



Monday, May 19, 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

4. CHAIRPERSON'S COMMENTS - no public comments

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

6. PUBLIC HEARING: PUBLIC COMMENTS

7. PUBLIC MEETING: PUBLIC COMMENTS

7.a Village of Wooded Glen, Neighborhood 5, Horizon, Parcels C & D, SDP-240012

The Applicant is requesting approval of the site development of Parcels C & D in its current configuration, for one-hundred eighty-one (181) Townhouse units, consistent with the Horizon Neighborhood Preliminary Subdivision Plan, PLREV-230006, aka PSP-210001, Revision #1, which was administratively approved by the Planning Director on July 12, 2023. The original PSP-210001 was approved by the Planning Commission on December 19, 2022. The conceptual subdivision plan, CSP-200005, was approved on April 19, 2021.

Applicant:

St. Charles Community, LLC

Agents:

Patrick A. Wackerle, Soltesz

Rick Barnas, Barnas Engineering

Staff:

Kelly Palmer, CFM, Planner III

Public Participation:

The Meeting 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, May 16, 2025** in order to allow the Planning Commission time to review them prior to the Meeting. 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 Meeting may choose to either speak virtually or attend the Meeting 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, May 16, 2025**.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[SDP-240012, Horizon Parcels C & D Site Development Plan](#)

7.b Village of Wooded Glen, Neighborhood 5, Horizon, Parcels F & G, SDP-240038

The Applicant is requesting approval of the site development of Parcels F & G its current configuration, for one-hundred forty-seven (147) Townhouse units, consistent with the Horizon Neighborhood Preliminary Subdivision Plan, PLREV-230006, aka PSP-210001, Revision #1, which was approved by the Planning Director on July 12, 2023. The original PSP-210001 was approved by the Planning Commission on December 19, 2022. The conceptual subdivision plan, CSP-200005, was approved on April 19, 2021.

Applicant:

St. Charles Community, LLC

Agents:

Andrew Vail, Whitman, Requardt, and Associates, LLP

Rick Barnas, Barnas Engineering

Staff:

Kelly Palmer, CFM, Planner III

Public Participation:

The Meeting 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, May 16, 2025** in order to allow the Planning

Commission time to review them prior to the Meeting. 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 Meeting may choose to either speak virtually or attend the Meeting 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, May 16, 2025**.

[Staff Report](#)
[Location Map](#)
[Zoning Map](#)
[Aerial Map](#)
[SDP-240038 Horizon Parcels F & G Site Development Plan](#)

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

9.a Affordable Housing Update

Staff: Joel Binkley, 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
