



Monday, April 7, 2025
Charles County Planning Commission Meeting

This agenda is tentative and subject to change without notice.

A portion of this meeting may be held in Closed Session.

The Planning Commission will be holding this public meeting as a "Hybrid meeting" which means it will be both virtual and limited in-person. The public can watch this meeting on Comcast 95 (SD), Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at <https://www.charlescountymd.gov/services/media-services/charles-county-government-television/ccgtv-live-stream>. Residents without internet service can listen to the meeting at 301-645-0500.

1. Call to Order/Roll Call

2. APPROVAL OF THE AGENDA - no public comments

3. APPROVAL OF THE MINUTES

3.a March 3, 2025 Minutes

3.b March 17, 2025 Minutes

4. CHAIRPERSON'S COMMENTS - no public comments

5. PERSONAL APPEARANCES (items not on the agenda): PUBLIC COMMENTS

5.a Public Comment - Mark Thomas

[Mark Thomas.pdf](#)

6. PUBLIC HEARING: PUBLIC COMMENTS

6.a Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways for Agritourism and Ecotourism

The Planning Commission will conduct a Public Hearing on staff's request for Amendments to the Charles County Zoning Ordinance to allow for relief from Section 297-337, which speak to the required widths of aisles and driveways for Agritourism and Ecotourism projects. The Planning Commission is holding a second Public Hearing to consider these proposed Amendments, which have been revised after feedback was received from previous Public Hearings with both the Planning Commission and the Board of County Commissioners.

Staff:

Kelly Palmer, CFM, Planner III

Public Participation:

The Hearing is open to the public and may be attended in person or viewed on [CCGTV](#) (Comcast: 95 and Verizon FIOS: 10).

Written Public Comments can be submitted online by using the webform located [HERE](#). Written comments must be received by **4:30 p.m. on Friday, April 4, 2025** in order to allow the Planning Commission time to review them prior to the Hearing. Written comments received after this time and before the closing of the record will be included in the record, but are not guaranteed to be reviewed.

Those wishing to provide comments by speaking during the Public Comment portion of the Hearing may choose to either speak virtually or attend the Hearing in person. Virtual speaker registration forms can be submitted online by using the webform located [HERE](#). Virtual speaker registration forms must be received by **4:30 p.m. on Friday, April 4, 2025**.

[Bill 2024-16 Required Aisles and Driveways for Agritourism; Memo to County Commissioners 3-6-2025](#)

[Public Notice ZTA 24 182 Required Widths of Aisles and Driveways for Agritourism and Ecotourism](#)
[ZTA #24-0182 Ag. Tourism_FINAL DRAFT March 2025](#)

[Public Comment - Brianna Bowling](#)

[Public Comment - Cindy Bliss](#)

7. PUBLIC MEETING: PUBLIC COMMENTS

7.a South Park West, CSP-240003

Application: The Applicant, Soltesz, Inc., is requesting review of a Conceptual Subdivision Plan for a Major Subdivision in accordance with the Charles County Subdivision Regulations, Section 298-23, Major subdivision applications review stages. South Park West is zoned as High Density Suburban Residential (RH) and Community Commercial (CC) and is proposing a mixed residential and commercial subdivision consisting of apartments, townhomes, and commercial development.

Notification: The Applicant is required to provide notice of the Public Meeting, via certified mail, to the property owners of properties within 200 feet of the proposed site. The Applicant is also required to post the property with signs advertising the Public Meeting. One sign on the side of the property that abuts a public or private road is required, and two signs are required for properties with a street frontage of more than 200 feet. In this instance, the signs shall be posted as to be faced in opposite directions so as to be visible by the public and traffic traveling in either direction parallel to the street frontage.

Planning Commission Action: The Planning Commission does not take action on Conceptual Subdivision Plans. The primary purpose of the Public Meeting is to acquire public input on the conceptual subdivision. In accordance with § 278-251 of the Subdivision Regulations, a list of comments and concerns as articulated at the Public Meeting will be prepared and presented by PGM staff to the Applicant, to which a response is required from the Applicant as part of their future application of a Preliminary Subdivision Plan.

Applicant (Agent):

Soltesz, Inc.

Staff:

Melissa Hively, Planner II

Public Participation:

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1. Memo to the Planning Commission
 2. Conceptual Subdivision Plan, South Park West, CSP-240003
 3. South Park West Location Map
 4. South Park West Zoning Map
 5. South Park West Aerial Map
 6. South Park West Adjacent Property Map
 7. Adjacent Property Owner List
 8. Letter of Notification
 9. Document Guide for South Park West CSP-240003
- Public Comment - Deborah Shepherd
Public Comment - Donna Lempin
Public Comment - Lisa Ritter

7.b Lake Acton Business Park, PSP-220003

The Applicant is requesting approval of a new Preliminary Subdivision Plan Titled Lake Acton Business Park, PSP-220003. Lake Acton Business Park includes approximately 106 acres on the western side of Mattawoman Beantown Road (MD Route 5), directly north of the Mattawoman Beantown Road Park and Ride station in Waldorf, Maryland. The property is known as Parcels 220, 355, 378, 379-R, 388, and 543 found on Tax Map 8, in the 6th election district. The Preliminary Subdivision Plan is for a total of seven lots intended for a convenience store, gas station, retail, and flex commercial uses. The remainder of the property is designated as Residue.

The Conceptual Subdivision Plan for this project was presented to the Planning Commission on April 18, 2022.

Applicant (Agent):

Crip Properties Business Trust c/o John Dixon (Soltesz, Inc.)

Staff:

Melissa Hively, Planner II

Public Participation:

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1. [Lake Acton Business Park PSP-220003 - Staff Report to PC](#)
2. [Lake Acton Business Park Location Map](#)
3. [Lake Acton Business Park Zoning Map](#)
4. [Lake Acton Business Park Aerial Map](#)
5. [Applicant's Response to Pubic Comments](#)
6. [Lake Acton Business Park Traffic Mitigation Proposal](#)
7. [Lake Acton Business Park PSP-220003](#)
- [Public Comment - Zena Smith](#)
- [Public Comment - Lenore Colaciello](#)

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

9.a Affordable Housing Update

Staff: Joel Binkley, AICP, Planning Supervisor

10. NEW BUSINESS: No Public Comments

11. POLL OF PLANNING COMMISSION MEMBERS FOR NEW BUSINESS

12. DIRECTOR'S REPORT: No Public Comments

13. ADJOURNMENT

14. VIRTUAL MEETING INFORMATION

15. Signed Minutes
