



Monday, July 21, 2025
Charles County Planning Commission Meeting

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

7. PUBLIC MEETING: PUBLIC COMMENTS

7.a Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Request for Modification from § 278-25I(2)(a)[5] Major Subdivisions Review Procedures

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 12 months, from the current scheduled expiration of August 19, 2025 to August 19, 2026.

Applicant:

Peggy B. Dobson Revocable Trust

Agent:

Law Offices of Sue A. Greer (Sue A. Greer)
Soltesz

Staff:

Heather Kelley, AICP, Planning Supervisor

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, July 18, 2025** 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, July 18, 2025**.

[Piney Branch Estates, Request for Modification, PC Staff Report](#)
[Location Map](#)
[Zoning Map](#)
[Aerial Map](#)
[Request for Modification 104 from Law Offices of Sue A. Greer dated 6_20_2025](#)
[Attachment A - Project History for Piney Branch Estates from Soltesz](#)
[Attachment B Location Map](#)
[Attachment C Aerial Map](#)
[Revision #1, PLREV-210011, Administrative Approval Letter dated 5_18_2022](#)
[Revision #1, PLREV-210011, Approved Preliminary Subdivision Plan](#)
[Revision #2, PLREV-250003, Planning Commission Approval Letter dated 4_22_2025](#)
[Public Comment - Anna Antoine](#)
[Public Comment - Kendra McCourt](#)
[Public Comment - Laura Lohr](#)
[Public Comment - Michelle Cureton](#)
[Public Comment - Robert Traylor](#)
[Public Comment - Donna Padgett](#)
[Public Comment - Jonica Gaskill](#)
[Public Comment - Brent Anderson](#)
[Public Comment - Timothy Kaloz](#)
[Public Comment - Amy Lloyd](#)
[Public Comment - Mary and Archy Miller](#)

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

9.a Briefing: 2026 Comprehensive Plan Update

Staff: Amy Blessinger, AICP, Planner III

Staff will present the Planning Commission with a status update for the 2026 Comprehensive Plan Update.

9.b 2024 Planning Commission Annual Report

Staff will present the amended 2024 Planning Commission Annual Report for adoption by the Planning Commission

Staff:

Joel Binkley, AICP, Planning Supervisor
[2024 PC Annual Report Final 7-21-25 PC](#)

9.c Affordable Housing Update

Staff will present the Draft Affordable Housing Strategy

Staff: Joel Binkley, AICP, Planning Supervisor

[AH presentation PC 7-21-25](#)
[DRAFT Affordable Housing Strategy](#)
[A. CPAT-Charles-County-Maryland-final-report](#)
[B. Charles County Housing Programs](#)
[C. HRA Affordable Housing Strategy Guide 2024](#)
[D. 2024 Sentiment Survey Open-Ended Comments](#)
[D. Summary of Responses to 2024 Sentiment Survey](#)
[E. CPAT Affordable Unit Estimate](#)
[F. Affordable Housing PILOT Program 2025.07.01 DRAFT SOP](#)
[G. Responses to Policy Options Survey 2025](#)
[H. Policy Output Estimates](#)

10. NEW BUSINESS: No Public Comments

10.a **Poll of Planning Commission members for any new business.**

11. DIRECTOR'S REPORT: No Public Comments

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes
