



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

3.a July 7, 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. 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](#)

[Public Comment - Dennis Anderson Piney Branch Estates Letter](#)

[Public Comment - Kendell Smith.pdf](#)

[Public Comment - Brent Anderson](#)

[Public Comment - Carol Ricciardi](#)

[Public Comment - Dean Padgett](#)

[Public Comment - Dean Padgett Piney Branch Letter](#)

[Public Comment - Donna Padgett](#)

[Public Comment - Robert Ayers](#)

[Public Comment - Robert Ayers Reject Piney Branch Estates Letter](#)

[Public Comment - Stefen Smallwood](#)

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

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 4, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Minutes

AGENDA SECTION: APPROVAL OF THE MINUTES

SUBJECT: July 7, 2025 Minutes

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 4, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Approval Item(s)

AGENDA SECTION: UNFINISHED BUSINESS: No Public Comments

SUBJECT: **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)
Soltész

Staff:

Heather Kelley, AICP, Planning Supervisor

SUGGESTED ACTION:

ATTACHMENTS:

[Public Comment - David Bird](#)

[Public Comment - Dennis Anderson](#)

[Public Comment - Dennis Anderson Piney Branch Estates Letter](#)

[Public Comment - Kendell Smith.pdf](#)

[Public Comment - Brent Anderson](#)

[Public Comment - Carol Ricciardi](#)

[Public Comment - Dean Padgett](#)

[Public Comment - Dean Padgett Piney Branch Letter](#)

[Public Comment - Donna Padgett](#)

[Public Comment - Robert Ayers](#)

[Public Comment - Robert Ayers Reject Piney Branch Estates Letter](#)

[Public Comment - Stefen Smallwood](#)

From: [DO NOT REPLY - UNMONITORED ACCOUNT](#)
To: [Planning Commission](#)
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Wednesday, July 23, 2025 6:51:03 AM

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4207606
IP Address: 72.83.181.127
Submission Date: 07/23/2025 6:50
Survey Time: 16 minutes, 24 seconds

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Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

David Bird

Address

11315 Martha Hawkins Pl
La Plata, MD 20646

Phone

(240) 832-9104

Email

drbirdjr@verizon.net

Comment

I respectfully request that the extension request be denied. Additional development is currently unnecessary given the number of new homes, townhomes, and apartments recently built and currently being constructed in Charles

County. The area in and around the Kerrick and Zekiah swamp region has already been encroached upon significantly and further development would have a negative impact in the region. Additionally, the roadways in and around the newly developed areas of the County can not handle any additional traffic. Our EMS system is taxed beyond its limits already with announcements almost daily from our dispatchers indicating that the County is "operating under limited EMS resources." The local hospital in La Plata (and indeed, those of the surrounding jurisdictions) are well beyond their limits. Jamming dozens, hundreds, and even thousands of homes into these micro developments has resulted in higher crime levels (as indicated by the crime maps for Charles County) and has all but destroyed the rural charm and characteristics of much of Charles County. I urge you to please allow this development request to die on the vine as a line in the sand against further overdevelopment in our County. Listen to you constituents, please. That is your mandate. Thank you.

Upload File(s)

Thank you,
Charles County, MD

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From: [DO NOT REPLY - UNMONITORED ACCOUNT](#)
To: [Planning Commission](#)
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Wednesday, July 23, 2025 4:17:01 PM

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4209266
IP Address: 173.13.231.229
Submission Date: 07/23/2025 4:16
Survey Time: 11 minutes, 36 seconds

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Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

Dennis Anderson

Address

5825 BREEZY HILL PLACE
Waldorf, Maryland 20602

Phone

(301) 399-2386

Email

da488@aol.com

Comment

Please open and read attachment

Upload File(s)

[Dennis Anderson Piney Branch Estates Letter_\(1\).pdf](#)

Thank you,

Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

The owners of Piney Branch Estates are seeking a variation to the subdivision regulations through Section 278-104 of the Charles County Subdivision Regulations. This section sets forth **very clear and specific requirements** that must be met in order for a modification to be granted. The Planning Commission may only approve such a modification if **all** of the following are true:

1. That special conditions exist that are unique to the property, and that strict enforcement would result in an unwarranted hardship not generally shared by other property owners.
2. That strict enforcement would deprive the owner of rights commonly shared by other similarly classified landowners.
3. That the modification would not confer any special privilege.
4. That the hardship is not self-created or self-imposed.
5. That lack of profitability or knowledge of the rules is not justification.
6. That the modification is consistent with the Comprehensive Plan.

The Piney Branch Estates request does not satisfy even one of these requirements. The so-called “hardships” are not unique, they are self-inflicted, and have been shaped entirely by the applicant’s decisions, delays, and poor planning.

The applicant cites a recent regulatory change by the Health Department as a hardship — claiming that a change, which popped up in May of 2025, regarding sewage easement platting, made their August 2025 final plat approval deadline “impracticable and unachievable.”

But that’s not the full story. The applicant had nearly two full years between the time school seats were granted and the time they submitted their Step 2 engineering plan where no activity happened. That is not diligence — it is neglect.

More importantly: had the applicant acted responsibly and submitted engineering sooner, the new rule wouldn't even apply. The so-called “hardship” only arose because they waited until the last minute. This is a textbook case of a self-created hardship — one that simply does not meet the legal test under 278-104. The health department claim is just a diversion away from the facts.

In the justification letter from the applicants attorney, she notes that updated sewage plat testing requires lots to be re-perced — a process that can only occur during the wet

season, February through April. Yet here we are, considering approval to move this project forward without knowing the results of those tests. What if the ground doesn't perc to current standards? What if the new perc locations don't match the current lot layout? That would mean shifting lots, re-aligning roads, and essentially starting the design process over. This is yet another reason this project should be denied.

Also ask yourself: if the sewage easement issue had never come up, would this development team have met their August 19th deadline? The answer is no. As of today, their development services permit still hasn't been issued. The last submission in June failed, according to the online portal. The applicant may call this a hardship, but the truth is it's irrelevant — even without the easement issue, they'd still be back here asking for an extension.

During the hearing, the applicant's team attempted to explain the nearly two-year delay between receiving school allocations and submitting their Step 2 Stormwater Management plans by suggesting that "other work" was happening behind the scenes—engaging consultants, conducting studies—and further implied that the general public doesn't fully understand the development process. If the deadline was known, why did the engineer and owner admit to spending five months—from September 2023 to January 2024—simply negotiating a contract for final engineering services? This delay, offered without clear justification, further undercuts the hardship argument and raises questions about whether the applicant took reasonable and timely steps to advance the project.

What the applicant failed to recognize is that many members of this community are, in fact, professionals in this industry. We do understand the process. We know that wetland delineations, environmental studies, geotechnical investigations, surveys, and archaeological reviews are all prerequisite tasks—often completed during early planning phases, and in many cases, years in advance.

In the case of Piney Branch, many of these studies were already completed years ago. And should any of them have expired or required updating, those updates could have been completed in a matter of weeks—not years. These are not new hurdles—they're standard steps in the process.

So to suggest that this work explains a nearly 24-month gap is not just misleading—it also dismisses the expertise that exists within this very community. The delay wasn't due to new processes, it's far more likely to be a case of inactivity or deliberate delay, not diligent progress.

The Planning Commission has a duty to represent Charles County and its residents—many of whom took the time to attend this hearing and voice their concerns. That duty should not be overshadowed by the interests of an applicant who doesn't even reside in the state and couldn't be bothered to attend this hearing in person.

If this Commission chooses not to deny this request, it risks sending a dangerous message to the development community. And if that happens, this case will move directly to the Board of Appeals, where the applicant's weak and unsubstantiated justification for delay will be scrutinized under far greater legal pressure.

The public has shown up. The facts are clear. It's time for the Commission to uphold its responsibility and deny this request.

In closing to satisfy my own curiosity, it is my understanding that in order to get another 4 year extension after an 8 year review period a project must then go thru a "Conformance Review" which according to the County's website requires the applicant to amend design to meet with County or State regulatory changes to be more in line with the current requirements having been basically dormant since a preliminary approval. If the Tier 4 septic designation was adopted in 2016 and a Conformance Review was done in 2021, why wouldn't this previously approved as a major subdivision been changed then to a minor subdivision when **Tier 4 very explicitly states major subdivisions are prohibited** and this was a regulatory change?

This property is in a very sensitive area that needs to stay as far away from development as possible. I can't imagine how approving the addition of 49 new septic systems and 50 new wells will do anything but be harmful and is in direct contradiction to the preservation efforts that the State and Charles County has been doing for decades.

I ask again, please do the right thing and deny this extension.

Respectfully,

Dennis Anderson

From: [DO NOT REPLY - UNMONITORED ACCOUNT](#)
To: [Planning Commission](#)
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Wednesday, July 23, 2025 12:20:42 PM

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4208276
IP Address: 74.96.5.182
Submission Date: 07/23/2025 12:20
Survey Time: 9 minutes, 26 seconds

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Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

Kendell Smith

Address

1407 leicester dr
La plata, Md 20646

Phone

(301) 752-8177

Email

kendellsmith@hotmail.com

Comment

Keep the stricter land-use policies in place. Everyone at my household is opposed to the unconstrained growth of Charles County. I request the county be opposed to the proposed 49 builders grade homes on 488. There is not

enough infrastructure of any kind to support this project or even the home projects already underway. Say no to the developers for once.

Upload File(s)

Thank you,

Charles County, MD

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From: [DO NOT REPLY - UNMONITORED ACCOUNT](#)
To: [Planning Commission](#)
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Wednesday, July 23, 2025 10:30:54 AM

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4207909
IP Address: 173.13.231.229
Submission Date: 07/23/2025 10:30
Survey Time: 34 minutes, 29 seconds

You have a new online form submission.

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Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

Brent Anderson

Address

1723 Allison Street NE
Washington, DC 20017

Phone

(202) 507-3494

Email

brentma219@gmail.com

Comment

This Project cannot be allowed to move forward with this extension. There are points the applicant's consultants bring forward during this hearing that so badly conflict. (Are they at their own 20 yard line or the goal line? Do they

even know?). The applicant brings up 2 main issues over the course of 14 years - school seats and the Health Department change that happened 2 months ago (This applies!?). What about the 5 years between that? The applicant would not move engineering forward without school seats for nearly a decade but now is stating they intend to move CONSTRUCTION forward without percs in order to meet a new extension deadline! As was stated in the hearing, if they are moving forward, they intend to maybe get new percs in the Spring of 2026 and the only way to keep going is if they have construction moving before that time. Now we are taking that risk? There is another instance where the representative mentions that if percs fail they could lose lots or even the whole project. This is the roadmap to a failed development and a negative impact that is much greater to the community around it than to the applicant. Was the applicant at the hearing? There were no less than 20 residents spending 3 hours on a Monday evening all against this project. If the Planning Commission was to grant an extension here - they own this. It is no longer a "grandfathered" development that we all realize would never be approved now as it is against the current development of the county. Representatives of the Planning Commission also show an understanding of these issues beyond the hearing and show an understanding of the obvious counterpoints. If this was to approve - this hearing- maybe in appeal, is going to be brought back into the forefront. The County now doesn't want this and the Planning Commission now shouldn't approve this. The developer's consultants paint a bleak & porous case for hardship. End this now. Deadlines that are in place to prevent EXACTLY THIS.

Upload File(s)

Thank you,
Charles County, MD

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From: [DO NOT REPLY - UNMONITORED ACCOUNT](#)
To: [Planning Commission](#)
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Tuesday, July 22, 2025 6:41:48 PM

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4206836
IP Address: 72.66.102.243
Submission Date: 07/22/2025 6:41
Survey Time: 3 minutes, 43 seconds

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Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

Carol Ricciardi

Address

1120 East Patuxent Drive
La Plata, MD 20646

Phone

(301) 932-6911

Email

carolricciardi@hotmail.com

Comment

I would like Charles County to stop residential building NOW on Rt. 488. Our county is struggling with roads and limited school seats. We need a construction moratorium NOW.

Upload File(s)

Thank you,
Charles County, MD

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From: [DO NOT REPLY - UNMONITORED ACCOUNT](#)
To: [Planning Commission](#)
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Wednesday, July 23, 2025 11:01:44 PM

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4210299
IP Address: 72.66.102.61
Submission Date: 07/23/2025 11:01
Survey Time: 7 minutes, 38 seconds

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Please Choose One:

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Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

Dean Padgett

Address

9215 GUNSTON RD
Welcome, MD 20693

Phone

(301) 751-4279

Email

sparohwk@gmail.com

Comment

For the record - I oppose the Piney Branch Estates development See Attached document

Upload File(s)

[Piney Branch Estates Dean Padgett Letter.docx](#)

Thank you,

Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

An argument this applicant made was that they didn't receive all school seat allocations until 2023 — nine years after preliminary plan approval. In a tiny little footnote, I guess hoping that no one would read it, on that page they stated that proceeding with fewer lots in 2022 “wasn't financially viable.” What they didn't explicitly state is that they had enough school seats in 2022 to move forward with the exact plan they moved forward with today.

But here's the contradiction: they claim it wasn't viable to proceed with fewer lots in 2022, but it is viable to proceed with even fewer lots — just 15 — in 2025?

Let's not forget:

- Construction costs have risen by 25%+
- Borrowing costs have doubled
- Home prices have fallen

Yet now, it's supposedly more viable? Give me a break. I feel that this question absolutely must be responded to.

Additionally, the applicant received partial seats in 2021 and the remainder needed to complete Phase 1 in early 2022. Engineering could — and should — have begun then. The applicant instead waited until mid-2024 to begin serious work. That delay is not a hardship — it's a choice.

Following public testimony, the applicant's attorney, Sue Greer, argued that the lack of school allocations could create difficulty in securing development financing—suggesting this was a meaningful obstacle to progressing the project. But let's be clear: even if we entertain the notion that financial hardship or profitability qualifies as a legitimate “hardship” under Section 278—which it does not—that argument still falls apart under scrutiny.

For projects like Piney Branch, which are not served by public water and sewer, lenders require approved/current percolation tests as a condition of financing. That's a standard industry prerequisite for projects relying on well and septic systems.

So if the applicant is claiming that a lack of school seats prevented them from obtaining funding, how exactly were they planning to obtain that funding without approved perc tests on the lots? They cannot have it both ways.

The applicant also points to the passing of Peggy Dobson in 2023 as a delay-causing event. While we acknowledge and respect the gravity of personal loss, the truth is: estate management and trust execution have no bearing on the subdivision regulations. If the trust had designated responsible parties who continued the project's progress, no delay would have occurred.

This is entirely internal and self-created. It is not a legal justification for modification under 278-104. For these reasons and more the planning commission **must** deny this project.

From: [DO NOT REPLY - UNMONITORED ACCOUNT](#)
To: [Planning Commission](#)
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Wednesday, July 23, 2025 11:16:34 PM

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4210321
IP Address: 72.66.102.61
Submission Date: 07/23/2025 11:16
Survey Time: 5 minutes, 16 seconds

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Agenda Items

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Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

Donna Padgett

Address

9215 GUNSTON RD
Welcome, MD 20693

Phone

(240) 687-0872

Email

qaidnqo@yahoo.com

Comment

I have lived and driven on highway 488 since 1980. Although I knew that this road would one day show development as St Charles was always in the background as planned, I never imagined that I would see what I am

seeing today. While this road, land owners were encouraged to protect the vital Zekiah swamp area which is part of the Potomac River basin and reaches 21 miles long throughout Charles county. This swamp is one of the most significant ecological areas in the Chesapeake bay watershed. My father and mother have a farm that contains 40 acres of and is protecting that very important place in our county. How is it that on that very same area that was so vital to protect, that we are even discussing the possibility of a potential housing development? It was this county, this state that so urgently wanted it's protection? I ask you to please keep what is a natural habitat just what it is and what it was meant to be, left alone. Please do not approve a housing development on that side of 488. It is sure to weigh heavily on the destruction of a very important ecosystem. 488 is nothing like the days, I remember, but must we destroy everything? I oppose the development of the Piney Branch Estates. Thank you, Donna Padgett

Upload File(s)

Thank you,
Charles County, MD

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Amy Brackett

From: DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Sent: Thursday, July 24, 2025 8:25 AM
To: Planning Commission
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form

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Planning Commission Public Comment and Speaker Registration Form

Submission #: 4210667
IP Address: 100.15.23.46
Submission Date: 07/24/2025 8:25
Survey Time: 2 minutes, 1 second

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Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

Robert Ayers

Address

12857 Leman Ln
Waldorf, MD 20601

Phone

(240) 495-2175

Email

rayers@powersolutions-llc.com

Comment

Please see my attached letter

Upload File(s)

[Reject Piney Branch Estates.docx](#)

Thank you,
Charles County, MD

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I strongly oppose this project, the hardships claimed by the applicant do not meet subdivision regulations 278 and the project timeline submitted does not show that the applicant was diligent in pursuing approvals.. The applicant did not submit their first submission of step 2 engineering until June 28th, 2024 with the hopes of fully engineering, bonding, permitting, and constructing the project by August 19th, 2025, only 14 months after initial submittal. In looking at the citizen self serve portal, county data proves this timeline was never going to be achievable.

In order to preserve the entitlement under Regulation 278, the applicant would have had to:

- Complete Step 2 and Step 3 engineering,
- Post bonds and development agreements,
- Obtain permits, and
- Fully construct both onsite and offsite infrastructure — all by August 19, 2025.

Across 7 recent Charles County projects, the average time, from the start of Step 2, to the completion of Step 3 engineering was 16 months. The fastest across the 7 projects reviewed was 12 months — and that's from highly respected and successful firms and developers with decades of local experience like Quality Built Homes, US Homes, Elm Street Development, Brookwood LLC, WRA, Soltesz, Lorenzi Dodds and Gunnell, and Dewberry. And that only covers engineering — it doesn't include bonding, permitting, or actual development.

UPDATE AFTER HEARING: After public testimony concluded, the engineer, from Soltesz addressed my remarks and somewhat dismissed my analysis by suggesting that large-lot subdivisions like Piney Branch shouldn't be compared to others because they lack water and sewer infrastructure, and therefore require less engineering effort. He implied my data was drawn only from major subdivisions with public utilities—suggesting an apples-to-oranges comparison.

That's not accurate.

One of the projects included in my analysis was Fishers Grant Phase 3—a large-lot subdivision with well and septic, just like Piney Branch. And importantly, it was also designed by Soltesz in 2023 and 2024. The Step 2 engineering submission was first received on January 6, 2023, and was not approved until September 11, 2023. Step 3 was submitted in October 2023 and ultimately approved on April 30, 2024. That is 15 months

and 3 weeks—virtually identical to the 16-month average I cited during my testimony. Please see exhibits from the CSS portal below.

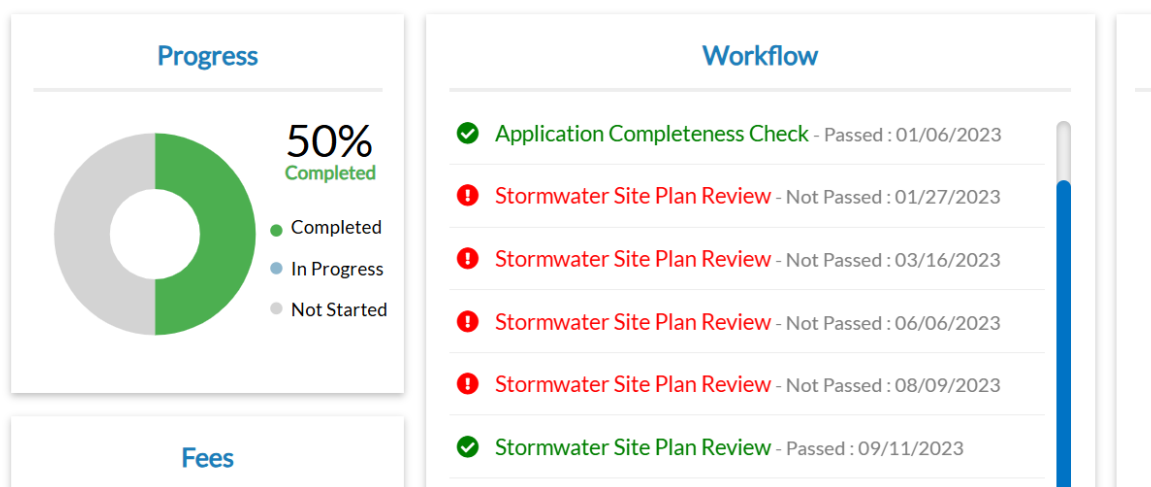
So let's be clear: the facts show that even a similar, recent, and comparably scoped project—designed by the very same firm—took nearly 16 months just to get through the engineering and approval process. That doesn't even include bonding and actual development.

So once again, I ask:

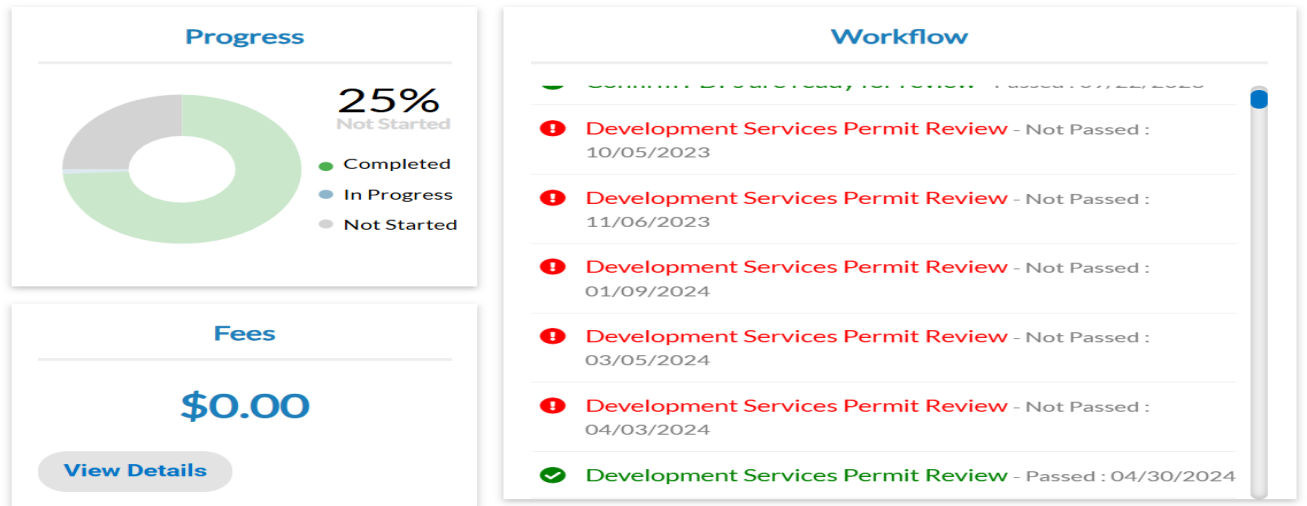
Was 14 months ever truly feasible to engineer, bond, and begin developing Piney Branch? The timeline for Fishers Grant—a real, comparable project—strongly suggests it was not.

Fishers Grant Progress

- SSWM-230001 (STEP 2)



DSP-230038 (STEP 3)

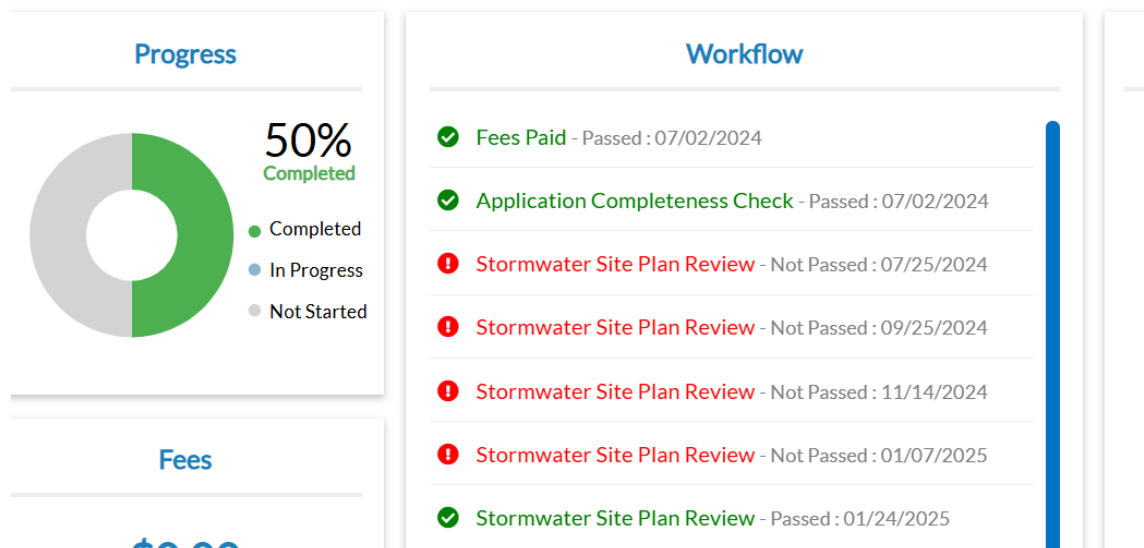


Piney Branch Progress

SSWM – 240014 (STEP 2)

Applied Date:	06/28/2024	Issue Date:	
District:	Charles County	Expire Date:	
Finalized Date:			
Description:	Stormwater Management Step 2		

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[Attachments](#)
[Contacts](#)
[Sub-Records](#)



DSP – 250011 (STEP 3)

Summary

Locations

Fees

Reviews

Inspections

Attachments

Contacts

Sub-Records

More Info

Conditions

Progress



5%
Completed

- Completed
- In Progress
- Not Started

Fees

\$0.00

[View Details](#)

Workflow

- ✓ Fees Paid - Passed : 02/26/2025
- ✓ Confirm PDFs are ready for review - Passed : 02/26/2025
- ✓ Application Completeness Check - Passed : 02/26/2025
- ❌ Development Services Permit Review - Not Passed : 03/19/2025
- ❌ Development Services Permit Review - Not Passed : 04/28/2025
- ❌ Development Services Permit Review - Not Passed : 05/16/2025
- ❌ Development Services Permit Review - Not Passed : 06/10/2025

Available Actions

No Actions

Amy Brackett

From: DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Sent: Thursday, July 24, 2025 12:10 PM
To: Planning Commission
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Planning Commission Public Comment and Speaker Registration Form

Submission #: 4211276
IP Address: 98.117.192.82
Submission Date: 07/24/2025 12:10
Survey Time: 8 minutes, 15 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Agenda Items

Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Record Closes 8/1/2025 @ 4:30 pm

Name

Stefen Smallwood

Address

7050 P
Paso robles court
Chesapeake Beach, MD 20732

Phone

(240) 210-2610

Email

StefenSmallwood1@gmail.com

Comment

As a Charles County native for most of my life and a graduate of La Plata High School, and it was an amazing place to grow up. But over the years, it's changed so much it's hardly recognizable. The last thing we need is more rural land turned into big housing developments. I strongly oppose Piney Branch Estates in any form or fashion. Adding more houses will mean more traffic on Route 488, more pressure on local roads and services, and more loss of open space. The area around this land has families who chose to protect their farms forever by putting them into conservation. Letting this project move forward goes against all of that. Charles County is losing the quiet, rural feel that made it so special. Please deny the extension and let the land stay as it was meant to be. We need to stop the sprawl before there's nothing left to protect. Thank you for your consideration! Keep rural land rural!

Upload File(s)

Thank you,
Charles County, MD

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Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 4, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Discussion

AGENDA SECTION: UNFINISHED BUSINESS: No Public Comments

SUBJECT: **Draft Affordable Housing Strategy**

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

Staff: Joel Binkley, AICP, Planning Supervisor

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 4, 2025

SUBMITTED BY: Amy Brackett

ITEM TYPE: Administrative

AGENDA SECTION: NEW BUSINESS: No Public Comments

SUBJECT: **Poll of the Planning Commission Members for New Business**

SUGGESTED ACTION:

ATTACHMENTS: