



CHARLES COUNTY GOVERNMENT

Department of Planning & Growth Management

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Director

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SPEX-250002 (SPECIAL EXCEPTION) DOCKET # 1475 – SHEETZ PEMBROOKE USE CODE # 6.03.321

Motor vehicle fuel sales associated with commercial uses greater than 3,500 square feet or which provide more than 12 fueling positions.

The applicant Jeff Parana, of the Charles County Resource Investors, LLC, is requesting a Special Exception use approval from the Board of Appeals for Motor vehicle sales associated with commercial uses > 3,500 square feet, as provided in Article XIII, §297-212, Use #6.03.321 and Article XXV, §297-415, of the *Charles County Zoning Ordinance*. The proposed project is located at **11355 Pembroke Sq., Waldorf, MD 20603**, and is further identified as Tax Map 15, Grid 2, Parcel 643, Lot 1, consisting of approximately 8 acres. 1.8983 acres of which are subject to the request. The property is zoned Central Business (CB) and Highway Corridor (HC) overlay.

Public Hearing 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:

[Kirby Blass, Planner III](#)

[Lisa Cureton, Clerk to the Board of Appeals](#)

Please click the blue links below to view the documents.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Adjacent Property Owners Map](#)

[Adjacent Property Owners List](#)

[Aerial Map](#)

[Statement of Justification](#)

[Conceptual Site Development Plan](#)

[Owner Affidavit](#)

[Consistency Analysis](#)

[Traffic Impact Analysis](#)

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.