



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

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## **Zoning Text Amendment (ZTA) #25-188 Regulatory Enforcement of Encroachments onto County-Owned Land**

This Amendment would amend the Charles County Zoning Ordinance to provide a regulatory framework for enforcing the property rights of the County by amending §§ 297-3, 297-4, 297-37, and 297-49, which speak to the applicability of the Charles County Zoning Ordinance, the manner in which land located within Charles County is used and how that use may be changed, and definitions of certain words found within the Charles County Zoning Ordinance.

The Planning Commission held the first public hearing for ZTA 25-188 on [October 6, 2025](#). A work session was then held on [December 1, 2025](#). The Board of County Commissioners was briefed on ZTA 25-188 on [January 13, 2026](#), after which ZTA 25-188 was remanded back to the Planning Commission, which was then briefed on [March 23, 2026](#).

**Public Hearing scheduled for April 20, 2026, at 6:00 p.m. Click [HERE](#) for participation information.**

### **Staff Contacts:**

[Sarah Guy, Chief of Property Acquisitions](#)

[Marc R. Potter, Associate County Attorney](#)

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

**Documents will be available on April 2, 2026.**

[Encroachments ZTA 2.0 Planning Commission Presentation](#)

[Draft ZTA 25-188 v2](#)

[251204 ZTA 25-188 Benchmarks of encroachment code provisions statewide Encroachments-on-County-Owned-Land 1](#)

[260325 ZTA 25-188 Public Notice](#)

**Click [HERE](#) to submit Public Comment for the Planning Commission Public Hearing.**

**Public Comments will be accepted beginning on April 2, 2026.**

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 Planning Commission meeting in order to provide adequate time and access for Commission members to review.