Vice Chair

Dawud Abdur-Rahman, Secretary

Semia Hackett (arrived late)

Denard Earl

Jason Groth, AICP, Director of Planning and Growth Management

Elizabeth Theobalds, Deputy County Attorney

Marc Potter, Associate County Attorney

Charles Rice, AICP, Planning Director

Tony Felts, AICP, Assistant Chief of Planning

Heather Kelley, AICP, Planning Supervisor

Sarah Guy, Chief of Property Acquisition

Victoria Rickett, Assistant Property Acquisition Officer

Amy Brackett, Clerk

Not Present:

Jeffrey Bossart

Ryan Sekuterski

1. Call to Order:

The meeting was called to order at 6:00 p.m. with four (4) members present.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Murray to approve the agenda, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a November 17, 2025 Minutes

A **MOTION** was made to approve the minutes as presented by Mr. Earl and **SECONDED** by Mr. Abdur-Rahman. Mr. Murray recused himself from the vote

because he was not present at the November 17, 2025 meeting. Without a quorum present to take action, this item was deferred to later in the agenda pending Ms. Hackett's arrival.

4. **Chairman's Comments:**

Mr. Wedding acknowledged and thanked Mr. Abdur-Rahman for working on and representing the Planning Commission in the presentation of the Affordable Housing Strategy at the Board of County Commissioners meeting.

5. **Personal Appearances:**

None

6. **Public Hearing:**

None

7. **Public Meeting:**

7.a Parklands Neighborhood, Revision #3, PLREV-250002

(Ms. Hackett joined the meeting at 6:18 pm, bringing the members present to five (5))

Staff summarized the Applicant's request for approval of a revision of the approved Preliminary Subdivision Plan for Parklands 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 questions from the Planning Commission. The Applicant then addressed an issue of traffic related noise raised by a Parklands Neighborhood resident in the comments. The applicant then answered several questions from the Planning Commission.

Comments were received by several members of the public.

The applicant then answered additional questions from the Planning Commission.

A **MOTION** was made by Mr. Murray to approve the revision with the conditions noted in the Staff Report. The motion was **SECONDED** by Mr. Earl. Ms. Theobalds confirmed for Mr. Abdur Rahman that the traffic-related noise issue discussed is outside the scope of the revision before the Planning Commission this evening. However, Mr. Murray noted that traffic-related noise should be addressed in the future. The vote was unanimous, and the **MOTION** passed. After the motion was passed, a member of the public made an inquiry of the applicant about his property and was directed to discuss the matter further with applicant in the next room.

8. **Work Sessions:**

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

Staff reviewed the procedural history of the proposed Zoning Text Amendment (ZTA), summarized the public comments received and provided response to some of the concerns raised by the comments. Staff then answered several questions from the Planning Commission and began discussion of the proposed ZTA.

A **MOTION** was made by Ms. Hackett to extend the Work Session to review the SOP, benchmarks, and provide an opportunity for public comment. After discussion of the process and procedural options, Ms. Hackett **WITHDREW** the motion. A **MOTION** was made by Ms. Hackett to deny the ZTA to afford staff the ability to present a revised ZTA and provide opportunities for public comment. The motion was **SECONDED** by Mr. Murray. After discussion of the procedural options available to provide additional opportunity for future public comment, the vote was unanimous and the **MOTION** passed. In their motion, the Planning Commission recommended that the Staff address how other Maryland jurisdictions address encroachments and to provide other examples of similar legislation. Additionally, the Planning Commission recommended an amended version of the legislation to include language that (1) provides a maximum monetary amount of fines and / or sanctions that may be imposed for an encroachment; and (2) includes a framework that provides for benchmarks, a tiered system that establishes “levels of importance”, or potential safety concerns for different types of encroachments that the County may encounter, in order to ensure that a resolution is equitably tailored

9. **Unfinished Business:**

None

10. **New Business:**

10.a Poll of the Planning Commission for new business

The clerk polled the Planning Commission for any new business they wished to raise. Mr. Abdur-Rahman asked for an update on the Comprehensive Plan. Mr. Wedding recounted the experience of the Data Center public hearing and requested that staff consider returning the Planning Commission public hearings to the auditorium and removing the virtual attendance option.

Having been deferred to the end of the meeting, Item 3a. Approval of the November 17, 2025, Minutes were revisited for a vote.

A **MOTION** was made by Ms. Hackett to approve the minutes as presented and **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

11. Directors Report:

Mr. Rice updated the Planning Commission on the Comprehensive Plan progress and introduced Tony Felts, Assistant Chief of Planning. Mr. Rice reminded the Planning Commission that the public record will remain open for the Data Center ZTA until January 5, 2026 and that the work session is tentatively scheduled for February 2, 2026.

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 8:12 p.m.

Kevin B. Wedding
Kevin B. Wedding (Dec 16, 2025 13:44:48 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: December 1, 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 December 1, 2025

Item: 7.a Parklands Neighborhood, Revision #3, PLREV-250002

The Planning Commission voted to approve the revision.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.

Item: 8.a Zoning Text Amendment (ZTA) #25-188, Regulatory Enforcement of Encroachments onto County-Owned Land

The Planning Commission recommended denial of the Zoning Text Amendment to the County Commissioners.

Factors considered in reaching the decision were as follows:

- Staff did not provide examples of similar legislation from other Maryland jurisdictions regarding encroachments.
- The proposed amendment does not provide a maximum monetary amount of fines and/or sanctions that may be imposed for an encroachment
- The proposed amendment does not include benchmarks or a tiered system that establishes “levels of importance”, potential safety concerns for different types of encroachments that the County may encounter, in or to ensure that a resolution is equitably tailored.
- Maryland Judicial Civil processes already available to landowners to address encroachment

Kevin B. Wedding
Kevin B. Wedding (Dec 16, 2025 13:44:48 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk







2025-12-1 Minutes (Final)

Final Audit Report

2025-12-16

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-  Signer kevwedding@aol.com entered name at signing as Kevin B. Wedding
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