



**Monday, December 1, 2025**  
**Charles County Planning Commission Meeting**

**The meeting begins at 6:00 p.m.**

**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-countygovernment-television/ccgtv-live-stream>. Residents without internet service can listen to the meeting at 301-645-0500.**

**1. Call to Order/Roll Call**

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**2. APPROVAL OF THE AGENDA - no public comments**

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**3. APPROVAL OF THE MINUTES**

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**3.a November 17, 2025 Minutes**

**4. CHAIRPERSON'S COMMENTS - no public comments**

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

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**6. PUBLIC HEARING: PUBLIC COMMENTS**

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**7. PUBLIC MEETING: PUBLIC COMMENTS**

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**7.a**

**Parklands Neighborhood, Revision #3, PLREV-250002**

The Applicant is requesting approval of a revision to a previously approved Preliminary Subdivision Plan titled Parklands Neighborhood, also known as the Villages of Wooded Glen Neighborhood #4. It includes approximately 461 acres on the southside of St. Charles Parkway, directly adjacent to the Stonehaven Neighborhood, known as Parcel 1 found on Tax Map 24, in the 6th and 8th election districts. The revision includes several modifications to the recreational amenities, a change to the dwelling unit breakdown, and the redesigning of the layout in several parcels. The revision does not change the total number of lots already approved for the neighborhood.

**Applicant (Agent):**

St. Charles Communities, LLC / U.S. Home, LLC (Soltesz, Inc.)

**Staff:**

Heather Kelley, AICP, Planning Supervisor

**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, November 28, 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, November 28, 2025**.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[Approved Master Plan 24-90\(23\)](#)

[Applicant Cover Letter](#)

[Approved Preliminary Subdivision Plan, Revision #2](#)

[Proposed Preliminary Subdivision Plan, Revision #3](#)

[Public Comment-Sandra Martin](#)

**8. WORK SESSIONS: No Public Comments**

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8.a

**Zoning Text Amendment (ZTA) #25-188, Regulatory Enforcement of Encroachments onto County-Owned Land**

The Planning Commission will hold a Work Session to consider staff's request for Amendments to the Charles County Zoning Ordinance to provide a regulatory framework for enforcing the property rights of the County by amending §§ 297-3, 297-37, and 297-49, which speak to the applicability of the Charles County Zoning Ordinance, the manner in which land located within Charles County is used and how that use may be changed, and definitions of certain words found within the Charles County Zoning Ordinance.

The Planning Commission originally considered this application during a Public Meeting held on [October 6, 2025](#). They deferred their decision and extended the public comment period until **4:30 p.m. on Thursday, November 6, 2025**.

**Staff:**

Sarah Guy, Chief of Property Acquisitions

Marc R. Potter, Associate County Attorney

[Public Comment - Gary Pashkevich](#)

[Public Comment - James Neary](#)

[Public Comment - Katrina Wiskup](#)

[Public Comment - Michael Blau and Jacqueline Moore](#)

[Public Comment - Scott Law Group, LLC](#)

[Public Comment - Doris Ferlmann](#)

[Public Comment - Fritz Jones](#)

[Public Comment - Dennis Bridgett](#)

[Public Comment - William Hocker](#)

[Comment - Deborah Hall, CPA, Acting County Administrator](#)

[Public Comments - Received 11.4.25, Batch of 30 comments](#)

[Public Comment - Southern Maryland Association of Realtors](#)

[Public Comments Postmarked by 11-6-25, received after 11-6-25 \(Batch of 3\)](#)

[Staff Memo to Planning Commission](#)

**9. UNFINISHED BUSINESS: No Public Comments**

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**10. NEW BUSINESS: No Public Comments**

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**10.a Poll of the Planning Commission members for New Business****11. DIRECTOR'S REPORT: No Public Comments**

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**12. ADJOURNMENT**

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**13. VIRTUAL MEETING INFORMATION**

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**14. Signed Minutes**

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