



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

Jason R. Groth, AICP
Acting Director

Phone | 301-645-0692
Email | PGMadmin@CharlesCountyMD.gov

**SPEX-230001 (SPECIAL EXCEPTION)
DOCKET # 1463 – WALDORF 301 DEVELOPERS, LLC
USE # 7.02.230**

Mini-warehouse facility on property located in the Community Commercial (CC) Zone.

Waldorf 301 Developers, LLC is requesting Special Exception use approval from the Board of Appeals to develop a mini-warehouse facility, as provided in Article XIII, § 297-212, Use #7.02.230 and Article XXV, § 297-415, of the *Charles County Zoning Ordinance*. The proposed project site is located 2390 Crain Highway in Waldorf, designated as Tax Map 8, Grid 11, Parcels 309 and 675. These parcels are collectively comprised of 4.43 acres, with Parcel 309 being 3.77 acres and Parcel 675 being 0.66 acres. Both parcels are located entirely within the Community Commercial (CC) Zone. Under a separate subdivision application, these parcels are proposed to be consolidated and re-subdivided into a Parcel A consisting of 2.01 acres and a Parcel B consisting of 2.36 acres. The Mini-warehouse facility, subject to this petition, is proposed on Parcel B.

Public Hearing scheduled for **Tuesday, May 14, 2024, at 6:00 p.m.**

To participate in the meeting, we ask that you attend in person at the **Charles County Government Building located at 200 Baltimore Street, La Plata, MD 20646**. Otherwise, you may click [HERE](#) to submit Public Comment for the Board of Appeals Public Hearing or register to speak.

Staff Contacts:

[Kirby Blass, Planner III](#)

Please click the blue links below to view the documents.

[Justification Statement](#)

[Adjacent Property Map](#)

[Adjacent Property Owners List](#)

[Zoning Map](#)

[Aerial Map](#)

[Location Map](#)

Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, April 29, 2024. Agendas can be found [HERE](#). Additional written comments received prior to the Public Hearing will also be posted on the agenda. Unless otherwise noted, written comments should be received by 4:30 p.m. the Monday before the Board of Appeals meeting in order to provide adequate time and access for Board members to review.