



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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Director

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Zoning Text Amendment (ZTA) #26-190
Retail Sales Over 100,000 Square Feet and Retail Parking

This Amendment would amend the Charles County Zoning Ordinance to clarify and modify the zoning districts in which the Retail Sales Over 100,000 Square Feet use is allowed by resolving a conflict between the text and a table to clarify that the Use is permitted with conditions in the Mixed-Use (MX) and Transit-Oriented Development (TOD) zones, and making a modification to allow the Use in the Urban Center (AUC) zone. The amendment would also amend the conditions of the Use to remove the requirement that such a Use be conducted in a two-story building. The amendment would also establish parking minimums for the Use and modify parking minimums for other Retail uses by reducing the required minimum parking ratios.

Public Hearing scheduled for May 4, 2026, at 6:00 p.m. Click [HERE](#) for participation information.

Staff Contacts:

[Tony Felts, AICP, Assistant Chief of Planning](#)

[Kelly Palmer, CFM, Planning Supervisor](#)

Please click the blue links below to view the documents.

[Memorandum to the Planning Commission](#)

[Presentation to the Planning Commission](#)

[Agenda Request to the Board of County Commissioners from Commissioner Stewart](#)

[ZTA #26-190 Retail Sales Over 100,000 Square Feet and Retail Parking – Draft Bill](#)

[Public Notice](#)

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

Public Comments will be accepted beginning on April 17, 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.