



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

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**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)

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[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](#)