



Monday, September 15, 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: No Public Comments

3.a August 18, 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 1: PUBLIC COMMENTS

7.a Villages at Swan Point, XPN 07-0010 - Request for Extension of Preliminary Subdivision Plan Approval and Conformity Review

The Applicant is requesting an extension of the approval for the Preliminary Subdivision Plan for The Villages at Swan Point, XPN 07-0010. If granted, this request will extend the approval to August 5, 2028, which is the maximum extension that this Preliminary Subdivision Plan is eligible for. This request required a Conformity Review and an updated Traffic Impact Study to ensure the plan meets the current applicable regulations.

Applicant (Agent):

Swan Point Development Co. LLC (Dewberry)

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, September 12, 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, September 12, 2025**.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[Applicant Request for Extension dated May 3, 2024](#)

[Applicant Timetable dated July 24, 2024](#)

[Applicant Anticipated Schedule dated July 31, 2024](#)

[Approved Preliminary Subdivision Plan, XPN #07-0010, Revision #2](#)

[First Extension Approval Letter, XPN #07-0010, dated January 9, 2020](#)

[Public Comment - Howard Dent](#)

[Public Comment - Nancy Schertler](#)

[Public Comment - John Bilmanis](#)

[The Villages at Swan Point 07-0010_Intersections Map \(Added 9/15/25\)](#)

8. NEW BUSINESS 1: No Public Comments

8.a

Update - Falcon Ridge, XPN #98-0004 – Request for Modification per Section 278-104

The Applicant for Falcon Ridge, XPN #98-0004 will provide a progress report.

Project History:

On March 17, 2025 the Planning Commission approved a request for Modification per Section 278-104 of the Subdivision Regulations to Section 278-25(I) allowing an extension of the approved Preliminary Subdivision Plan for an additional twelve months to April 17, 2026. As a condition of approval, the Planning Commission required the Applicant to provide the Planning Commission with a progress report six months from the approval date. The March 17, 2025 Planning Commission agenda, corresponding documents, and recorded meeting can be viewed [HERE](#).

9. PUBLIC MEETING 2: PUBLIC COMMENTS

9.a South Hampton Square, Revision #1, PLREV-230007 & Revised Design Code - Request for Clarification

Staff will present a request from the applicant to clarify the approval of an Eight-Year Conformity Review and extension of approval for the South Hampton Square Preliminary Subdivision Plan, currently known as Revision #1, PLREV-230007, to February 27, 2029.

Project History:

The Planning Commission approved Revision #1 and updated Design Code during a Public Meeting held on November 4, 2024. The meeting agenda, corresponding documents, and a video recording of the meeting can be viewed [HERE](#).

Applicant (Agent):

K. Hovnanian Homes, Inc. (Law Offices of Sue A. Greer)

Staff:

Heather Kelley, AICP, Planning Supervisor

Public Participation:

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[Memo to Planning Commission](#)
[Applicant Request for Clarification](#)
[November 4, 2024 Staff Report to Planning Commission](#)

10. WORK SESSIONS: No Public Comments

11. UNFINISHED BUSINESS: No Public Comments

12. NEW BUSINESS 2: No Public Comments

12.a 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
