



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

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**SPEX-250003 (SPECIAL EXCEPTION)**  
**DOCKET # 1478 – WALDORF LEONARDTOWN DEVELOPERS, LLC**  
**USE CODE # 6.03.321**  
**MOTOR VEHICLE FUEL SALES ASSOCIATED WITH COMMERCIAL USES**  
**> 3.500 SQUARE FEET**

The applicant Waldorf Leonardtown Developers, LLC, requesting a modification/enlargement to the previously approved Special Exception to construct a WAWA with fuel sales 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 site is designated as Lot 1, Tax ID# 0906037119, Parcel 48, Tax Map 15, Grid 5, in the 6<sup>th</sup> Election District, consisting of approximately 3.199 acres +/- of land. The property is located within the Central Business (CB) zone within the Highway Corridor (HC) overlay zone.

Public Hearing scheduled for **Tuesday, March 24, 2026, at 6:30 p.m.**

The Public Hearing will be held in an “In-person” format only, no virtual option will be available. In person participants should come to the **Charles County Government Building Auditorium located at 200 Baltimore Street, La Plata, MD 20646**. Click [HERE](#) to submit Public Comment for the Board of Appeals Public Hearing or register to speak.

**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 Map](#)

[Adjacent Property Owners List](#)

[Aerial Map](#)

[Plat of Subdivision](#)

[Signed Special Exception Application](#)

[Statement of Justification](#)

[Signed Decision and Order – Docket 1417](#)

[Staff Report – Docket 1417](#)

[Amended Needs Analysis](#)

[Conceptual Site Plan](#)

[Architectural Building Elevations](#)

[Architectural Building Perspectives](#)

[Architectural Trash Compound and Fuel Canopy](#)

[Traffic Impact Study](#)

[Traffic Impact Study PGM Letter](#)

[State Highway Administration Access Permit](#)

[Offsite Sewer Study](#)

[Sewer Allocation Analysis](#)

[Verification of Capacity Letter for Previous 7-Eleven](#)

[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, March 9, 2026. 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.**