



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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Director

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**DOCKET # 1459 – River's Edge
Appeal of a Zoning Officer's Decision**

The applicant Zachary Gilreath, on behalf of the property owner, George Holmes, is appealing a Zoning Officer's Decision provided by letter on February 8, 2023, in which the Zoning Officer made a determination that the Applicant's non-conforming use has ceased for more than one year and therefore, by the plain language of the text, the nonconforming use has been abandoned. The subject property is located at 7320 Benedict Ave, Benedict, Maryland and is further identified as Tax Map 49, Grid 4, Parcel 20, Lot 15 and consists of approximately 23,744 square feet. The property is located within the Village Commercial (CV) Zone.

Public Hearing Continuation scheduled for **Tuesday, January 13, 2026, at 6:30 p.m.**

This hearing will be conducted in an in-person format only, no virtual option will be available. In-person attendees should report to the **Charles County Government Building Auditorium** located at **200 Baltimore Street, La Plata, MD 20646**. The hearing is open to the public, and public testimony is encouraged.

The live meeting link for Microsoft Teams can be found [HERE](#). Kindly note this link will enable you to listen to the live meeting only. You will not be able to submit comments via this platform. Those unable to join the live meeting, may view the full recording of the public hearing [HERE](#). Click [HERE](#) to register to speak at the Board of Appeals Public Hearing.

Staff Contacts:

[Kelly Palmer, Planning Supervisor](#)

[Sherri Davis, Clerk to the Board of Appeals](#)

Please click the blue links below to view the documents.

[Notice of Appeal](#)

[Zoning Officer's Letter](#)

[Location Map](#)

[Zoning Map](#)

[Adjacent Property Owners Map](#)

[Adjacent Property Owners List](#)

[Aerial Map](#)

[Health Dept. Correspondence](#)

[SDP to Rebuild 02.18.20](#)

[SDP Comment Letter 04.22.21](#)

[Zoning Officer Letter to Property Owner 11.03.21](#)

[Zoning Officer Letter to Property Owner 11.30.22](#)

[Applicant Response Letter Dated 12.27.22](#)

[Zoning Officer Determination Request 12.27.12](#)

[Public Comment – Elizabeth Shaw](#)

[Public Comment – Gail Welch](#)

[Public Comment – Melissa Tyner](#)

[Public Comment – Michael Olup](#)

[Letter of Support BHPS](#)

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Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, December 29, 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.