



Monday, April 20, 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 23, 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) #25-188 Regulatory Enforcement of Encroachments onto County-Owned Land

This Amendment would amend the Charles County Zoning Ordinance to provide a regulatory framework for enforcing the property rights of the County by amending §§ 297-3, 297-4, 297-37, and 297-49, which speak to the applicability of the Charles County Zoning Ordinance, the manner in which land located within Charles County is used and how that use may be changed, and definitions of certain words found within the Charles County Zoning Ordinance.

The Planning Commission held the first public hearing for ZTA 25-188 on [October 6, 2025](#). A work session was then held on [December 1, 2025](#). The Board of County Commissioners was briefed on ZTA

25-188 on [January 13, 2026](#), after which ZTA 25-188 was remanded back to the Planning Commission, which was then briefed on [March 23, 2026](#).

Staff:

Sarah Guy, Chief of Property Acquisitions

Marc R. Potter, Associate County Attorney

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 Friday April 17, 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 Friday, April 17, 2026**.

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

7. PUBLIC MEETING: PUBLIC COMMENTS

7.a Richland Crossing, PSP-240002

The applicant is requesting approval of a Preliminary Subdivision Plan (PSP) for Richland Crossing, PSP-240002, for a total of fifty (50) single-family attached dwellings.

The Conceptual Subdivision Plan (CSP-240001) was presented to the Planning Commission at their June 3, 2024 meeting.

Applicant:

Peak Investments, LLC

Agents:

Lorenzi, Dodds & Gunnill, Inc. (Timothy R. Lessner)

Staff:

Melissa Hively, Planner II

Public Participation:

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- [Staff Report](#)
- [Location Map](#)
- [Zoning Map](#)
- [Aerial Map](#)
- [Applicants Response to Public Comments](#)
- [Applicants Superior Design Justification](#)
- [Preliminary Subdivision Plan](#)

7.b Mattawoman Dash-in APF Findings/Traffic Mitigation as it relates to SDP-240010

The Applicant is proposing to demolish the existing 3,200 square foot convenience store with 18 fueling stations, construct a 4,814 square foot convenience store with 20 fueling stations, and add a new car wash use to the site. Review and approval of a Site Development Plan is an internal staff function (does not require Planning Commission approval); however, in accordance with § 297-256A, approval of a major site plan that requires mitigation does first require the Planning Commission to determine that the proposed project will not adversely affect the adequacy of public facilities serving the area, project, or development.

Applicant:

Wills Group

Agent:

The Plan Source, Inc. (Bhoopendra Prakash)

Staff:

Melissa Hively, Planner II

Public Participation:

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[Staff Report](#)
[Location Map](#)
[Zoning Map](#)
[Aerial Map](#)
[SDP-240010 - Dash In Fuel Store \(Mattawoman Beantown\)](#)
[Applicant's Mitigation Proposal](#)
[Mattawoman Beantown Planning Commission Hearing 4.20.2026](#)

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

10. NEW BUSINESS: No Public Comments

10.a Comprehensive Plan Amendment

Staff will introduce a revision to a previously submitted Comprehensive Plan. A public hearing will be scheduled for a future date.

[MD Airport CPA Memo to Planning Commission 4-2-2026](#)
[Proposed Edits-Chapter 3, Land Use, DRAFT](#)
[Proposed Land Use Plan MD Airport Vicinity](#)
[Proposed Land Use Plan](#)
[Charles County Parcel Map](#)
[Existing Land Use Plan-Parcels to Change](#)

10.b ZTA 26-190 Retail Sales over 100,000 square feet

Staff will introduce ZTA #26-190. ZTA #26-190 would amend the Charles County Zoning Ordinance to clarify and modify the zoning districts in which the Retail Sales Over 100,000 Square Feet use is allowed by resolving a conflict between the text and a table to clarify that the Use is permitted with conditions in the Mixed-Use (MX) and Transit-Oriented Development (TOD) zones, and making a modification to allow the Use in the Urban Center (AUC) zone. The amendment would also amend the conditions of the Use to remove the requirement that such a Use be conducted in a two-story building. The amendment would also establish parking minimums for the Use and modify parking minimums for other Retail uses by reducing the required minimum parking ratios. A public hearing will be scheduled for a future date.

[ZTA 26-190 Retail Sales Over 100K and Retail Parking Memo](#)
[ZTA 26-190 2026_01_10_CCBC_Agenda_Request_Zoning_Admdnent](#)

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

10.d

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

The Applicant has petitioned the Planning Commission to reconsider the decision made by the Planning Commission on March 23, 2026, per Article V, Section 4b, of the Rules of Practice and Procedure for the Charles County Planning Commission.

Applicant (Agent):

White Oak, LLC (Scott Law Group, LLC)

[Falcon Ridge, XPN 98-004, Mod 104, Request for PC Reconsideration](#)

11. DIRECTOR'S REPORT: No Public Comments

11.a **Comprehensive Plan Meeting Schedule**

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes
