



## **PLANNING COMMISSION MEETING**

**Minutes of March 23, 2026, 6:00 p.m.**

**In-Person**

**Auditorium, 200 Baltimore Street**

**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 March 23, 2026, at 6:00 p.m.

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

Kevin Wedding, Chair  
Jeffrey Bossart, Vice Chair  
Dawud Abdur-Rahman, Secretary  
Ryan Sekuterski  
Denard Earl  
Semia Hackett  
Elizabeth Theobalds, Deputy County Attorney  
Marc Potter, Associate County Attorney  
Sarah Guy, Chief of Property Acquisition  
Jason Groth, AICP, Director  
Charles Rice, AICP, Planning Director  
Heather Kelley, AICP, Planning Supervisor  
Joel Binkley, AICP, Planning Supervisor  
Tetchiana Anderson, Planner III  
Kirby Blass, Planner III  
Devin Parker, Planner I  
Ashley Staten, Clerk/Planning Technician  
Amy Brackett, Clerk/Planner I

### **1. Call to Order:**

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

### **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:**

#### **3.a March 2, 2026 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 March 2, 2026. The motion was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

**4. Chairman's Comments:**

None

**5. Personal Appearances:**

None

**6. Public Hearing:**

**6.a. Zoning Text Amendment ZTA# 25-189, Accessory Dwelling Units**

Staff introduced a proposed amendment to the Charles County Zoning Ordinance. Next, the Planning Commission asked several questions of staff and then received comment from the public.

A **MOTION** was made by Mr. Bossart to close the record and begin a work session, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Mr. Bossart to close the work session and forward a recommendation for approval of the Zoning Text Amendment to the Board of County Commissioners for consideration. The motion was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

**7. Public Meeting:**

**7.a Medstar Shah Medical Building, SDP-250073**

Staff gave an overview of the Applicant's request for an approval of the Site Development Plan for the re-development of 20 St. Patrick's Drive. There were no questions from the Planning Commission for Staff.

Next, the Applicant's representative presented the request and answered a question from the Planning Commission.

There were no comments from the public.

A **MOTION** was made by Mr. Bossart to approve Site Development Plan, SDP-250073 with the conditions listed in the staff report. The Motion was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

**7.b Horizon Neighborhood Center, Village of Wooded Glen, Neighborhood 5, SDP-250063**

Staff gave an overview of the Applicant's request for approval of Site Development Plan, SDP-250063 and answered one question from a Planning Commission member.

Next, the Applicant presented their request and answered additional questions from Planning Commission members.

There were no comments from the public.

A **MOTION** was made by Mr. Bossart to approve Site Development Plan, SDP-250063 with the conditions listed in the staff report. The Motion was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

#### **7.c Shepherds Creek Manor, Revision #1, PLREV-250010**

Staff gave an overview of the Applicant's request for approval of a revision to the Preliminary Subdivision Plan. Staff then answered questions from Planning Commission members.

Next, the Applicant's representative presented their request for approval and provided additional information to the Planning Commission.

There were no comments from the public.

A **MOTION** was made by Mr. Bossart to approve Shepherds Creek Manor, Revision #1, PLREV-250010 with the conditions listed in the staff report. The Motion was **SECONDED** by Mr. Earl. A roll call of the vote was taken, and the results were as follows:

Ryan Sekuterski – No  
Denard Earl – Yes  
Semia Hackett – Yes  
Jeffrey Bossart – Yes  
Dawud Abdur-Rahman – Yes  
Kevin Wedding – Did not vote

The vote was four (4) in favor to one (1) against, and the **MOTION** passed. Mr. Wedding, as chair, did not vote as his vote would not have affected the outcome.

#### **7.d Village of Wooded Glen, Neighborhood 4, Parklands Farmstand, SDP-250039**

Staff gave an overview of the Applicant's request for approval Site Development Plan, SDP-250039.

Next, the Applicant's representatives presented the details of their request for approval and answered a question from the Planning Commission.

There were no comments from the public.

A **MOTION** was made by Mr. Bossart to approve Village of Wooded Glen, Neighborhood 4, Parklands Farmstand, SDP-250039 with the conditions listed in the staff report. The Motion was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed.

The Clerk informed the Planning Commission item 9.a, a Planning Commission requested update on the same project as 7.e, Falcon Ridge, XPN #98-0004, and would be presented prior to item 7.e.

### **9. Unfinished Business:**

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

Per the Planning Commission request for a progress update to the Motion for Modification that was granted on March 17, 2025, that extended the project through April 17, 2026, the Applicant provided a

presentation outlining progress made and next steps. The applicant then answered questions from Planning Commission Members.

**7.e \*\*\*New Request for Modification per Section 278-104 Falcon Ridge, XPN #98-0004**

Staff provided an overview of the Applicant’s request for approval for Modification per Section 278-104 of the Subdivision Regulations to Section 278-25 I to allow an extension of the approved Preliminary Subdivision Plan for an additional six (6) months, from the current scheduled expiration of April 17, 2026, to October 17, 2026. Next, staff answered questions from the Planning Commission.

Next the Applicant gave a presentation on the history of their justification for the request and project status answering questions from the Planning Commission members as they arose throughout the presentation.

*The Planning Commission took a brief recess at approximately 8:56pm and resumed at 9:02 with six (6) members in attendance.*

Next, the Applicant’s and their representatives expanded on their justification for the request and answered additional questions from Planning Commission members.

Four members of the public provided comments.

The Applicant responded to concerns raised by the public and answered several more questions from Planning Commission members.

A **MOTION** was made by Mr. Bossart to approve Falcon Ridge, XPN #98-0004 - Request for Modification per Section 278-104 to allow a six (6) month extension from the Planning Commission meeting date, March 23, 2026, to September 23, 2026, with the condition that no further extensions would be granted. The Motion was **SECONDED** by Mr. Abdur-Rahman. After discussion among the Planning Commission members, a roll call vote was taken, and the results were as follows:

- Ryan Sekuterski – No
- Semia Hackett – No
- Denard Earl – No
- Dawud Abdur-Rahman – Yes
- Jeffrey Bossart – Yes
- Kevin Wedding – Did not vote

The vote was two (2) in favor to three (3) against, the **MOTION** did not pass. Mr. Wedding, as chair, did not vote as his vote would not have affected the outcome.

**8. Work Session:**

None

**10. New Business:**

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

Staff briefed the Planning Commission on an upcoming proposal for an amendment to a previously submitted Zoning Text Amendment (ZTA). A Public Hearing is scheduled for April 20, 2026.

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

The Clerk polled the Planning Commission members for any new business they wish to raise. Mr. Abdur- Rahman inquired about the timeline for the Annual Planning Commission Report. Mr. Rice announced the Annual Report would be presented in the June time frame. Mr. Bossart inquired into the possibility of obtaining information or presentation from the Navy on plans for infrastructure development at Indian Head NSWC.

**11. Directors Report:**

Mr. Rice provided an update on the Comprehensive Plan public outreach meetings, and noted that next meeting is scheduled for March 26, 2026, at TC Martin Elementary School.

**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 10:02 p.m.

Dawud Abdur-Rahman  
Dawud Abdur-Rahman (Apr 29, 2026 08:16:30 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett  
Amy Brackett (Apr 21, 2026 15:28:28 EDT)

Amy Brackett, Clerk

*Attached and incorporated herein: March 23, 2026, Summary of Planning Commission Decisions*



# Charles County Planning Commission

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

Kevin Wedding  
Chair

Jeffrey Bossart  
Vice Chair

Dawud Abdur-Rahman  
Secretary

## Summary of Planning Commission Decisions March 23, 2026

### **Item: 6.a Zoning Text Amendment ZTA# 25-189 Accessory Dwelling Units**

The Planning Commission forwarded a recommendation of approval to the County Commissioners for ZTA 25-189.

Factors considered in reaching the decision were as follows:

- The Zoning Text Amendment will modernize Accessory Dwelling Unit regulations and assist in addressing the County's affordable housing needs.
- The Zoning Text Amendment is aligned with the County's Affordable Housing strategy and HB 1466 enacted by the Maryland General Assembly.

### **Item: 7.a Medstar Shah Medical Building, SDP-250073**

The Planning Commission approved the Site Development Plan, SDP-250073 for the re-development of 20 St. Patrick's Drive with the conditions listed in the staff report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- The Recommendations contained in the Staff Report.

### **Item: 7.b Horizon Neighborhood Center, Village of Wooded Glen, Neighborhood 5, SDP-250063**

The Planning Commission approved the Site Development Plan, SDP-250063 for the Horizon Neighborhood Center and associated outdoor recreational facilities with the conditions provided in the staff report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- The Recommendations contained in the Staff Report.

### **Item: 7.c Shepherds Creek Manor, Revision #1, PLREV-250010**

The Planning Commission approved the revision to the Preliminary Subdivision Plan for Shepherds Creek Manor, known as Revision #1, PLREV-250010 with the conditions provided in the staff report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- The Recommendations contained in the Staff Report.

#### **7.d Village of Wooded Glen, Neighborhood 4, Parklands Farmstand, SDP-250039**

The Planning Commission approved the Site Development Plat, SDP-250039 for Village of Wooded Glen, Neighborhood 4, Parklands Farmstand with the conditions provided in the staff report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- Consistency with the Comprehensive Plan.
- Applicant's concurrence with the Staff analysis and recommendations.

#### **7.e Falcon Ridge, XPN #98-0004 - Request for Modification per Section 278-104**

The Applicant sought relief from § 278-25I(2)(a)[5] Major Subdivisions Review Procedures and requested an additional modification pursuant to Section 104 of the Subdivisions Regulations to extend the expiration of its preliminary plan for an additional six months from the current scheduled expiration of April 17, 2026, to October 17, 2026. Under this section, the Applicant has the burden of proving that several criteria have been met. The Planning Commission moved to approve the modification to the subdivision regulations to allow an additional extension of time until September 23, 2026, however the motion did not pass

Additional factors considered were as follows:

- The Commission heard and evaluated the considerable efforts of the Applicants as outlined in their request and evaluated:
  - The information contained in the Applicant's presentation concerning the design and implementation of the project as presented by the original design engineer;
  - The various approvals achieved as reported by the design engineer;
  - Timing for engagement of an alternate design group for engineering.
  - The delays caused by zoning change, Covid 19, and Storm Water Management rules imposed by MDE
  - The effect an incomplete project would have on existing homeowners regarding the HOA fees and maintenance of the amenities.
  - The costs incurred by the Developer
  - The original plan approval in 1998, the time lapsed, prior extensions, the number of homes presently sold/occupied and the possibility that the remaining lots will not be sold/occupied.
  - The effect of the expiration of this preliminary plan and inability to proceed under the current zoning.

Dawud Abdur-Rahman  
Dawud Abdur-Rahman (Apr 29, 2026 08:16:30 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett  
Amy Brackett (Apr 21, 2026 15:28:28 EDT)

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