



CHARLES COUNTY GOVERNMENT  
**Department of Planning & Growth Management**

**Jason R. Groth, AICP**  
Acting Director

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**Zoning Text Amendment Bill 2024-18 (ZTA) #23-181**  
**Restaurant, Fast Food Drive in and Drive Through with Direct Access to a Public Road in the**  
**Core Employment/Residential (CER)**

This Amendment would amend the Charles County Zoning Ordinance to permit use code 6.02.300 Restaurant, fast-food drive-in, and drive-through and mobile food service facilities with direct access to a public road within the Core Employment/Residential (CER) Zone by Special Exception.

**Public Hearing scheduled for January 14, 2025, at 6:00 p.m. Click [HERE](#) for participation information.**

**Staff Contacts:**

[Kelly Palmer, CFM, Planner III](#)

[Kirby R. Blass, Planner III](#)

[Reed Faasen, Zoning Administrator](#)

**Please click the blue links below to view the documents.**

[Planning Commission Recommendation to the County Commissioners](#)

[County Commissioners Public Hearing Public Notice](#)

[Click here to submit Public Comment for January 14, 2025, County Commissioners Public Hearing](#)  
(Comments accepted beginning December 27, 2024)

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***Board of County Commissioner Documents for January 14, 2025.***

(Documents will be available on December 27, 2024)

- [Draft Bill 2024-18 Memo to Commissioners](#)
- [Draft Bill 2024-18](#)
- [Justification Letter, ZTA 23-181](#)
- [Planning Commission Recommendation](#)
- [Staff Report](#)
- [CER Zoning Map](#)
- [Public Notice](#)

***Project History - Continued on next page...***

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***Planning Commission Briefing held on October 7, 2024.***

[Planning Commission Briefing Agenda](#) – (Documents attached to agenda).  
[October 7, 2024, Video Recording and Agenda](#)

- ZTA #23-181 – Application
- ZTA #23-181 – Applicant Letter of Justification
- ZTA #23-181 – Draft Bill

***Planning Commission Public Hearing held on November 4, 2024.***

[Planning Commission Public Hearing Agenda](#) – (Documents attached to agenda).  
[November 4, 2024, Video Recording and Agenda](#)

- Staff Report
- ZTA 23-181 – Application
- ZTA 23-181 – Applicant Letter of Justification
- ZTA 23-181 – Draft Bill
- CER Zoning Map
- Public Notice – ZTA #23-181

***Board of County Commissioner Briefing held on December 3, 2024.***

[BOCC Briefing Agenda](#) – (Documents attached to agenda).  
[December 3, 2024, Video Recording and Agenda](#)

- ZTA #23-181 – Memo to Commissioners 11/25/24
- ZTA #23-181 – Draft Bill
- Planning Commission Recommendation
- Staff Report
- ZTA #23-181 – Power Point Presentation
- CER Zoning Map

Click [HERE](#) to submit Public Comment for the County Commissioners Public Hearing.

**Public Comments will be accepted beginning on December 27, 2024**

Written comments received prior to the Hearing will be posted to the agenda. Agendas can be found [HERE](#).

Unless otherwise noted, written comments should be received by 4:30 p.m., the Friday before the County Commissioner's meeting to provide adequate time and access for Commissioners to review.