



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

Jason R. Groth, AICP
Director

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

Zoning Text Amendment (ZTA) #24-186, Bill 2025-06
Master Sign Plan for Transit Oriented Development (TOD) Properties

This Amendment proposal was filed by GGCAL Waldorf Holdings, LLC and seeks to add new text to the Charles County Zoning Ordinance to allow signage for a Transit Oriented Development (TOD) zoned project to comply with a Master Sign Plan, which will govern the location, number, height, illumination, size and design of the signage. Affected portions of the Charles County Zoning Ordinance include Article VII, Section 297-109, regarding Design guidelines and requirements of the TOD zone and Article XIX, Section 297-319, regarding General provisions of the Sign regulations.

Public Hearing Scheduled for July 22, 2025, at 6:00pm.

Documents available for review on July 4, 2025)

Staff Contacts:

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

Please click the blue links below to view the documents.

[Board of County Commissioners Staff Report](#)

[Draft Bill 2025-06 \(Zoning Text Amendment #24-186\)](#)

[Planning Commission Letter of Recommendation](#)

[Transit Oriented Development \(TOD\) Zoning Map](#)

[Public Notice](#)

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

(Comments accepted beginning Friday, July 4, 2025)

[Planning Commission Public Hearing Agenda](#)

- Staff Report
- Application for Zoning Text Amendment (ZTA #24-186) Master Sign Plan for TOD Properties
- Transit Oriented Development (TOD) Zoning Map
- Public Notice

[May 5, 2025, Video Recording and Agenda](#)