



Monday, October 20, 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. PUBLIC HEARING: PUBLIC COMMENTS

7. PUBLIC MEETING: PUBLIC COMMENTS

7.a Horizon Neighborhood, Revision #2, PLREV-250006

The Applicant for Horizon Neighborhood, Revision #2, PLREV-250006 is seeking approval of a revision to the previously approved Preliminary Subdivision Plan (PSP) for the development. The Applicant is requesting several design revisions that do not result in an increase in total number of approved lots.

Applicant (Agent):

St. Charles Community, LLC (Soltesz, Inc.)

Staff:

Melissa Hively, Planner II

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, October 17, 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, October 17, 2025**.

1. [Staff Report](#)
2. [Location Map](#)
3. [Zoning Map](#)
4. [Aerial Map](#)
5. [Applicant Cover Letter for Revision 2](#)
6. [Revised Preliminary Subvision Plan](#)
7. [Approved Master Plan 24-90\(23\)](#)

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

10. NEW BUSINESS: No Public Comments

10.a Briefing and scheduling to set a date for a Public Hearing, Zoning Text Amendment #25-187 Data Centers: The introduction of Data Center as a permitted use with conditions in the Business Park (BP), General Industrial (IG), Heavy Industrial (IH), Low-Density Residential (RL), and Planned Unit Development (PUD) Industrial Zones.

[Planning Commissioner Data Center Briefing](#)
[ZTA DATA CENTER DRAFT BILL](#)

10.b Briefing: Zoning Text Amendment (ZTA) 25-189, Flexibility for Accessory Dwelling Units

Staff-initiated proposal to modify the existing County's Zoning Ordinance regulations to expand and modernize accessory dwelling allowances for both single-family attached and detached housing types.

The proposal is in accordance with recommendations from the Affordable Housing Workgroup and the requirements of the Maryland General Assembly - House Bill 1466 (2025). A Public Hearing will be scheduled for a later date.

[ADU ZTA Presentation 10-20-25](#)
[ADU Survey Comments 2025](#)
[ADU ZTA Briefing Proposal 2025](#)
[Maryland HB 1466](#)

10.c Poll of the Planning Commission member for new business.

11. DIRECTOR'S REPORT: No Public Comments

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes
