



**Monday, July 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 June 2, 2025 Minutes**

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

---

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

---

**6. NEW BUSINESS PART A: NO PUBLIC COMMENTS**

---

**6.a Briefing: School Allocation Cycle**

**Staff:**

Melissa Hively, Planner II

**7. PUBLIC HEARING: PUBLIC COMMENTS**

---

**8. PUBLIC MEETING: PUBLIC COMMENTS**

---

**8.a CoStarr Storage, LLC, 11 Henry Ford Circle, SDP-230053**

The Applicant is requesting approval of the site development plan for the construction of a contractor's yard within the Planned Unit Development (PUD) zone.

**Applicant (Agent):**

Claudia Coleman, CoStarr Storage LLC (Subrata Das, Bengel Engineers)

**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, July 4, 2025 (Please note: the County is closed on July 4, 2025. It is requested that comments are received by Thursday July 3, 2025 if possible.)** 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, July 4, 2025.**

[Staff Report](#)  
[Location Map](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Adjacent Property Map](#)  
[Site Plan](#)  
[Public Comment - Jocelyn Herrera-Martinez](#)

**8.b Gleneagles North, Revision #6, (Fairway Village), SDP-240041 - Fairway Village Multi-family**

The applicant is requesting approval of the site development for Fairway Village Multi-family, SDP-240041, as proposed in its current configuration, consistent with the administratively approved Preliminary Subdivision Plan for Gleneagles North, Revision #6, (Fairway Village), PLREV-230002 (f/n/a XPN-050018), dated February 24, 2023.

The Planning Commission's approval consideration of SDP-240041 is for only the multifamily residential development of Parcel EE1A proposing 184 units, 34 2-bedroom/den units and 150 3-bedroom units.

**Applicant:**

GP Fairway, LLC (Attn: Rick Bailey)

**Agent:**

COA Barrett (Attn: Anthony M. Olekson)

**Staff:**

Kirby Blass, 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, July 4, 2025 (Please note: the County is closed on July 4, 2025. It is requested that comments are received by Thursday July 3, 2025 if possible.)** 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, July 4, 2025**.

[Staff Report](#)

[Appendix A. Location Map](#)

[Appendix B. Zoning Map](#)

[Appendix C. Aerial Photograph](#)

[Appendix D. Preliminary Subdivision Plan - Gleneagles North, Revision #6, \(Fairway Village\), PLREV-230002, Administratively Approved 2-24-23](#)

[Appendix E. Site Development Plan - Gleneagles North, Revision #6, \(Fairway Village Multi-family\), SDP-240041](#)

[Appendix F. Fairway Village Master Plan Amendment, PDZA #14-90\(19\) Sheet 1](#)

[Appendix F. Fairway Village Master Plan Amendment, PDZA #14-90\(19\) Sheet 2](#)

[Appendix F. Fairway Village Master Plan Amendment, PDZA #14-90\(19\) Sheet 3](#)

[Public Comment - Jocelyn Herrera-Martinez](#)

## 9. WORK SESSIONS: No Public Comments

---

## 10. UNFINISHED BUSINESS: No Public Comments

---

## 11. NEW BUSINESS PART B: No Public Comments

---

### 11.a 2024 Planning Commission Annual Report

Staff will present the 2024 Planning commission Annual Report for adoption by the Planning Commission.

#### Staff:

Joel Binkley, AICP, Planning Supervisor

[2024 PC Annual Report Final 7-7-25 PC](#)

[Appendix 1 Char\\_Dev\\_Activity\\_Map\\_Annual Report 2024](#)

[Appendix 2 2016 Land Use Plan Map Update\\_Aproved 10-19-2021](#)

[Appendix 3 2025 Protected Lands](#)

**12. POLL OF THE PLANNING COMMISSION MEMBERS FOR NEW BUSINESS**

---

**13. DIRECTOR'S REPORT: No Public Comments**

---

**14. ADJOURNMENT**

---

**15. VIRTUAL MEETING INFORMATION**

---

**16. Signed Minutes**

---