



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

Jason R. Groth, AICP
Director

Phone | 301-645-0692
Email | PGMadmin@CharlesCountyMD.gov

Liberty Bell, PSP-250001

The Applicant is requesting approval of a Preliminary Subdivision Plan titled Liberty Bell. It includes approximately 5.66 acres on Ranstead Place at the intersection of Smallwood Church Road and Mason Springs Road (MD 425), known as Parcel 175 found on Tax Map 41, in the 3rd election district. The subdivision proposes a total of 5 lots intended for single-family detached dwellings. 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"). If approved, this Mod104 would permit the 5 proposed 1-acre lots to be served by a private drive.

Because the subject property is located within Septic Tier III, the proposed Preliminary Subdivision Plan must be presented to the Planning Commission at a Public Hearing.

Public Hearing scheduled for January 12, 2026 at 6:00 p.m. Click [HERE](#) for participation information.

Staff Contact:

[Melissa Hively, Planner II](#)

Please click the blue links below to view the documents.

- [Staff Report](#)
- [Location Map](#)
- [Zoning Map](#)
- [Aerial Map](#)
- [Applicant's Response to CSP Public Comments](#)
- [Applicant's Cost of Local Services Assessment](#)
- [Applicant's Natural Resources Inventory](#)
- [Preliminary Subdivision Plan](#)
- [Mod104 Request](#)

Click [HERE](#) to submit Public Comment for the Planning Commission Public Meeting.

Written Public Comments will be accepted from December 17, 2025 to January 9, 2026. In-person commenting is available the day of the hearing. Information on how to participate or watch the hearing is available [HERE](#).

Written comments received prior to the Meeting will be posted to the agenda. Agendas can be found [HERE](#).

Unless otherwise noted, written comments should be received by 4:30 p.m., the Friday before the Planning Commission meeting in order to provide adequate time and access for Commission members to review.