



Monday, June 2, 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 April 7, 2025 Minutes

3.b May 5, 2025 Minutes

3.c May 19, 2025 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 Highlands Neighborhood, Revision #3 PLREV-250001

The Applicant is requesting approval of a revision to a previously approved Preliminary Subdivision Plan Titled Highlands Neighborhood, also known as the Villages of Wooded Glen Neighborhood 3. It includes approximately 260.2 acres on the north side of St. Charles Parkway, directly across from the Gleneagles South and Stonehaven neighborhoods, known as Parcel 165 found on Tax Map 24, in the 6th election district. The revision includes the addition of fifteen single-family lots to Parcel K, for a total of 734 lots intended for single-family detached dwellings (190 lots) and townhouses (544 lots), a revision to the bituminous pathway on Newport Court, the addition of a RPZ impact "T" for a stormwater management outfall for Parcel K, and revisions to lot area, open space and density calculations.

Applicant (Agent):

St. Charles Community, LLC (Whitman, Requardt & Associates, LLP)

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, May 30, 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 30, 2025**.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map \(Full Extent\)](#)

[Aerial Map \(Zoomed In\)](#)

[Applicant Cover Letter for Revision #3, Highlands Neighborhood](#)

[Proposed Preliminary Subdivision Plan, PLREV-250001, Highlands, Revision #3](#)

[Approved Master Plan](#)

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

9.a Affordable Housing**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
