



CHARLES COUNTY GOVERNMENT

**Department of Planning & Growth Management**

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Director

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**SPEX-250004 (SPECIAL EXCEPTION)  
DOCKET # 1479 – BERRY ROAD SELF STORAGE  
USE CODE # 7.02.230 – Mini-warehouses**

The applicant Sage Ventures is requesting Special Exception use approval from the Board of Appeals for a Mini-warehouse as provided in Article XIII, §297-212, Use #7.02.230 and Article XXV, §297-415, of the *Charles County Zoning Ordinance*. The proposed project is located **10191 Berry Rd., Waldorf, MD 20601**, and is further identified as Tax Map 7, Grid 10, Parcel 28, consisting of approximately 2.6909 acres. The property is zoned Business Park (BP).

Public Hearing scheduled for **Tuesday, January 27, 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:**

[Tetchiana Anderson, 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](#)

[Certificate of Good Standing](#)

**Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, January 12, 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.**