



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

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**SPEX-240004 (SPECIAL EXCEPTION)**

**DOCKET # 1470 – MISSION EDUCATE LEARNING CENTER**

**USE CODE # 3.04.220**

**Day-care center, day nursery (between nine and 30 care recipients).**

The applicant Bridget Delmar-McPherson owner of Mission Educate Learning Center is requesting Special Exception use approval from the Board of Appeals to establish a day-care center, day nursery (between nine and 30 care recipients), as provided in Article XIII, §297-212, Use #3.04.220 and Article XXV, §297-415, of the *Charles County Zoning Ordinance*. The proposed project site is located at 3325 Middletown Rd., in Waldorf, Maryland, designated as Tax Map 14, Grid 3, Parcel 75, consisting of approximately 4.70 acres of land. The property is located within the Watershed Conservation District (WCD).

Public Hearing scheduled for **Tuesday, August 12, 2025, at 6:30 p.m.**

The Public Hearing will be in a “Hybrid” format, to allow for in person and virtual attendance. In person participants should come to the **Charles County Government Building located at 200 Baltimore Street, La Plata, MD 20646**. The live meeting can be viewed virtually via Microsoft Teams: Click [\*\*HERE\*\*](#). Kindly note that this link can only be used to view the live meeting. Click [\*\*HERE\*\*](#) to submit Public Comment for the Board of Appeals Public Hearing or register to speak.

**Staff Contacts:**

[Kelly Palmer, Planning Supervisor](#)

[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](#)

[Statement of Justification](#)

[Conceptual Site Plan](#)

**Note:** Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, July 28, 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.