



**Monday, March 3, 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**

---

**3.a February 3, 2024 Minutes**

**3.b February 24, 2025 Minutes**

**4. CHAIRPERSON'S COMMENTS - no public comments**

---

**5. PERSONAL APPEARANCES (items not on the agenda): PUBLIC COMMENTS**

---

**6. PUBLIC HEARING: PUBLIC COMMENTS**

---

**7. WORK SESSIONS: No Public Comments**

---

**8. NEW BUSINESS: No Public Comments**

---

**8.a Briefing: Charles County Public Transportation VanGo Overview**

**Staff:**

Jeffrey Barnett, Chief of Transit  
[VanGO Overview](#)

**8.b Briefing: Affordable Housing and Fiscal Impacts**

**Staff:**

Jacob Dyer, Acting Director of Fiscal & Administrative Services

### 8.c Update: Affordable Housing

### 8.d Poll of the Planning Commission Members for any New Business.

## 9. PUBLIC MEETING: PUBLIC COMMENTS

---

### 9.a Piney Branch Estates, Revision #2, PLREV-250003, Preliminary Subdivision Plan Revision

The Applicant is requesting approval of a revision to their approved Preliminary Subdivision Plan for Piney Branch Estates. The applicant is requesting concurrence that Condition #5 of the Preliminary Subdivision Plan has been met for the referenced lots. Additionally, the applicant is requesting a revision to the condition of the Preliminary Subdivision Plan that will require future Phase 1B archaeological surveys be presented to the Historic Preservation Commission only.

#### **Applicant (Agent):**

Peggy B. Dobson, Trustees (Soltesz Inc.)

#### **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 8:00 a.m. on Monday, March 3, 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 8:00 a.m. on Monday, March 3, 2025.

[Piney Branch Estates Revision #2 PLREV-250003 PC Staff Report](#)  
[Location Map](#)  
[Aerial Map](#)  
[2025 Staff Report for Piney Branch Estate \(Dobson Property\)](#)  
[Zoning Map](#)  
[v2\\_Dobson Phase I Report 01\\_20\\_2025](#)  
[v2\\_Response to comments](#)  
[2013-Piney Branch Estates Staff Report](#)  
[ForestConservation\\_Sheet\\_Phase 1 Area Exhibit.](#)  
[PBE Phase 1\\_Arch 1B study area](#)  
[PLREV 210011- Piney Branch Estates “ Archaeological Report Comments](#)

## 10. UNFINISHED BUSINESS: No Public Comments

---

### 10.a Review of the Fiscal Year 2026-30 Requested Capital Improvement Program

Review of Capital Improvement Projects for Consistency with the Annotated Code of Maryland and the Charles County Comprehensive Plan Annual Presentation to have the Planning Commission make a determination of consistency for each new Capital Project with the 2016 Charles County Comprehensive Plan.

**Staff:**

Joel Binkley, Planning Supervisor

Cathy Thompson, AICP, Assistant Chief of Planning

[FY26-30 CIP Presentation Feb 2025](#)

[FY26-30 CIP Request Project Listing](#)

[FY26-FY30 CIP Request Project Descriptions](#)

[LizT-MemorandumReview of Planning Commission CIP List](#)

**11. DIRECTOR'S REPORT: No Public Comments**

---

**12. ADJOURNMENT**

---

**13. VIRTUAL MEETING INFORMATION**

---

**14. Signed Minutes**

---