



Monday, August 4, 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

8. WORK SESSIONS: No Public Comments

9. UNFINISHED BUSINESS: No Public Comments

9.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. The Planning Commission originally considered this application during a Public Meeting held on [July 21, 2025](#). They deferred their decision and extended the public comment period until 4:30 p.m. on August 1, 2025. The comments received during this time will be provided below by 5:00 p.m. on August 1, 2025.

Click here to submit written comment: [COMMENT FORM](#) (until 4:30 p.m. August 1, 2025 only)

Applicant:

Peggy B. Dobson Revocable Trust

Agent:

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

Staff:

Heather Kelley, AICP, Planning Supervisor

[Public Comment - David Bird](#)
[Public Comment - Dennis Anderson with Attachment](#)
[Public Comment - Kendell Smith](#)
[Public Comment - Brent Anderson](#)
[Public Comment - Carol Ricciardi](#)
[Public Comment - Dean Padgett with Attachment](#)
[Public Comment - Donna Padgett](#)
[Public Comment - Robert Ayers with Attachment](#)
[Public Comment - Stefen Smallwood](#)
[Public Comment - Joslyn Graves](#)
[Public Comment - Lindsay Cox](#)
[Public Comment - Adam Fitzpatrick](#)
[Public Comment - Hal Delaplane Attachment Conservancy for Charles County](#)
[Public Comment - Hal Delaplane](#)
[Public Comment - Howard Dent](#)
[Public Comment - Andre Capoen](#)
[Public Comment - Catherine Anderson](#)
[Public Comment - Bill Fitzpatrick](#)
[Public Comment - Cindy Adams](#)
[Public Comment - Patricia Adams](#)
[Public Comment - Thaddeus Rose](#)
[Public Comment - Charles Carruth II with Attachment](#)
[Public Comment - Molly Pinkas with Attachment](#)
[Public Comment - Dennis Anderson, III with Attachment](#)
[Public Comment - Kenny Yekstat](#)
[Public Comment - Mark Roberson](#)
[Public Comment - Casey Fitzpatrick](#)
[Public Comment - Mary Rita Bowling](#)
[Piney Branch Estates Request for Modification 104 Applicant Response to PC](#)
[Public Comment - Gary Anderson](#)

9.b Draft Affordable Housing Strategy

Planning Commission members will provide feedback to staff on the drafted Affordable Housing Strategy.

Staff: Joel Binkley, AICP, Planning Supervisor

10. NEW BUSINESS: No Public Comments

10.a Poll of the Planning Commission Members for New Business**11. DIRECTOR'S REPORT: No Public Comments**

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes
