



Monday, January 12, 2026
Charles County Planning Commission Meeting

The meeting begins at 6:00 p.m.

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

6.a Liberty Bell, PSP-250001

The Applicant is requesting approval of a Preliminary Subdivision Plan known as Liberty Bell, PSP-250001 consisting of five (5) single-family detached homes. The Applicant is also requesting approval of a modification from Section 278-80B (1) of the Subdivision Regulations, in accordance with Section 278-104 ("Mod104"). Section 278-80B(1) requires that new lots provided on a private right-of-way be greater than three acres in size, unless using the cluster provisions of the RC, WCD and AC zones. If approved, this Mod104 would permit the 5 proposed 1-acre lots to be served by a private drive.

The Conceptual Subdivision Plan for this project was presented to the Planning Commission on September 16, 2024.

Applicant (Agent):

Sandy Ruiz Development, LLC (Lorenzi, Dodds & Gunnill, 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, January 9, 2026** 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, January 9, 2026**.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[Response to Public Comments Letter](#)

[Cost of Local Services](#)

[Natural Resources inventory](#)

[Preliminary Subdivision Plan](#)

[Mod104 Request](#)

[Public Comment - N. Schertler](#)

[Public Comment - S. Jones](#)

7. PUBLIC MEETING: PUBLIC COMMENTS

7.a Cedar Ridge, CSP-250001

Application: The Lorenzi, Dodds, and Gunnill Inc. is requesting review of a Conceptual Subdivision Plan for a Major Subdivision in accordance with the Charles County Subdivision Regulations, Section 298-23, Major subdivision applications review stages. Cedar Ridge, CSP-250001 is a Conceptual Subdivision Plan that proposes a residential development of approximately thirty-three (33) single-family homes on 63.61 acres zoned Rural Residential (RR) off Charles Street in La Plata, Maryland.

Notification: The Applicant is required to provide notice of the Public Meeting, via certified mail, to the property owners of properties within 200 feet of the proposed site. The Applicant is also required to post the property with signs advertising the Public Meeting. One sign on the side of the property that abuts a public or private road is required, and two signs are required for properties with a street frontage of more than 200 feet. In this instance, the signs shall be posted as to be faced in opposite directions so as to be visible by the public and traffic traveling in either direction parallel to the street frontage.

Planning Commission Action: The Planning Commission does not take action on Conceptual Subdivision Plans. The primary purpose of the Public Meeting is to acquire public input on the conceptual subdivision. In accordance with § 278-251 of the Subdivision Regulations, a list of comments and concerns as articulated at the Public Meeting will be prepared and presented by PGM

staff to the Applicant, to which a response is required from the Applicant as part of their future application of a Preliminary Subdivision Plan.

Applicant (Agent):

Mausen Homes, LLC. (Lorenzi, Dodds & Gunnill Inc.)

Staff:

Hunter Zinn, Planner I

Public Participation:

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[Memo to the Planning Commission](#)
[Conceptual Subdivision Plan](#)
[Cedar Ridge_CSP250001_Location Map](#)
[Cedar Ridge_CSP250001_Zoning Map](#)
[Cedar Ridge_CSP250001_Aerial Map](#)
[Cedar Ridge_CSP250001_Adj Property Map](#)
[Letter of Notification Cedar Ridge](#)

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

10. NEW BUSINESS: No Public Comments

10.a Poll of the Planning Commission members for new business.

10.b Briefing: Review of the Fiscal Year 2027-31 Requested Capital Improvement Program

[FY27-31 CIP Requested Project Descriptions](#)
[FY27-31 CIP Requested Project Listing](#)
[DRAFT FY27 CIP Letter to County Commissioners](#)
[FY27-31 CIP Presentation](#)
[Guidance for Planning Commission Review of CIP List](#)

11. DIRECTOR'S REPORT: No Public Comments

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes
