



## **PLANNING COMMISSION MEETING**

**Minutes of October 16, 2023, 6:00 p.m.  
Hybrid (Virtual & In-Person)  
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting both in-person at the County Government Building and virtually via Microsoft Teams on Monday, October 16, 2023, at 6:00 p.m.

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

Kevin Wedding, Vice-Chair  
Denard Earl  
William Murray  
Maya Coleman  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, Planning Director  
Heather Kelley, Planning Supervisor  
Joel Binkley, Planning Supervisor  
Kirby Blass, Planner III  
Kelly Palmer, Planner III  
Ben Yeckley, Planner III  
Kyle Redden, Planner III  
Amy Blessinger, Planner III  
Amy Brackett, Clerk

Not Present:

Robin Barnes, Chairman  
Dawud Abdur-Rahman, Secretary

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

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

### **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:**

#### **A. October 2, 2023, Minutes**

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

**4. Chairman's Comments:**

None

**5. Personal Appearances:**

None

**6. Public Hearing:**

None

**7. Public Meeting:**

**7.a Village of Wooded Glen, Neighborhood 3, Highlands, Parcel F & H, SDP-230026**

Staff introduced an Applicant's request to approve the Site Development Plan (SDP) for Village of Wooded Glen, Neighborhood 3, Highlands, Parcel F & H, SDP-230026. Next, Staff and Applicant made themselves available for questions. There were none. There were no public comments.

A **MOTION** was made by Mr. Murray to approve the project as recommended by staff with the condition noted in the staff report dated October 16, 2023, which was **SECONDED**, by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

**7.b Village of Wooded Glen, Neighborhood 3, Highlands, Parcel I, SDP-230016**

Staff introduced an Applicant's request to approve the Site Development Plan (SDP) for Village of Wooded Glen, Neighborhood 3, Highlands, Parcel I, SDP-230016. Next, Staff and Applicant made themselves available for questions of which there was one. There were no public comments.

A **MOTION** was made by Mr. Murray to approve the project as recommended by staff with the condition noted in the staff report dated October 16, 2023, which was **SECONDED**, by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

**7.c Village of Wooded Glen, Neighborhood 5, Horizon, Parcel A, SDP-220131**

Staff introduced an Applicant's request to approve the Site Development Plan (SDP) for Village of Wooded Glen, Neighborhood 5, Horizon, Parcel A, SDP-220131. Next, Staff and Applicant made themselves available for questions of which there were two. There were no public comments.

A **MOTION** was made by Mr. Murray to approve the project as recommended by staff with the condition noted in the staff report dated October 16, 2023, which was **SECONDED**, by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

**7.d Neighborhood of Wakefield, Wakefield Apartments Community Center, SDP-220106**

Staff introduced an Applicant’s request to approve the Site Development Plan (SDP) for Neighborhood of Wakefield, Wakefield Apartments Community Center, SDP-220106. Next, Staff and Applicant made themselves available for questions of which there were two. There were no public comments.

A **MOTION** was made by Mr. Murray to approve the project as recommended by staff with the condition noted in the staff report dated October 16, 2023, which was **SECONDED**, by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

**8. Work Session:**

**The Villages at Swan Point, Docket 250(3), Amendment to Indenture**

Staff provided a review of the applicant’s request to revise the Zoning Indenture for the Villages at Swan Point. Staff requested to amend the language of the condition noted in the Staff Report dated October 16, 2023.

The Planning Commission members then discussed the application and asked several questions of the Applicant and Staff. After additional discussion by the Planning Commission members a **MOTION** was made by Mr. Murray that the Planning Commission finds Docket 250 consistent to the purpose, uses, and requirements found in the Zoning Ordinance for the Waterfront Planned Community Zone and recommend forwarding The Villages at Swan Point, Docket 250(3), Amendment to Indenture to the County Commissioners with a recommendation for approval with the condition’s amended language. The motion was **SECONDED**, by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

**9. Unfinished Business:**

None

**10. New Business:**

None

**11. Director’s Report:**

Mr. Rice reported that the Affordable Housing Workgroup sessions were ongoing and encouraged the members to sign up to participate.

**12. Adjournment:**

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 6:50 p.m.

*Kevin B. Wedding*

[Kevin B. Wedding \(Nov 13, 2023 21:43 EST\)](#)

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Kevin Wedding – Vice Chairman

*Amy Brackett*

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Amy Brackett, Clerk