



Monday, March 23, 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

3.a March 2, 2026 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 Zoning Text Amendment ZTA# 25-189 Accessory Dwelling Units

The Planning Commission will conduct a Public Hearing to consider the proposed Zoning Text Amendment. This amendment updates the Zoning Ordinance to expand and modernize Accessory Dwelling Unit (ADU) regulations in alignment with the County's Affordable Housing Strategy and HB 1466 enacted by the Maryland General Assembly. The amendment permits ADUs on lots with single-family detached dwellings in all zoning districts, establishes clear size and design standards, and allows internal ADUs in new townhome developments under certain conditions.

Please visit the [County's Engage Page](#) for an overview of Accessory Dwelling Units.

Staff:

Joel Binkley, AICP, Planning Supervisor

Public Participation:

The Hearing 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 Thursday March 19, 2026** in order to allow the Planning Commission time to review them prior to the Hearing. 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 Hearing may choose to either speak virtually or attend the Hearing 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 Thursday, March 19, 2026**.

[Staff Report ZTA 25-189 ADUs](#)
[ADU ZTA 25-189 BILL FORMAT](#)
[Zones Permitting Townhomes Map](#)
[Maryland HB 1466](#)
[ADU Fact Sheet 2026](#)
[Public Notice](#)
[ADU ZTA PC Hearing Slide Show](#)
[Public Comment-Z.Hill](#)
[Public Comment-R.Turner](#)

7. PUBLIC MEETING: PUBLIC COMMENTS

7.a Medstar Shah Medical Building, SDP-250073

The Applicant is requesting approval of the Site Development Plan for the re-development of 20 St. Patrick's Drive.

In accordance with the Site Development Plan definition provided within the Revised and Restated Docket 90 Order; *"Detailed design plan required for multi-family, townhouse, and commercial development, Site Development Plans are required to be approved by the Planning Commission."*

Applicant:

SMG Investment Group, LLC

Agent:

Joseph J. Kadjeski, P.E., COA Barrett, LLC

Staff:

Kirby Blass, Planner III

Public Participation:

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[Electrical Site Plan - Exterior Lighting Fixture Schedule](#)
[Location Map](#)
[SDP-250073 Staff Report](#)
[Site Development Plan \(SDP-250073\) Medstar Shah Medical Building](#)
[Zoning Map](#)
[Aerial Map](#)
[Conceptual Floor Plan - St. Charles Town Center PDRB - Approved 9-4-2025](#)
[Conceptual Rendering - St. Charles Town Center PDRB - Approved 9-4-2025](#)

7.b Horizon Neighborhood Center, Village of Wooded Glen, Neighborhood 5, SDP-250063

The Applicant is requesting approval of the Site Development Plan of the Horizon Neighborhood Center and associated outdoor recreational facilities, consistent with the Village of Wooded Glen, Horizon Neighborhood, Preliminary Subdivision Plan Revision #2, (PLREV-250006 f/k/a PSP-210001).

In accordance with the Site Development Plan definition provided within the Revised and Restated Docket 90 Order; *"Detailed design plan required for multi-family, townhouse, and commercial development, Site Development Plans are required to be approved by the Planning Commission."*

Applicant:

Millrose Properties Maryland, LLC

Agent:

Whitman, Requardt and Associates, LLP (Andrew C. Vail)

Staff:

Kirby Blass, Planner III

Public Participation:

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[SDP-250063 Staff Report](#)
[Site Development Plan \(SDP-250063\) Horizon Neighborhood Center](#)
[Master Plan Amendment PDZA 24-90\(23\) The Villages of Wooded Glen and Piney Reach](#)
[PLREV-250006, Horizon Neighborhood, Revision 2, Planning Commission Conditional Approval Letter, Dated 11-5-2025](#)
[PLREV-250006, Horizon Neighborhood, Revision 2, Planning Director Stamped Plan Set, Dated 10-20-2025](#)
[Aerial Map](#)
[Location Map](#)
[Zoning Map](#)

7.c Shepherds Creek Manor, Revision #1, PLREV-250010

The Applicant is requesting approval of a revision to the Preliminary Subdivision Plan for Shepherds Creek Manor, known as Revision #1, PLREV-250010. Shepherds Creek Manor is located off southbound US 301 (Crain Highway), just north of Turkey Hill Road, with an entrance provided through Shepherds Creek Place. The details of the Applicant's request are provided in the attached Revision Cover Letter dated October 7, 2025. In general, the changes are meant to reflect the Development Services Permit currently under review as DSP-240042, and the Forest Stand Delineation recertified on August 30, 2023 under FC-230021. Additionally, a Forest Conservation Bank is proposed to be added to Open Space to the rear of the property. No changes to the total number and type of lots (35 lots intended for single-family detached dwellings) are proposed.

Applicant (Agent):

Hawksbury, LLC (Lorenzi, Dodds & Gunnill)

Staff:

Heather Kelley, AICP, Planning Supervisor

Public Participation:

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[Staff Report](#)
[Zoning Map](#)
[Location Map](#)
[Aerial Map](#)
[Applicant Cover Letter dated October 7, 2025](#)
[Proposed Plan](#)

7.d Village of Wooded Glen, Neighborhood 4, Parklands Farmstand, SDP-250039

The applicant is requesting approval of the site development of the Farmstand Amenity in its current configuration, consistent with the Parklands Neighborhood Preliminary Subdivision Plan, PLREV-250002, which was approved by the Planning Commission on December 1, 2025.

In accordance with the Site Development Plan definition provided within the Revised and Restated Docket 90 Order; *"Detailed design plan required for multi-family, townhouse, and commercial development, Site Development Plans are required to be approved by the Planning Commission."*

Applicant:

Millrose Properties Maryland, LLC/St. Charles Community, LLC

Agent:

Patrick Wackerle, Soltesz and Rick Barnas, Barnas Engineering

Staff:

Tetchiana Anderson, Planner III

Public Participation:

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[Staff Report](#)
[Location Map](#)
[Zoning Map](#)
[Aerial Map](#)
[Site Plan](#)

7.e Falcon Ridge, XPN #98-0004 - Request for Modification per Section 278-104

The Applicant is requesting Modification per Section 278-104 of the Subdivision Regulations to Section 278-25 I to allow an extension of the approved Preliminary Subdivision Plan for an additional 6 months, from the current scheduled expiration of April 17, 2026 to October 17, 2026.

Applicant (Agent):

White Oak, LLC (Scott Law Group, LLC)

Staff:

Heather Kelley, AICP, Planning Supervisor

Public Participation:

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[Memo to Planning Commission re PSP Extension](#)
[Scott Law Group, LLC letter dated January 22, 2025](#)
[Scott Law Group, LLC letter dated February 26, 2026](#)
[Location, Zoning and Aerial Maps](#)
[Approved Preliminary Subdivision Plan, Revision #4](#)

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

9.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](#). During the September 15, 2025 meeting the Planning Commission requested an additional update prior to the plan expiration date of April 17, 2026. The September 15, 2025 Planning Commission agenda and recorded meeting can be viewed [HERE](#).

10. NEW BUSINESS: No Public Comments

10.a Zoning Text Amendment (ZTA) #25-188, Regulatory Enforcement of Encroachments onto County-Owned Land

Staff will introduce a revision to a previously submitted Zoning Text Amendment (ZTA). A public hearing will be scheduled for a future date.

- [Encroachments ZTA 2.0 Planning Commission Presentation](#)
- [Draft ZTA 25-188 v2](#)
- [251204 ZTA 25-188 Benchmarks of encroachment code provisions statewide](#)
- [Encroachments-on-County-Owned-Land_1](#)

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

11. DIRECTOR'S REPORT: No Public Comments

11.a **Comprehensive Plan Meeting Schedule**

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes
