



**Monday, February 9, 2026  
Planning Commission**

**THIS AGENDA IS TENTATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE - TIMES ARE APPROXIMATE**

**Meeting of: Planning Commission**

**Location: Chesapeake Building, 41770 Baldridge St., Leonardtown, MD**

**Time: 6:30 p.m.**

**Public meetings are now open to the public.**

**The public hearing may be viewed on SMCG Channel 95 or SMCG YouTube Channel.**

**In lieu of appearance, comments may be submitted by:**

- a. Email: [megan.higgs-carter@stmaryscountymd.gov](mailto:megan.higgs-carter@stmaryscountymd.gov)**
- b. US Mail: PO Box 653 Leonardtown, Maryland 20650**
- c. Submit a 3-minute video clip to [publicmtgs@stmarysmd.com](mailto:publicmtgs@stmarysmd.com) no later than 5 PM February 5, 2026**
- d. Submit written public comments to [megan.higgs-carter@stmaryscountymd.gov](mailto:megan.higgs-carter@stmaryscountymd.gov) no later than 2 PM, February 6, 2026**

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**1. CALL TO ORDER**

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**2. ROLL CALL**

- A. Attendance of Members, Presenters, Staff Support and Speakers

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**3. AGENDA**

- A. February 9, 2026 Planning Commission Agenda

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**4. REVIEW AND APPROVAL OF MINUTES**

- A. Review and Approve the January 12, 2026 Meeting Minutes

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**5. DISCUSSION**

- A. Comprehensive Plan Briefing

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**6. PUBLIC HEARING**

- A. MJSB25-0215 Pembrooke Crossing Major Subdivision

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**7. ADJOURN**

- A. Adjourn the Planning Commission Meeting for February 9, 2026

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Brandy Glenn, 301-475-4200 ext. 1524. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Commissioners' meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image