



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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SPEX-240003 (SPECIAL EXCEPTION)
DOCKET # 1467 – NETWORK TOWERS II, LLC
USE # 4.06.300, Towers more than 50-ft tall.

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Network Towers II, LLC, for approval of a Special Exception use approval from the Board of Appeals for a Tower more than 50 feet tall, Use #4.06.300, as provided in Article XIII, Section 297-212 and Article XXV, Section 297-415 of the Charles County Zoning Ordinance. The Applicant seeks to install a 199' monopole cell tower (195' monopole with a 4' lighting rod) within a 34'x70' fenced compound. The overall leased area will be 36'x72'. The project site, designated as Parcel 538 (Lot 3), within Grid 22, on Tax Map 33, consists of approximately 19.664 acres and is located within the Rural Residential (RR) zone. The property tax account number is #0901073524. The address of the subject property is 6655 Old La Plata Farm Place, La Plata, Maryland 20646.

Public Hearing scheduled for **Tuesday, January 28, 2025, 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**. Citizen can view the live meeting virtually via Microsoft Teams online at: [Click here to join the meeting](#). This link can be used to view the live meeting only. 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](#)

[Lisa Cureton, Clerk to the Board of Appeals](#)

Please click the blue links below to view the documents.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[Adjacent Property Map](#)

[Adjacent Property Owners List](#)

[Conceptual Site Plan](#)

[Justification Statement](#)

[Altaris Analysis and Findings](#)

[Propagation Maps](#)

[Balloon Test](#)

[Non-Interference Letter and FCC Compliance](#)

[FCC NEPA Environmental Report](#)

[Letter of Intent](#)

[Determination of No Hazard to Air Navigation](#)

[5-year Master Plan Map](#)

[Notification to Charles Regional Medical Center](#)

[Option and Lease Agreement](#)

[Co-Location Opportunity Correspondence \(T-Mobile\)](#)

[Co-Location Opportunity Correspondence \(AT&T\)](#)

Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, January 13, 2025. 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.