



Monday, March 17, 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. NEW BUSINESS: No Public Comments

6.a Officer Elections

The Planning Commission will nominate and elect the Vice Chair and Secretary for the Planning Commission.

6.b Briefing: Zoning Text Amendment (ZTA) #23-186 Master Sign Plan for the Transit Oriented Development (TOD) Properties

Staff will brief the Planning Commission on an Applicant's request for a Zoning Text Amendment. A Public Hearing will be scheduled for a future date.

Applicant:

GGCAL Waldorf Holdings, LLC

Staff:

Kirby Blass, Planner III

7. PUBLIC HEARING: PUBLIC COMMENTS

8. PUBLIC MEETING: PUBLIC COMMENTS

8.a Falcon Ridge, XPN #98-0004 - Request for Modification per Section 278-104

The Applicant is requesting 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 12 months, from the current scheduled expiration of April 17, 2025 to April 17, 2026.

Applicant (Agent):

White Oak, LLC (Scott Law Group, LLC)

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, March 14, 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, March 14, 2025**.

- 1 Falcon Ridge, Request for Modification, PC Staff Report.pdf
- 2 Location Map.pdf
- 3 Zoning Map.pdf
- 4 Aerial Map.pdf
- 5 Request for Modification from Scott Law Group, LLC dated 1.15.2025.pdf
- 6 Memo from J.W. Whitehead & Associates, LLC dated 2.18.2025.pdf
- 7 Approved Preliminary Subdivision Plan, Revision #4.pdf
- 8 Falcon Ridge Conformity Review PC Staff Report dated 11.4.2024 with attachments.pdf
- 9 Zoning Officer Determination dated 12.21.2020.pdf
- 10 Extension of Time and Conformity Review PC Approval Letter.pdf
- Public Comment - Miles.pdf
- Public Comment - Moore.pdf

9. WORK SESSIONS: No Public Comments

10. UNFINISHED BUSINESS: No Public Comments

10.a Fiscal Year 2026-30 Requested Capital Improvement Program List Approval

The Planning Commission is tasked with making a determination of consistency for each new Capital Project with the 2016 Charles County Comprehensive Plan.

Staff:

Joel Binkley, AICP, Planning Supervisor
Cathy Thompson, AICP, Assistant Chief of Planning
[DRAFT FY26 CIP Letter to CC.pdf](#)

10.b Affordable Housing Update

Staff: Joel Binkley, AICP, Planning Supervisor
[AHPresentation to PC 3-17-25.pdf](#)
[Draft Five Year Plan for 3-17 PC.pdf](#)
[Draft Policies for 3-17-25 PC.pdf](#)

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
