



PLANNING COMMISSION MEETING

Minutes of February 2, 2026, 6:00 p.m.

In-Person

Auditorium, 200 Baltimore Street

La Plata, Maryland 20646

The Charles County Planning Commission held its regularly scheduled meeting in the Commissioners' Meeting Room in the Auditorium of the County Government Building on Monday February 2, 2026, at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
Jeffrey Bossart
Dawud Abdur-Rahman, Secretary
Ryan Sekuterski
Denard Earl
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, AICP, Director
Charles Rice, AICP, Planning Director
Jim Chandler, Director, Economic Development
Joel Binkley, AICP, Planning Supervisor
Tetchiana Anderson, Planner III
Amy Brackett, Clerk

Not Present:

Semia Hackett

1. Call to Order:

The meeting was called to order at 6:01 p.m. with five (5) members present.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Bossart to approve the agenda, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a December 15, 2025

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 December 15, 2025. The motion was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

3.b January 12, 2026

Approval of the January 12, 2026 meeting was deferred to the next scheduled meeting.

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearing:

None

7. Work Sessions:

7.a Zoning Text Amendment (ZTA) #25-187, Data Centers

The Planning Commission conducted a work session to consider a Zoning Text Amendment.

Mr. Rice provided a summary of the public comments received during the open record period. After discussion among the Planning Commission and Staff, a **MOTION** was made to continue the work session on the March 2, 2026, Planning Commission meeting by Mr. Bossart. The motion was **SECONDED** by Mr. Abdur-Rahman.

A vote was taken, and the results were as follows:

Jeffrey Bossart - Yes

Denard Earl - Yes

Dawud Abdur-Rahman - Yes

Ryan Sekuterski – Oppose

The vote was three (3) in favor to one (1) against, and the **MOTION** Passed.

8. Public Meeting:

8.a Berry Road Self Storage Park – Alternative Design and Development Code

Staff gave an overview of the applicant's proposal for an Alternative Design and Development Code. There were no questions for staff from the Planning Commission. Next, the Applicant's representatives presented the request for approval in greater detail and answered questions from the Planning Commission. No members of the public provided comment.

A **MOTION** was made to approve the Alternative Design and Development Code subject to the conditions in the staff report. The motion was **SECONDED** by Mr. Earl. The vote was unanimous and the **MOTION** passed.

9. **Unfinished Business:**

9.a Review of the Fiscal Year 2027-31 Requested Capital Improvement Program

Staff provided a summary of the requested Capital Improvement Program and provided information previously requested by the Planning Commission. Staff answered one question from the Planning Commission.

A **MOTION** was made to recommend approval of the Fiscal Year 2027-31 Requested Capital Improvement Program consistency ratings. The motion was **SECONDED** by Mr. Earl. The vote was unanimous and the **MOTION** passed.

10. **New Business:**

10.a Office Election

Mr. Abdur-Rahman nominated Mr. Bossart for Vice Chair. Mr. Bossart accepted the nomination. Mr. Sekuterski seconded the nomination. A vote was taken, and the vote was unanimous for Mr. Bossart to assume the role of Vice Chair.

Mr. Wedding nominated Mr. Abdur-Rahman to continue in his position as Secretary. Mr. Abdur-Rahman accepted the nomination. Mr. Bossart seconded the nomination. A vote was taken, and the vote was unanimous for Mr. Abdur-Rahman to continue his role as Secretary.

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

Mr. Wedding asked for an update on the development of the requested White Paper explaining the County's development process. Ms. Theobalds reported that the document was still in development.

11. **Directors Report:**

Mr. Rice provided an update on the Comprehensive Update public meetings and noted the addition of a meeting to the schedule.

12. **Adjournment:**

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

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Mar 5, 2026 13:33:35 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett (Mar 4, 2026 08:03:58 EST)

Amy Brackett, Clerk

Attached and incorporated herein: February 2, 2026, Summary of Planning Commission Decisions



Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646
301-645-0692

Kevin Wedding
Chair

Vacant
Vice Chair

Dawud Abdur-Rahman
Secretary

Summary of Planning Commission Decisions February 2, 2026

Item: 8.a Berry Road Self Storage Park – Alternative Design and Development Code

The Planning Commission approved the Alternative Design and Development Code for Berry Road Self Storage Park.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report
- Concerns with the width of the shared entrance were satisfactorily addressed by staff.

Dawud Abdur-Rahman

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