



Monday, February 2, 2026 Charles County Planning Commission Meeting

The meeting begins at 6:00 p.m.

This agenda is tentative and subject to change without notice.

A portion of this meeting may be held in Closed Session.

The Planning Commission will be holding this public meeting as a "Hybrid meeting" which means it will be both virtual and in-person. The public can watch this meeting on Comcast 95 (SD), Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at <https://www.charlescountymd.gov/services/media-services/charles-county-government-television/ccgtv-live-stream>. Residents without internet service can listen to the meeting at 301-645-0500.

1. Call to Order/Roll Call

2. APPROVAL OF THE AGENDA - no public comments

3. APPROVAL OF THE MINUTES

3.a December 15, 2025 Minutes

3.b January 12, 2026 Minutes

4. CHAIRPERSON'S COMMENTS - no public comments

5. PERSONAL APPEARANCES (items not on the agenda): PUBLIC COMMENTS

6. PUBLIC HEARING: PUBLIC COMMENTS

7. WORK SESSIONS: No Public Comments

7.a Zoning Text Amendment (ZTA) #25-187, Data Centers

The Planning Commission will hold a Work Session to consider the proposed Zoning Text Amendment (ZTA) #25-187, Data Centers. This amendment would amend specific articles of the Charles County Zoning Ordinance to define, and permit with conditions, a new land use designated as 7.01.130, Data Center, in the Business Park (BP), General Industrial (IG), Heavy Industrial (IH), Low Density Residential (RL), and Planned Unit Development (PUD) Zones designated as industrial.

Please click the blue link below to visit the County's Engage Page for an overview of Data Centers.
[Charles County, MD: Data Centers Overview](#)

The Planning Commission originally considered this application during a Public Hearing held on

[November 17, 2025](#). They deferred their decision and extended the public comment period until **4:30 p.m. on Monday, January 5, 2026**.

Staff:

Charles Rice, AICP, Planning Director

Mark Thompson, Chief of Commercial Development, Charles County Economic Development Department

[Public Comments](#)

[Staff Memorandum to the Planning Commission for Work Session; Feb 2](#)

8. PUBLIC MEETING: PUBLIC COMMENTS

8.a Berry Road Self Storage Park - Alternative Design and Development Code

The Applicant is requesting approval of their Alternative Design and Development Code for the proposed Berry Road Self Storage Park in accordance with the established enabling language codified within

Chapter 297-91 (E) (1) of the Charles County Zoning Ordinance.

Applicant (Agent):

Sage Ventures (The Law Offices of Sue A. Greer, P.C. & Lorenzi, Dodds, and Gunnill, Inc.)

Staff:

Tetchiana Anderson, Planner III

Public Participation:

The Meeting is open to the public and may be attended in person or viewed on [CCGTV](#) (Comcast: 95 and Verizon FIOS: 10).

Written Public Comments can be submitted online by using the webform located [HERE](#). Written comments must be received by **4:30 p.m. on Friday, January 30, 2026** in order to allow the Planning Commission time to review them prior to the Meeting. Written comments received after this time and before the closing of the record will be included in the record, but are not guaranteed to be reviewed.

Those wishing to provide comments by speaking during the Public Comment portion of the Meeting may choose to either speak virtually or attend the Meeting in person. Virtual speaker registration forms can be submitted online by using the webform located [HERE](#). Virtual speaker registration forms must be received by **4:30 p.m. on Friday, January 30, 2026**.

[Berry Road Self Storage Park Design and Development Code Staff Report](#)

[Exhibit A.- Bill No.2021-08-Flex Space and Permitting Flex Space in the Business Park Zone](#)

[Exhibit B. “Berry Road Self Storage Park” Application for Special Exception \(Includes Use Code Analysis and Justification](#)

[Exhibit C. “Berry Road Self Storage Park” Site Design & Development Code](#)

[Exhibit D. “Proposed Berry Road Self Storage Site Plan](#)

9. UNFINISHED BUSINESS: No Public Comments

9.a Review of the Fiscal Year 2027-31 Requested Capital Improvement Program

[FY27-31 CIP Requested Project Descriptions](#)

[FY27-31 CIP Requested Project Listing](#)

[DRAFT FY27 CIP Letter to County Commissioners](#)

[Guidance for Planning Commission Review of CIP List](#)

[FY27-31 CIP Presentation Feb2](#)

10. NEW BUSINESS: No Public Comments

10.a Officer Elections

The Planning Commission will nominate and elect the Vice Chair and Secretary for the Planning Commission.

10.b Poll of the Planning Commission members for new business.

11. DIRECTOR'S REPORT: No Public Comments

11.a Director's Report

[Comprehensive Plan Public Meeting Schedule](#)

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 2, 2026

SUBMITTED BY: Amy Brackett

ITEM TYPE: Minutes

AGENDA SECTION: APPROVAL OF THE MINUTES

SUBJECT: December 15, 2025 Minutes

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 2, 2026

SUBMITTED BY: Amy Brackett

ITEM TYPE: Minutes

AGENDA SECTION: APPROVAL OF THE MINUTES

SUBJECT: January 12, 2026 Minutes

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 2, 2026

SUBMITTED BY: Amy Brackett

ITEM TYPE: Work Session

AGENDA SECTION: WORK SESSIONS: No Public Comments

SUBJECT: Zoning Text Amendment (ZTA) #25-187, Data Centers

The Planning Commission will hold a Work Session to consider the proposed Zoning Text Amendment (ZTA) #25-187, Data Centers. This amendment would amend specific articles of the Charles County Zoning Ordinance to define, and permit with conditions, a new land use designated as 7.01.130, Data Center, in the Business Park (BP), General Industrial (IG), Heavy Industrial (IH), Low Density Residential (RL), and Planned Unit Development (PUD) Zones designated as industrial.

Please click the blue link below to visit the County's Engage Page for an overview of Data Centers.

[Charles County, MD: Data Centers Overview](#)

The Planning Commission originally considered this application during a Public Hearing held on [November 17, 2025](#). They deferred their decision and extended the public comment period until **4:30 p.m. on Monday, January 5, 2026**.

Staff:

Charles Rice, AICP, Planning Director

Mark Thompson, Chief of Commercial Development, Charles County Economic Development Department

SUGGESTED ACTION:

ATTACHMENTS:

Public Comments

Staff Memorandum to the Planning Commission for Work Session; Feb 2



Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646
301-645-0692

ZONING TEXT AMENDMENT ZTA #25-187, DATA CENTERS

During the November 17, 2025 Public Hearing, the Planning Commission voted to hold the record open for ZTA #25-187, Data Centers. Additional public comments were accepted until the record closed at 4:30 p.m. on January 5, 2026. To view the public comments that were received, please click the link below.

[LINK TO PUBLIC COMMENTS RECEIVED
DURING THE OPEN RECORD PERIOD](#)

To view the recording of the November 17, 2025 Public Hearing, please follow this [LINK](#). To view the public comments that were received for the Public Hearing, please click the link below.

[LINK TO PUBLIC COMMENTS RECEIVED
FOR THE NOVEMBER 17 PUBLIC HEARING](#)

INTEROFFICE MEMORANDUM

Equal Opportunity Employer



TO:	Charles County Planning Commission
FROM:	Charles R. Rice, AICP, Planning Director <i>Department of Planning & Growth Management</i>
SUBJECT:	Work Session: Zoning Text Amendment, ZTA 25-187 Data Centers
DATE:	January 29, 2026

On November 17, 2025, the Planning Commission conducted a Public Hearing for Zoning Text Amendment, ZTA 25-187 Data Centers. At the conclusion of the Hearing, the Planning Commission voted to hold the record open through close of business on January 5, 2025.

All public comments received were compiled and provided by convenient links on the County's Engage Page and the Planning Commission's Web Page and Agenda for February 2, 2025. In total, there were approximately 150 comments provided, with a mix of concerns about potential negative impacts along with acknowledgements of potential economic benefits to the County. The following bullets provide focal points from the public comments:

- Impacts to potable water and the desire to have more restrictive language in the ZTA to limit or prohibit potable water use for cooling
- Impacts on the electric grid and electricity rates
- Positive economic impact for the County, in terms of additional tax revenues, local jobs, especially during construction
- Concerns about air and noise pollution
- Request to include the Rural Conservation (RC) Zone, with specific conditions, as an eligible Zone for Data Centers
- Request to include the Planned Employment Park (PEP) Zone as an eligible Zone for Data Centers
- Concern about inclusion of the Low-density residential (RL) Zone
- Desire for additional community outreach and public input
- Require Data Center developers to contribute to infrastructure upgrades
- Include decommissioning provisions in the ZTA
- Impose enhanced storm water management and environmental protection
- Require community benefit agreements
- Need for Business Plan/performance requirements

Planning Commission's Role:

§297-447 of the Charles County Zoning Ordinance requires the Planning Commission to consider the proposed Zoning Text Amendment (ZTA) and provide a report and recommendation to the Board of County Commissioners.

Staff Recommendation:

The public comments raised a wide array of complex concerns, which are very similar to those raised in other jurisdictions and are currently being contemplated throughout the region. Before making any certain recommendations to the Planning Commission, staff would like to engage in discussions with the Planning Commission members to identify common concerns and to further consider and examine the issues.

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 2, 2026

SUBMITTED BY: Amy Brackett

ITEM TYPE: Approval Item(s)

AGENDA SECTION: PUBLIC MEETING: PUBLIC COMMENTS

SUBJECT: **Berry Road Self Storage Park - Alternative Design and Development Code**

The Applicant is requesting approval of their Alternative Design and Development Code for the proposed Berry Road Self Storage Park in accordance with the established enabling language codified within Chapter 297-91 (E) (1) of the Charles County Zoning Ordinance.

Applicant (Agent):

Sage Ventures (The Law Offices of Sue A. Greer, P.C. & Lorenzi, Dodds, and Gunnill, Inc.)

Staff:

Tetchiana Anderson, Planner III

Public Participation:

The Meeting is open to the public and may be attended in person or viewed on [CCGTV](#) (Comcast: 95 and Verizon FIOS: 10).

Written Public Comments can be submitted online by using the webform located [HERE](#). Written comments must be received by **4:30 p.m. on Friday, January 30, 2026** in order to allow the Planning Commission time to review them prior to the Meeting. Written comments received after this time and before the closing of the record will be included in the record, but are not guaranteed to be reviewed.

Those wishing to provide comments by speaking during the Public

Comment portion of the Meeting may choose to either speak virtually or attend the Meeting in person. Virtual speaker registration forms can be submitted online by using the webform located [HERE](#). Virtual speaker registration forms must be received by **4:30 p.m. on Friday, January 30, 2026.**

SUGGESTED ACTION:

ATTACHMENTS:

Berry Road Self Storage Park Design and Development Code Staff Report

Exhibit A.- Bill No.2021-08-Flex Space and Permitting Flex Space in the Business Park Zone

Exhibit B. “Berry Road Self Storage Park” Application for Special Exception (Includes Use Code Analysis and Justification

Exhibit C. “Berry Road Self Storage Park” Site Design & Development Code

Exhibit D. “Proposed Berry Road Self Storage Site Plan



Charles County Planning Commission Meeting of February 2, 2026

Department of Planning and Growth Management Staff Report

Project Name: Berry Road Self Storage Park

Type of Project: Alternative Design & Development Code

In accordance with § 297-91 E. (1) of the Zoning Ordinance

Prepared by: Tetchiana Anderson, Planner III, Planning Division

For questions, contact the Planning Division at 301-645-0540

TABLE OF CONTENTS

<u>ITEM</u>	<u>PAGE NUMBER</u>
I. BACKGROUND	2
II. SUMMARY OF APPLICANT'S REQUEST	2-3
III. STANDARD OF REVIEW	4
IV. ANALYSIS	4-6
V. RECOMMENDATION	6
VI. APPENDICES	Attached

I. BACKGROUND

The Subject Property known as the Berry Road Self Storage Park (BRSSP) is located at 10191 Berry Road, west of Middletown Road in Waldorf, Maryland, and is designated as Tax Map 7, Grid 10, Parcel 28. The entire 2.69-acre property is zoned Business Park (BP) and is accessed off Maryland Route 228. This property is shown as Parcel D and referenced on Plat Book 45, Page 70 and its shared access is noted on Plat Book 53, Pages 364-365. The Subject Property is designated within the Development District and Priority Funding Areas of Charles County. The Subject Property's Maryland Route 228 road frontage is within the Highway Corridor (Overlay Zone). Development of the site as a mini-warehouse facility was initiated on the Subject Property by Sage Ventures in 2025 through the submission of the special exception application process, reviewed by the Board of Appeals on January 27, 2026.

The BRSSP site is being designed with the goal of establishing a "mini-warehouse facility" within the business corridor for the property referenced as Parcel D off of MD Route 228. The BRSSP site was designed with the goal of creating an attractive, secure, and cohesive self-storage facility that integrates with the surrounding neighborhood, in particular the adjacent educational campus. In keeping with that objective, the building scale, the architecture, the high-quality building materials and the site amenities are designed to complement the adjacent educational campus and existing retail use. All buildings and Site improvements at the Property shall exhibit a high quality of design that is compatible with the adjacent educational campus and other uses located along the Berry Road/Maryland Route 228 corridor.

Access to the Property will be via a defined access point off Berry Road/Maryland Route 228. Access will be shared with the existing convenience store/gas station known as the "Burch Mart Property."

Consistent with that vision, the proposed "*Berry Road Self Storage Park– Site Design & Development Code (aka: Design Code; aka: Alternative Design and Development Code)*" has been submitted as enabled by Bill No. 2021-08, adopted by the Charles County Commissioners on September 28, 2021, which amended the Charles County Zoning Ordinance, "*to encourage and propose economic vitality, enhance the community's appearance, and foster flexibility and innovation of design.*"

As specified within the purpose statement of the adopted legislation, "*signage, parking, and landscaping within the BP Zone may vary from the strict application of the Zoning Ordinance.*" The Planning Commission is authorized to review and approve an Alternative Design and Development Code submitted in accordance with § 297-91 E. (1) of the Zoning Ordinance. Once approved, the Planning Director is authorized to approve minor amendments to the alternative design and development code. Major amendments to the alternative design and development code would need to be authorized by the Planning Commission. A signed copy of Bill No. 2021-08 is included within the Appendices of this Staff Report as (Exhibit A).

II. SUMMARY OF APPLICANT'S REQUEST

On behalf of the Applicant – Sage Ventures, Mrs. Sue Greer with The Law Offices of Sue A. Greer, and Timothy Lessner with Lorenzi, Dodds, and Gunnill, Inc., submitted the proposed "*Berry Road Self Storage Park– Site Design & Development Code*" to the Charles County Department of Planning & Growth Management on June 20, 2025. The document is included within the Appendices of this Staff Report as (Exhibit B).

The Applicant requests the Planning Commission's approval of the proposed "*Berry Road Self Storage Park– Site Design & Development Code*" to provide the necessary tools to maintain the vision of a superior and unique design for the Berry Road Self Storage Park (BRSSP).

It is the Applicant's intent that the "*Berry Road Self Storage Park – Site Design & Development Code*" be established to:

- Govern the location and design of the building(s), streets, signage, landscaping, and amenities within the BRSSP; and
- promote development which presents an attractive campus-like appearance and is compatible with uses in the surrounding area, by means of appropriate siting of buildings, signage and landscape treatments; and
- provide a mechanism to manage the orderly, staged construction of the BRSSP; and
- provide standards for any exterior building renovations, façade enhancements, maintenance, or rehabilitation that may occur in the future.

As elaborated upon within the Applicant's *Berry Road Self Storage Park – Site Design & Development Code* for granting the request, (Exhibit C), primary objective of this document involves the establishment of a change to the Floor Area Ratio (FAR) that deviates from existing County standards found within Figure VI-5 Schedule of Zone Regulations: Commercial Zones, found within the Charles County Zoning Ordinance. The primary objective is:

- 1) To establish the building location on the site/property, by the application of standards that the: Buildings shall conform to the general standards for office, retail, and industrial uses established (and updated as needed with future revisions to these guidelines). Consistent with the property's location within the Development District and along a business corridor, the FAR for the BRSSP will be 1.0 FAR. The 1.0 FAR will allow the commercial development of this small BP zoned site without negatively impacting the surrounding environment and community. *Emphasis added*

The specific deviations from the existing County standards found within Figure VI-5 Schedule of Zone Regulations: Commercial Zones of the Zoning Ordinance:

1. The Applicant's rationale for the establishment of alternative standards are elaborated upon within the Application for Special Exception and Site Design and Development Code for Granting the Request document which are included within the Appendices of this Staff Report as (Exhibit B and C).

III. STANDARD OF REVIEW

As established in the Zoning Ordinance, specifically § 297-91. E. (1), the Planning Commission is authorized to review and approve the alternative design and development code. The standards set forth in the alternative design and development code may not strictly conform to and may vary from the standards set forth in the Zoning Ordinance. Where the standards set forth in the alternative design and development code vary from the standards in the Zoning Ordinance, the alternative design and development code shall apply. Where the alternative design and development code is silent, the Zoning Ordinance shall apply. The proposal's compliance with the required characteristics and framework for the acceptance of the alternative design and development code are elaborated upon within Section IV of this Staff Report.

IV. ANALYSIS

In accordance with § 297-91. E. (1) (b) of the Zoning Ordinance, the alternative design and development code shall include the following characteristics and framework for Planning Commission approval

consideration:

[1] The overall planned development design concept;

Staff Finding: Compliance is demonstrated. Section 2.1 Overall Design Intent within the proposed *“Berry Road Self Storage Park– Site Design & Development Code”* addresses this expectation via recognition of the existing design goals of the BRSSP and reinforcing the importance of implementing flexibility within the overall design concept now and in the future, as buildings change, and signs are proposed.

[2] Standards for street, block and lot layouts;

Staff Finding: Compliance is demonstrated. Section 2.2 Site Design within the proposed *“Berry Road Self Storage– Site Design & Development Code”* contains a subsection Letter A regarding ‘Setbacks’, which addresses this expectation via a statement of intent to maintain the prescribed building setbacks existing within Figure X-1, Road Corridor Buffer Yard and Building Setback Requirements of the Charles County Zoning Ordinance.

[3] Streetscape design standards;

Staff Finding: Compliance is demonstrated. Section 2.4 Streetscape and Landscaping within the proposed *“Berry Road Self Storage Park– Site Design & Development Code”* addresses this expectation via the establishment of criteria pertaining to a standardized palette of compatible streetscape details and furnishings as part of any site plan application, and added site furnishing elements, as necessary to maintain the character, theme and function of the development, as needed with later site plans.

[4] Building and lot design and development standards;

Staff Finding: Compliance is demonstrated. Specifically, the Applicant is requesting to change the FAR from 0.35 FAR to 1.0 FAR.

Section 2.5 Building Design within the proposed *“Berry Road Self Storage Park– Site Design & Development Code”* addresses these collective expectations via the establishment of criteria pertaining to building location and street relationship, building height and setbacks, access driveways, sidewalks, parking, walls and fencing, utilities, service, storage and refuse areas, and activity spaces and amenities. Furthermore, attributes of the streetscape such as landscaping (street trees, etc.) are referenced within Section 2.4 Streetscape and Landscaping.

[5] A master landscape plan and landscape standards, to include landscaping of parking areas;

Staff Finding: Compliance is demonstrated. Section 2.2 Site Design, Letter A and Section 2.4 Streetscape and Landscaping within the proposed *“Berry Road Self Storage Park– Site Design & Development Code”* addresses this expectation via the establishment of criteria pertaining to a landscape design concept and landscape standards, including street trees along local roads, landscaping within parking lots, building landscaping, and within amenity areas (outdoor activity spaces). Section 2.4 contains statements of intent to adhere to all prescribed landscaping requirements of Article XXI of the Zoning Ordinance regarding ‘Landscaping of Parking Facilities’ and the planting requirements outlined within the Architectural and Site Design Guidelines and Standards (A.S.D.G.S.). A recommended plant list is also proposed which includes street trees, shade trees, large to medium evergreen trees, understory trees,

ornamental trees, large to medium evergreen shrubs, deciduous shrubs, and ground covers.

[6] Architectural design standards;

Staff Finding: Compliance is demonstrated. Section 2.2 Site Design and Section 2.5 Building Design Standards for Architecture within the proposed “*Berry Road Self Storage Park– Site Design & Development Code*” addresses this expectation via the establishment of criteria pertaining to design style, relationship to adjoining uses, level of design quality, building massing, building orientation, façade design, building entry ways, materials and colors, roof treatments, rooftop screening, and exterior architectural features.

[7] Minimum yard and setback requirements;

Staff Finding: Compliance is demonstrated. Section 2.2 Site Design within the proposed “*Berry Road Self Storage– Site Design & Development Code*” contains a subsection Letter A regarding ‘Setbacks’, which addresses this expectation via a statement of intent to maintain the required setbacks as set forth in Figure X-1, Highway Corridor (Overlay Zone) of the Zoning Ordinance.

[8] A master sign plan governing the location, number, height, illumination, size and design of signage; and

Staff Finding: Compliance is demonstrated. As referenced within Section 2.5 Building Design of the “*Berry Road Self Storage Park– Site Design & Development Code*” the establishment of a Master Sign Plan that will adhere to existing County standards found within Article XIX of the Zoning Ordinance. The Applicant has stated the following:

The intent of this section is to ensure a consistent and high-quality image for the Property while ensuring adequate visibility for identification to ensure drivers and pedestrians are provided with clear directions to their destinations. Signage will comply with the requirements set forth in Article XIX of the Charles County Zoning Ordinance, entitled “Signs.”

[9] A master parking plan.

Staff Finding: Compliance is demonstrated. Section 2.2 Site Design within the proposed “*Berry Road Self Storage Park– Site Design & Development Code*” contains a subsection Letter C regarding ‘Parking and Loading Areas’, which addresses this expectation via the establishment of criteria pertaining to off-street parking compliance in accordance with Figure XX-1 of the Zoning Ordinance for each use, and a statement of intent to adhere to all prescribed American’s with Disabilities Act (ADA) and Maryland Accessibility Code (MAC) requirement for the parking areas. Areas designated for tenant and customer automobile parking shall not be used for trucks, commercial vehicles, or material storage.

V. RECOMMENDATION

Staff recommends approval of the “*Berry Road Self Storage Park – Site Design & Development Code*”, with the below **condition**, as it has been determined that the proposal complies with the required characteristics and framework for the acceptance of the alternative design and development code, as codified within § 297-91 E. (1) of the Zoning Ordinance.

1. Once approved, the Planning Director is authorized to approve any subsequent minor amendments to the contents of the alternative design and development code, entitled: "*Berry Road Self Storage Park – Site Design & Development Code*". Amendments to this document which are deemed to be major will need to be resubmitted to the Planning Commission for authorization.

VI. APPENDICES

The following documents associated with the project have been uploaded to Granicus for reference by the Board of Appeals and members of the public:

1. Exhibit A.- Bill No.2021-08-Flex Space and Permitting Flex Space in the Business Park Zone.
2. Exhibit B. – Berry Road Self Storage Park –Application for Special Exception (Includes: Use Code Analysis and Justification for Granting the Request).
3. Exhibit C. – Berry Road Self Storage Park – Site Design & Development Code.
4. Exhibit D. – Proposed Berry Road Self Storage Site Plan

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2021 Legislative Session

Bill 2021-08

**FLEX SPACE AND PERMITTING FLEX SPACE IN THE
BUSINESS PARK ZONE**

Introduced by Charles County Commissioners

Amending Chapter 297 Zoning Ordinance: Article III – Definitions and Interpretations §297-49 – Word Usage; definitions; Article IV – Permissible Uses §297-63, Permissible Uses. Figure IV-1, the Table of Permissible Uses; Article VI Base Zone Regulations § 297-91, Commercial zones; Article VI Base Zone Regulations Figure VI- Schedule of Zone Regulations; Article XIII Minimum Standards for Special Exceptions and Uses Permitted with Conditions § 297-211, Alphabetical listing; Article XIII Minimum Standards for Special Exceptions and Uses Permitted with Condition § 297-212, Uses corresponding with Table of Permissible Uses; Article XVIII § 297-298, General site design standards; Article XIX: Signs § 297-319, General Provisions; Article XX, Parking Facilities § 297-335, Figure XX-1, Table of Off-Street Parking Requirements, Code of Charles County, Maryland

Date introduced: 09 / 14 / 2021

Public Hearing: 09 / 28 / 2021 @ 6:00 p.m. Virtually

Commissioners Action: 09 / 28 / 2021 _____

Commissioner Votes: RBC: Y, BR: Y, GB: Y, TC: Y, AS: Y

Pass/Fail: Pass

Effective Date: 11 / 12 / 2021

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2021 Legislative Session

Bill No. 2021- 08 Zoning Text Amendment #21- 164

Chapter. No. 297

Introduced by Board of County Commissioners

Date of Introduction September 14, 2021

BILL

AN ACT concerning

**FLEX SPACE AND PERMITTING FLEX SPACE IN THE
BUSINESS PARK ZONE**

FOR the purpose of

Amending certain provisions of the Zoning Ordinance of Charles County to define the use Flex Space, designating Flex Space as a permitted use in the Business Park (BP) zone, permitting certain uses in the BP Zone when located within Flex Space and in order to encourage and promote economic vitality, enhance the community's appearance, and foster flexibility and innovation of design, provided that signage, parking and landscaping within the BP Zone may vary from the strict application of the Zoning Ordinance and will be approved by the submission of an Alternative Design and Development Code submitted through the Site Design and Architectural Review (SDAR) process.

BY Amending:

Chapter 297- Zoning Ordinance

Article III – Definitions and Interpretations

§297-49 – Word Usage; definitions –

Code of Charles County, Maryland

1 BY Amending:

2 Chapter 297- Zoning Ordinance

3 Article IV – Permissible Uses

4 §297-63, Permissible Uses.

5 Figure IV-1, the Table of Permissible Uses

6 *Code of Charles County, Maryland*

7
8 BY Amending:

9 Chapter 297- Zoning Ordinance

10 Article VI Base Zone Regulations

11 § 297-91, Commercial zones.

12 *Code of Charles County, Maryland*

13
14 BY Amending:

15 Chapter 297- Zoning Ordinance

16 Article VI Base Zone Regulations

17 Figure VI- Schedule of Zone Regulations:

18 *Code of Charles County, Maryland*

19
20 BY Amending:

21 Chapter 297- Zoning Ordinance

22 Article XIII Minimum Standards for Special Exceptions and Uses Permitted with
23 Conditions

24 § 297-211, Alphabetical listing

25 *Code of Charles County, Maryland*

26
27 BY Amending:

28 Chapter 297- Zoning Ordinance

29 Article XIII Minimum Standards for Special Exceptions and Uses Permitted with
30 Conditions

31 § 297-212, Uses corresponding with Table of Permissible Uses

32 *Code of Charles County, Maryland*

1
2 BY Amending:

3 Chapter 297- Zoning Ordinance

4 Article XVIII

5 § 297-298, General site design standards

6 *Code of Charles County, Maryland*

7
8 BY Amending:

9 Chapter 297- Zoning Ordinance

10 Article XIX: Signs

11 § 297-319, General Provisions

12 *Code of Charles County, Maryland*

13
14 BY Amending:

15 Chapter 297- Zoning Ordinance

16 Article XX, Parking Facilities

17 § 297-335, Figure XX-1, Table of Off-Street Parking Requirements

18 *Code of Charles County, Maryland*

19
20 **SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF**
21 **CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as**
22 **follows:**

23 *****

24 Chapter 297-Zoning Ordinance

25 Article III – Definitions and Interpretations

26 §297-49 Word Usage; definitions

27 *****

28 §297-49(E) Definitions

29 *****

30 **FLEX SPACE: A BUILDING THAT IS DESIGNED TO ACCOMMODATE**
31 **BUSINESSES OF VARYING SIZES, CAPABLE OF BEING USED FOR A VARIETY**
32 **OF USES, INCLUDING OFFICES, RESEARCH AND DEVELOPMENT, LIGHT**

MANUFACTURING, SERVICE AGENCIES, CONTRACTOR'S OFFICES, MANUFACTURING, ASSEMBLY, OR WAREHOUSE AND ACCESSORY STORAGE AND SALES. ALL PRINCIPAL ACTIVITIES OF THE VARIOUS USES SHALL BE CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, BUT ACCESSORY OUTDOOR STORAGE MAY BE PERMITTED. FLEX SPACE BUILDINGS TYPICALLY INCLUDE ROLL-UP OVERHEAD DOORS ON THE REAR AND/OR FRONT OF THE UNITS.

Chapter 297-Zoning Ordinance

Article IV – Permissible Uses

§297-63, Table of Permissible Uses. Figure IV-1, the Table of Permissible Uses is included as an attachment to this Chapter

.....

Table of Permissible Uses

Figure IV-1

Uses Description	BP
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes	

3.04.220 Day-Care center, day nursery (between 9 and 30 care recipients)	PC
*****	*****
3.04.500 Retirement housing complex	SE
*****	*****
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations	PC
*****	*****
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION	

4.01.100 Schools (Public Schools are permitted in all zoning districts)	
4.01.110 Private elementary and secondary (included pre-school, kindergarten, associated grounds, athletic, and other facilities)	SE Fn2

4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings)	SE
4.01.210 Churches, synagogues, and temples <i>without</i> cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings	Fn2

4.02.000 Recreation, amusement and entertainment	
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic *****	PC Fn1 *****
4.03.000 Institutional residence or care of confinement facilities	
*****	*****
4.03.200 Nursing care, intermediate care, handicapped, infirm, and childcare institutions *****	SE Fn2 *****
5.00.000 SERVICE ORIENTED COMMERCIAL	
5.01.000 All operations conducted entirely within fully enclosed building	
5.01.112 Personal services (see definition)	PC Fn1
5.01.113 Dry cleaning/laundry and Laundromats	PC Fn1
5.01.114 Banks and financial institutions	P
5.01.115 Business services *****	PC Fn1 *****
5.02.100 Construction services and Supplies *****	Fn1 *****
6.00.000 COMMERCIAL *****	
6.01.112 Specialty shops (see definition)	Fn1
6.01.113 Antique shops, art galleries less 15,000 square feet *****	Fn1 *****
6.03.000 Motor vehicle related and service operations *****	
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work) *****	
6.03.310 Motor vehicle repair and maintenance *****	Fn2 *****
7.00.000 INDUSTRIAL	
7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops	Fn2
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils *****	Fn1 *****
7.02.000 Storage and parking *****	
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)	
7.02.210 All storage within completely enclosed structures	PC

7.02.220 Warehouse storage *****	Fn2 *****
9.00.000 FLEX SPACE	
9.01.100 FLEX SPACE	P

1- THIS USE IS PERMITTED WITHOUT CONDITIONS WHEN LOCATED IN FLEX SPACE

2 –THIS USE IS PERMITTED WITH CONDITIONS WHEN LOCATED IN FLEX SPACE

§ 297-91. Commercial zones.

(4) BP Business Park Zone. This zone concentrates business and light industrial uses **ALONG WITH OTHER SUPPORTING USES** in a parklike setting to promote economic development and job creation while protecting the environment and reducing impacts on the surrounding residential neighborhoods. This zone is located where a large area of land permits horizontal expansion sufficient to **ACCOMMODATE VARIOUS TYPES OF BUILDINGS, INCLUDING FLEX SPACE, TO PROVIDE FOR A MIX OF USES AND TO** provide on-site storage, parking and landscaped areas. These locations can be served by a complete array of community facilities, and supporting amenities, and provide for the regional transportation network.

D. Uses permitted in the BP Zone. In addition to those accessory uses allowed under §297-29C and uses allowed by Figure IV-1, the following uses shall be allowed in the Business Park (BP) Zone when intended to primarily serve the employees of the business park subject to the restrictions set forth herein.

(1) Permitted [accessory] uses with conditions (PC) are:

- (a) Day-care center, day nursery (between 9 and 30 care recipients), Use 3.04.220;
- (b) Indoor recreation, Use 4.02.110;
- (c) Privately owned outdoor recreational facilities, Use 4.02.210;
- (d) Personal services, Use 5.01.112;
- (e) Dry cleaning, Use 5.01.113;
- (f) Business services, Use 5.01.115;

- (g) Nursery schools and day care centers with more than 30 children, Use 5.02.500;
- (h) Shoppers Merchandise Stores, Use 6.01.111;
- (i) Specialty Shops, Use 6.01.112;
- (j) Convenience Stores, 6.01.140
- (k) Restaurant, fast food carry-out and delivery, Use 6.02.200;
- (l) Restaurant, Fast-Food Drive-In, and Drive-Through and Mobile Food Service Facilities, Part of a Business Park or Shopping Center with no Direct Access to a public road, Use 6.02.320;
- (m) Motor Vehicle Fuel Sales Associated With Commercial Uses Greater Than 3,500 Square Feet Or Which Provide More Than 12 Fueling Positions, Use 6.03.321;
- (n) Motor Vehicle Fuel Sales Not Associated With Commercial Uses Greater Than 3,500 Square Feet Or Providing More Than 12 Fueling Positions, Use 6.03.322; and
- (o) Car Wash, Use 6.03.330.

(2) The aggregate [land] **BUILDING FLOOR AREA** containing uses **SET FORTH** in §297-91D(1) shall not exceed [Fifteen] **TWENTY-FIVE** percent [(15%)] **(25%)** of the **TOTAL BUILDING FLOOR AREA OF THE** business park [lot] tract, or subdivision, whichever is greater. Notwithstanding the foregoing, [uses permitted with conditions by §297-91D(1) can be offered as accessory uses when housed with a principal use [not to exceed an aggregate of 15% of the principal use's floor area.] **USES PERMITTED WITH CONDITIONS BY §297-91D(1) ARE NOT SUBJECT TO THE TWENTY-FIVE PERCENT (25%) LIMITATION SET FORTH ABOVE, WHEN SUCH USES ARE LOCATED WITHIN FLEX SPACE.**

E. Site design and architectural review ("SDAR") of site plans and buildings for all commercial construction in the CN, CC, CB and BP Zones must be obtained. All new construction, renovation and expansion projects shall comply with all applicable sections of the site design and architectural commercial and industrial guidelines and standards. Projects that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building facade or site area are exempt. The guidelines and standards shall conform to appropriate planning principles and to the purposes stated for the specific zone. In the BP Zone, ingress and

egress to individual uses in a business park shall be via an internal road network of the business park.

(1) **ALTERNATIVE DESIGN AND DEVELOPMENT CODE. IN THE BP ZONE AND IN ORDER TO ENCOURAGE AND PROMOTE ECONOMIC VITALITY, ENHANCE THE COMMUNITY'S APPEARANCE, AND FOSTER FLEXIBILITY AND INNOVATION OF DESIGN, AS AN ALTERNATIVE TO USING THE COUNTY'S SCHEDULE OF ZONE REGULATIONS AND APPLYING THE STRICT APPLICATION OF THE ZONING ORDINANCE FOR THE PARTICULAR PROJECT, AN APPLICANT MAY SUBMIT AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE. THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE MAY BE SUBMITTED WITH ANY PRELIMINARY PLAN OR SITE PLAN. THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL GOVERN THE LOCATION AND DESIGN OF SIGNAGE, LANDSCAPING AND PARKING WITHIN THE BUSINESS PARK.**

(a) **THE STANDARDS SET FORTH IN THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE MAY NOT STRICTLY CONFORM TO AND MAY VARY FROM THE STANDARDS SET FORTH IN THE ZONING ORDINANCE. WHERE THE STANDARDS SET FORTH IN THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE VARY FROM THE STANDARDS IN THE ZONING ORDINANCE, THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL APPLY. WHERE THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE IS SILENT, THE ZONING ORDINANCE SHALL APPLY.**

(b) **THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL INCLUDE THE FOLLOWING:**

- (i) **THE OVERALL PLANNED DEVELOPMENT DESIGN CONCEPT;**
- (ii) **STANDARDS FOR STREET, BLOCK AND LOT LAYOUTS;**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

- (iii) STREETScape DESIGN STANDARDS;
- (iv) BUILDING AND LOT DESIGN AND DEVELOPMENT STANDARDS;
- (v) A MASTER LANDSCAPE PLAN AND LANDSCAPE STANDARDS, TO INCLUDE LANDSCAPING OF PARKING AREAS;
- (vi) ARCHITECTURAL DESIGN STANDARDS;
- (vii) MINIMUM YARD AND SETBACK REQUIREMENTS;
- (viii) A MASTER SIGN PLAN GOVERNING THE LOCATION, NUMBER, HEIGHT, ILLUMINATION, SIZE AND DESIGN OF SIGNAGE; AND
- (ix) A MASTER PARKING PLAN.

(c) THE PLANNING COMMISSION IS AUTHORIZED TO REVIEW AND APPROVE THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE. ONCE APPROVED, THE PLANNING DIRECTOR IS AUTHORIZED TO APPROVE MINOR AMENDMENTS TO THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE. MAJOR AMENDMENTS TO THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE WOULD NEED TO BE AUTHORIZED BY THE PLANNING COMMISSION.

§297-211 Alphabetical listing.

The following is an alphabetical listing of uses as they appear in the Table of Permissible Uses.^{III}

Use	Permissible Use Number

Fertilizer mixing plants	7.01.260
FLEX SPACE	9.01.100

Funeral homes 5.02.300

§297-212 Uses Corresponding with Table of Permissible Uses

3.04.220 Day-care center, day nursery, between nine and 30 care recipients. A day-care center for nine to 30 individuals is permitted by special exception in the AC, RC, RR, RV, RL, RM, RH, IG, PMH and CMR Zones subject to the following:

[Amended 7-25-2005 by Bill No. 2005-01; 8-29-2005 by Bill No. 2005-13; 6-6-2017 by Bill No. 2017-03; 11-28-2017 by Bill No. 2017-07]

A day-care center for nine to 30 individuals is permitted with conditions in the BP zone, subject to the following:

A. The facility will be in accordance with all applicable county, state and federal rules and regulations.

B. An applicant must submit an affidavit of compliance, on the form provided by the zoning officer, to the effect that all of the requirements of the state's licensing procedure will be satisfied.

C. The building and play area facilities shall be at least 50 feet from any adjacent residential lot or use.

D. The use must comply with the [15%] **25%** area limitations set forth in §297-91(D)(2). **THE 25% AREA LIMITATION DOES NOT APPLY TO THE USE WHEN LOCATED IN FLEX SPACE.**

3.05.300 Hotels, motels, convention centers, conference centers and similar businesses or institutions providing overnight accommodations. Such uses are permitted by special exception in the AC and RC Zones. [, and are permitted with conditions in the BP Zone], subject to the following:

A. The minimum area shall be 100 acres.

B. Not more than 5% of the land may be occupied by buildings.

C. Not less than 1/2 the area of the tract on which the use is located shall be used to provide recreation facilities for the use of its guests. Such recreation facilities can include such facilities as an eighteen-hole golf course, swimming pool, tennis courts and may include bridle paths and other similar or related facilities, but no outdoor amusement devices other than normal playground equipment.

D. All buildings and parking lots shall be set back from all adjoining property lines, including publicly dedicated streets, roads and highways, not less than 200 feet.

E. The maximum height of any building shall be 120 feet.

F. The land shall have at least 200 feet of frontage on a public highway of at least collector classification designated on the Transportation Plan Map of the Comprehensive Plan, and the major point of vehicular access to and from the lands shall be provided by this collector road.

G. Public water and sewer are available and shall be used for the operation of the facilities or, in the alternative, if not available, private water and sewer facilities may be used if approved by the County Health Department.

H. Any retail businesses conducted on the premises shall be primarily for the use of the guests of the hotel, and there shall be no entrances directly from the road to such businesses and no signs or other evidence indicating the existence of such businesses visible from the outside of the building.

[I] Such uses are permitted with conditions in the BP Zone, subject to the following [conditions]:

(a) [See 6.02.100(b)] **THE USE MUST HAVE INTERNAL ACCESS SUCH THAT IT IS INCORPORATED INTO AND AS PART OF THE BUSINESS PARK.**

(b) **PUBLIC WATER AND SEWER ARE AVAILABLE AND SHALL BE USED FOR THE OPERATION OF THE FACILITIES OR, IN THE ALTERNATIVE, IF NOT AVAILABLE, PRIVATE WATER AND SEWER FACILITIES MAY BE USED IF APPROVED BY THE COUNTY HEALTH DEPARTMENT.**

[(b) The use must include banquet and conference facilities.]

3.04.500 Retirement housing complex. This use is permitted by special exception in the RH, RO, [and] CB, AND THE BP Zones, subject to the following standards:

- 1 A. The minimum area shall be three acres.
- 2 B. It shall have a maximum floor area ratio (FAR) of 1.0.
- 3 C. A minimum of 40% of the property shall be devoted to green area and outdoor
- 4 recreation space.
- 5 D. All other requirements of this chapter, including yards, parking, landscaping and
- 6 protection of environmental resources, shall be met.
- 7 E. A retirement housing complex shall be located within close proximity to and have
- 8 pedestrian linkage with retail/commercial centers, restaurants and public transportation.

9 *****

10 4.01.110. Private elementary and secondary schools, including preschool, kindergarten,

11 associated grounds, athletic and other facilities. This use is permitted by special exception in the

12 WCD, HVC, HVG, HVR, AC, RC, RR, RV, RL, RM, RH, RO, CN, CC, BP and CV Zone

13 **SUBJECT TO THE CONDITIONS SET FORTH BELOW.**

14 [Amended 7-25-2005 by Bill No. 2005-01; 3-14-2007 by Bill No. 2007-05; 6-6-2017 by Bill No.

15 2017-03; 11-28-2017 by Bill No. 2017-07]

16

17 A. Generally. A lot, tract or parcel of land may be allowed to be used for a private

18 educational institution upon the following findings:

- 19 (1) That, except for buildings and additions thereto completed or for which
- 20 building permits have been obtained prior to the time of adoption of this chapter,
- 21 such use will be located in buildings architecturally compatible with other
- 22 buildings in the surrounding neighborhood, and, in the event that such building is
- 23 to be located on a lot, tract or parcel of land of two acres or less, in either an
- 24 undeveloped area or an area substantially developed with single-family homes,
- 25 that the exterior architecture of such building will be of a residential home design
- 26 that is at least comparable to existing residential homes, if any, in the immediate
- 27 neighborhood.
- 28 (2) The applicant must, as part of the application, submit architectural plans that
- 29 satisfy the above standards, which will be a condition of a granted special
- 30 exception.

(3) That such use will not, in and of itself or in combination with other existing uses, adversely affect or change the present character of future development of the residential community in which it is located.

B. That such use can and will be developed in conformity with the following requirements:

(1) Area, frontage, setback and building coverage: as shall be reflected in a site plan of development approved by the Board, provided that in no event shall such standards be less than the area and dimensional regulations for the zone in which the private educational institution is proposed to be located.

(2) Access and screening: as shall be specified in a site plan of development approved by the Board, provided that such plan meets or exceeds the standards for the zone.

(3) Intensity.

(a) Intensity is the allowable number of pupils per acre permitted to occupy the premises at any one time, which will be specified by the Board based on the following factors:

[1] Traffic patterns, including:

[a] Impact of increased traffic on residential streets.

[b] Existence of arterial highways; access shall be from a major collector or arterial highway at a minimum.

[2] Noise or type of physical activity.

[3] Character, percentage and density of existing development and zoning within the surrounding community.

[4] Topography of the land.

(b) In no event shall a special exception be granted for a density in excess of 87 pupils per acre.

[C. In the BP Zone, the use is also subject to the following:

(1) The use is allowed in support of one or more existing office, manufacturing or institutional uses within the BP Zone.]

IN THE BP ZONE THIS USE SHALL BE PERMITTED IN FLEX SPACE SUBJECT TO THE FOLLOWING CONDITIONS:

1
2 **A. SUFFICIENT OFF-STREET SCHOOL BUS LOADING AREAS SHALL**
3 **BE PROVIDED IF BUS SERVICE IS PROVIDED FOR STUDENTS.**

4
5 **B. BUILDINGS, PARKING AREAS AND OUTDOOR ACTIVITY AREAS**
6 **WILL BE AT LEAST 50 FEET FROM ADJOINING RESIDENTIALLY**
7 **ZONED PROPERTIES.**

8 *****

9 **4.01.210 CHURCHES, SYNAGOGUES, AND TEMPLES WITHOUT CEMETERIES,**
10 **ASSOCIATED RESIDENTIAL STRUCTURES FOR RELIGIOUS PERSONNEL AND**
11 **ASSOCIATED BUILDINGS WITH RELIGIOUS CLASSES NOT INCLUDING**
12 **ELEMENTARY OR SECONDARY SCHOOL BUILDINGS**

13
14 **IN THE BP ZONE THIS USE SHALL BE PERMITTED IN FLEX SPACE BUT SHALL**
15 **NOT EXCEED 30,000 SQUARE FEET.**

16 *****

17 **4.02.110 Indoor recreation activities conducted entirely within a building or substantial**
18 **structure.**

19 A. This use is permitted with conditions in the IG Zone if the structure or building is not
20 less than 20,000 square feet in size.

21 B. This use is permitted by special exception in the CN Zone if the structure or building
22 is not greater than 15,000 square feet in size.

23 C. This use is permitted with conditions in the CRR Zone if the structure or building is
24 not greater than 15,000 square feet in size. [Added 7-25-2005 by Ord. No. 05-01]

25 D. This use is permitted by special exception in the HVC and HVG Subzones, provided
26 that the use is located entirely within a building and occupies no more than 10,000
27 square feet of floor area. [Added 11-28-2017 by Bill No. 2017-07]

28 E. This use is permitted with conditions in the BP zone if it is focused for primary
29 use by the users of the business park and is in compliance with the [15%] **25%** area
30 limitations set forth in §297-91(D) (2).

31 *****

1 **4.03.200 Nursing care, intermediate care, handicapped, infirm and child care**
2 **institutions. A nursing home is permitted by special exception in the HVR, AC, RC, RR,**
3 **RV, RL, RM, RH [and] RO Zones AND THE BP ZONE, subject to the following**
4 **standards:**

5 A. That such use will not cause negative impacts to the adjacent neighborhoods
6 because of traffic, noise or number of patients or people being cared for.

7 B. That such use will be housed in buildings architecturally compatible with other
8 buildings in the surrounding neighborhood.

9 C. That such use will not adversely affect the present character or future
10 development of the surrounding residential community; and that such use can and will be
11 developed in conformity with the following minimum area, density, coverage, frontage,
12 setback, access and screening requirements, where specified.

13 D. All such facilities and all additions to existing facilities where 10 or more people are
14 cared for shall comply with the following:

15 (1) The minimum area shall be 20,000 square feet.

16 (2) Minimum setbacks.

17 (a) Front yards: as specified for the applicable zone.

18 (b) Side yards.

19 [1] The following minimums are in addition to those otherwise
20 required in the various zones:

21 [a] One and one-half feet for each bed in the AC, RC, RL
22 and RR Zones.

23 [b] One foot for each bed in the HVR, RM and RV Zones.

24 [c] One-half foot for each bed in the RH and RO Zones.

25 [2] In no case shall any minimum side yard be required to be
26 greater than 50 feet more than would otherwise be required in the
27 applicable zone.

28 (c) Rear yards. One-half of the total of both side yards as required in
29 Subsection D(2)(b) above, but not less than the minimum required in the
30 applicable zone.

- 1 (3) Minimum screening, as determined by the Board, with special emphasis given
2 to off-street parking and loading areas in accordance with Articles XX through
3 XXIII.
- 4 (4) The Board shall increase the number of off-street parking spaces required for
5 nursing or care homes under Article XX where the operation or method of
6 operation or type of care to be provided indicates the need for such an increase.

7 **THIS USE SHALL BE PERMITTED IN THE BP ZONE WHEN LOCATED IN FLEX**
8 **SPACE, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 9
- 10 **A. IN ALL SUCH FACILITIES AND ALL ADDITIONS TO EXISTING**
11 **FACILITIES WHERE 10 OR MORE PEOPLE ARE CARED FOR THE**
12 **MINIMUM AREA SHALL BE 10,000 SQUARE FEET.**
- 13 **B. APPROPRIATE SETBACKS OR SCREENING SHALL BE**
14 **DETERMINED THROUGH THE CHARLES COUNTY ARCHITECTURAL AND**
15 **SITE DESIGN GUIDELINES AND STANDARDS (A.S.D.G.S.) OR THE**
16 **APPROVAL OF AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE.**

17 *****

18 **5.01.112 Personal services.** This use is permitted with conditions in the CER Zone, provided
19 that this use is limited to a maximum of 25% of the floor area of a development. This use is
20 permitted with conditions in the BP Zone subject to the [15%] **25%** area limitations set forth in
21 §297-91(D)(2). [Added 4-13-2010 by Bill No. 2010-05]

22

23 **5.01.113 Dry cleaning/laundry and laundromats.** This use is permitted with conditions in the
24 BP Zone subject to the [15%] **25%** area limitations set forth in §297-91(D)(2).

25

26 **5.01.115 Business services.** This use is permitted with conditions in the BP Zone subject to the
27 [15%] **25%** area limitations set forth in §297-91(D)(2).

28 *****

29 **5.02.500 Nursery schools and day-care centers with more than 30 children.** This use is
30 permitted by special exception in the WCD, HVR, AC, RC, RR, RV, RL, PM, RH, IG, PRD,
31 PMH and CMR Zones, subject to the following standards: [Amended 7-25-2005 by Bill No.
32 2005-01; 6-6-2017 by Bill No. 2017-03; 11-28-2017 by Bill No. 2017-07]

33 *****

Nursery schools and day-care centers with more than 30 children are permitted with conditions in the BP Zone, subject to the following:

A. The facility shall be in accordance with all applicable county, state and federal rules and regulations.

B. An applicant must submit an affidavit of compliance, on the form provided by the zoning officer, to the effect that all of the requirements of the state's licensing procedure will be satisfied.

C. Building and play area facilities shall be at least 100 feet from any residential zone or use.

D. The use is focused for primary use by the users of the business park, and the use is in compliance with the [15%] **25%** area limitations set forth in §297-91(D)(2).

6.01.111 Shoppers merchandise stores with building floor space less than 15,000 square feet per parcel. This use is permitted with conditions in the BP ZONE subject to the [15%] **25%** area limitations set forth in §297-91(D)(2).

6.01.112 Specialty shops with building floor space less than 15,000 square feet per parcel. This use is permitted with conditions in the BP Zone subject to the [15%] **25%** area limitations set forth in §297-91(D)(2).

6.01.140 Convenience stores. [Amended 7-25-2005 by Ord. No. 05-01]

This use is permitted by special exception in the CN, CV, CER, CMR and CRR Zones, subject to the following: [Amended 7-25-2005 by Bill No. 2005-01]

A. Where a residence is located within 100 feet of the property and is not located across a public road right-of-way from the subject property, Bufferyard E is required. Road Buffer standards set forth in § 297-151 shall apply along public road rights-of-way.

B. Lighting of parking areas shall meet the minimum standard established in Article XX.

1 C. All business, service, and storage shall be primarily located within a completely
2 enclosed building, and all refuse shall be contained in completely enclosed
3 facilities.

4 D. A traffic and road condition study shall be submitted by the applicant to
5 determine the adequacy of the road network serving the site for traffic to be
6 generated by the use.
7

8 This use is permitted with conditions in the BP Zone subject to the [15%] **25%** area limitations
9 set forth in §297-91(D)(2).

10 *****

11 **6.02.200 Restaurant, fast food, carry-out and delivery.** This use is permitted with conditions
12 in the HVC, HVG, and BP Zones and by special exception in the CN and CV Zones, subject to
13 the following: [Amended 11-28-2017 by Bill No. 2017-07]
14

15 A. In the BP Zone, the use must [be oriented and] have access internally so that it
16 is incorporated as part of the business park, and the use is subject to the [15%] **25%**
17 area limitations set forth in §297-91(D)(2).

18 *****

19 **6.03.310 Motor vehicle repair and maintenance.**

20 *****

21 **THIS USE IS PERMITTED WITH CONDITIONS IN THE BP ZONE SUBJECT TO**
22 **THE FOLLOWING:**

23 **A. THE USE IS ONLY PERMITTED IN FLEX SPACE.**

24 **B. ALL ACTIVITY AND STORAGE OF PARTS SHALL OCCUR ENTIRELY**
25 **WITHIN A COMPLETELY ENCLOSED BUILDING.**

26 **C. ON-SITE VEHICLE STORAGE IS PROHIBITED.**

27 **D. NO OUTDOOR DISPLAY OF MERCHANDISE SOLD, SERVICED OR**
28 **RENTAL IS PERMITTED.**

29 *****

30 **6.02.320 Restaurant, fast-food drive-in, and drive-through and mobile food service**
31 **facilities, part of a business park or shopping center with no direct highway access to a**
32 **public road.** This use is permitted in the BP zone subject to the following conditions:

- i. The use must have access internally so that it is incorporated as part of the business park;
- ii. Menu and ordering boards are not permitted on a side of a building that faces an arterial of any classification or a major collector. Incidental visibility of a menu or ordering board from an arterial of any classification or a major collector shall be screened. Ordering windows and pick-up windows are permitted to face roads of any classification, and are required to be architecturally integrated into a building's façade; and
- iii. The use is subject to the [15%] **25%** area limitations set forth in §297-91(D)(2).

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. [Added 10-23-2000 by Ord. No. 00-84; amended 12-11-2001 by Ord. No. 01-90] This use is further described as motor vehicle fuel sales associated with or on the same lot as retail, restaurant, or service-oriented commercial uses greater than 3,500 square feet or where facilities have more than six multi-product dispenser (pumps) or 12 fueling positions to accommodate up to 12 vehicles. This use is permitted with conditions in the CV, subject to Subsections A through I. This use is permitted by right in any zone, where permitted with conditions or by special exception, if it is replacing an existing conforming or legally nonconforming motor vehicle fuel sales use which existed as of October 23, 2000. This use is permitted with conditions in the BP Zone, subject to subsections A through I and subject to the [15%] **25%** area limitations set forth in §297-91(D)(2). This use is permitted by special exception in the CN, CC, CB, IG, PEP, and MX Zones, subject to all of the following: [Added 10-23-2000 by Ord. No. 00-84; amended 12-11-2001 by Ord. No. 01-90]

6.03.322 Motor vehicle fuel sales not associated with commercial uses greater than 3500 square feet or providing more than 12 fueling positions. [Added 10-23-2000 by Ord. No. 00- 84] This use is permitted with conditions in the CV, CC, CB, IG, PEP and MX Zones, subject to Subsections A through I for Use 6.03.321 above. This use is permitted by special exception in the CN Zone, subject to Subsections A through I, for Use 6.03.321 above. This

use is permitted with conditions in the BP Zone subject to subsections A through I for use 6.03.321 above and subject to the [15%] **25%** area limitations set forth in §297-91(D)(2).

[Added 10-23-2000 by Ord. No. 00-84]

6.03.330 Car wash. [Added 10-23-2000 by Ord. No. 00-84]

This use is permitted with conditions in the CN, CC, CB, CV, IG, BP, PEP and MX Zones, subject to the following: [Added 10-23-2000 by Ord. No. 00-84]

- A. Principal vehicular access for such use shall be located on an arterial or collector road. Within the BP Zone, access will be through an interior road network.
- B. Adequate storage space at the vehicular entrance and sufficient capacity for vehicular ingress and egress shall be provided to prevent traffic congestion.
- C. In the BP Zone, this use is subject to the following additional conditions:
 - i. Access will be through an interior road network;
 - ii. This use is subject to the [15%] **25%** area limitations set forth in §297-91(D)(2); AND
 - iii. Vehicular access for ingress and egress to car wash bays are not permitted on a side of a building that faces an arterial of any classification or a major collector. Incidental visibility of the vehicular access for ingress and egress to a carwash bay from an arterial of any classification or a major collector shall be screened.

7.01.210 BLACKSMITH SHOPS, WELDING SHOPS, ORNAMENTAL IRON WORKS, MACHINE SHOPS (EXCLUDING DROP HAMMERS AND PUNCH PRESSES OVER 20 TONS RATED CAPACITY), AND SHEET METAL SHOPS)

THIS USE IS PERMITTED BY IN THE BP ZONE. PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET:

1 A. SHOPS SHALL BE LIMITED IN THE BP ZONE TO NO GREATER
2 THAN 20,000 SQUARE FEET OF FLOOR AREA WITHIN ANY FLEX
3 SPACE BUILDING.

4 *****

5 **7.02.220 Warehouse storage inside or outside completely enclosed structures where**
6 **the storage of goods is not related to sale or use of those goods on the same lot where they**
7 **are stored.** This use is permitted by special exception in the BP Zone, subject to the following:

- 8 A. The total lot coverage, shall not exceed 35% of total lot area.
- 9 B. The exterior storage shall not exceed 75% of the square footage of the floor area
10 of the principal structure. No exterior storage shall occur on the lot without a principal
11 structure.
- 12 C. Any exterior storage shall be screened from any adjacent residential zones or
13 uses.

14

15 **THIS USE IS PERMITTED WITH CONDITIONS IN THE BP ZONE WHEN**
16 **LOCATED IN FLEX SPACE, SUBJECT TO THE FOLLOWING:**

17 A. THE EXTERIOR STORAGE SHALL NOT EXCEED 50% OF THE
18 SQUARE FOOTAGE OF THE FLOOR AREA OF THE PRINCIPAL
19 STRUCTURE IF THE FLEX BUILDNG IS USED BY A SINGLE TENANT OR
20 USER. THE EXTERIOR STORAGE SHALL NOT EXCEED 25% OF THE
21 SQUARE FOOTAGE OF THE FLOOR AREA OF THE PRINCIPAL
22 STRUCTURE IF THE FLEX BUILDING IS A MULTI-TENANTED BUILDING.
23 NO EXTERIOR STORAGE SHALL OCCUR ON THE LOT WITHOUT A
24 PRINCIPAL STRUCTURE.

25 B. ANY EXTERIOR STORAGE SHALL BE SCREENED FROM ANY
26 ADJACENT RESIDENTIAL ZONES. THE TYPE AND DESIGN OF
27 SCREENING WILL BE DETERMINED THROUGH THE CHARLES COUNTY
28 ARCHITECTURAL AND SITE DESIGN GUIDELINES AND STANDARDS
29 (A.S.D.G.S) OR THE APPROVAL OF AN ALTERNATIVE DESIGN AND
30 DEVELOPMENT CODE.

Chapter 297-Zoning Ordinance

ARTICLE XVIII

Site Design

§297-298 General site design standards.

- A. The applicant shall submit a site analysis of the characteristics of the development site, such as site context, geology and soil, topography, climate, natural features, visual features, past and present use of the site, historic features, existing vegetation, structures and road networks.
- B. The Charles County Site Design and Architectural single-family dwelling and commercial and industrial guidelines and standards shall guide: [Added 5-2-2005 by Bill No. 2005-08; amended 10-22-2008 by Bill No. 2008-13; 11-28-2017 by Bill No. 2017-07]
- (1) The approval of preliminary plans and architectural elevations for all single-family subdivisions in the RL, RM, RH, RO, RR, PRD, MX, PUD, WPC, TOD, PEP, PMH, CER, CRR, CRM, HVC, HVG, and HVR Zones that are greater than 10 lots and within sewer service areas S-1, S-3, S-5.
- (2) The approval of site plans and buildings for all commercial construction in the CV, CN, CC, CB, BP, IG, IH, CER, CRR, CRM, HVC, HVG, and HVE Zones. All new construction, renovation and expansion projects shall comply with all applicable sections of the commercial and industrial guidelines and standards. Projects that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building facade or site area are exempt. The guidelines and standards shall conform to appropriate planning principles and to the purposes stated for the specific zone.
- C. **NOTWITHSTANDING THE ABOVE, IF AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE HAS BEEN SUBMITTED AND APPROVED IN THE PRD, PEP, MX, PUD, WPC, PMH, TOD, OR THE BP ZONE THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL GOVERN**

1 SITE DESIGN. THE STANDARDS SET FORTH IN THE ALTERNATIVE
2 DESIGN AND DEVELOPMENT CODE MAY NOT STRICTLY CONFORM TO
3 AND MAY VARY FROM THE STANDARDS SET FORTH IN THE ZONING
4 ORDINANCE. WHERE THE STANDARDS SET FORTH IN THE
5 ALTERNATIVE DESIGN AND DEVELOPMENT CODE VARY FROM THE
6 STANDARDS IN THE ZONING ORDINANCE, THE ALTERNATIVE DESIGN
7 AND DEVELOPMENT CODE SHALL APPLY. WHERE THE ALTERNATIVE
8 DESIGN AND DEVELOPMENT CODE IS SILENT, THE ZONING
9 ORDINANCE SHALL APPLY.

10 D. Subdivision and site design
11

- 12 (1) Design of the development shall take into consideration all existing local and
13 regional plans for the surrounding community.
- 14 (2) Development of the site shall be based on the site analysis. To the maximum
15 extent practicable, development shall be located to preserve the natural features
16 of the site, to avoid areas of environmental sensitivity and to minimize negative
17 impacts and alteration of natural features.
- 18 (3) The following specific areas include but are not limited to areas that shall be
19 preserved as undeveloped open space, to the extent consistent with the
20

21 *****

22 Chapter 297-Zoning Ordinance

23 Article XIX Signs

24 §297-319 General Provisions

25 *****

26 C. SIGNS IN THE BP ZONE. SIGNS LOCATED IN THE BUSINESS PARK (BP)
27 ZONE MAY VARY FROM THE NORMAL REQUIREMENTS OF THIS
28 ARTICLE. TO ENCOURAGE AND PROMOTE ECONOMIC VITALITY,
29 ENHANCE THE COMMUNITY'S APPEARANCE, AND ENCOURAGE THE
30 EFFECTIVE USE OF SIGNS IN THE COMMUNITY FLEXIBILITY OF
31 DESIGN, THE NUMBER, PLACEMENT, HEIGHT, SIZE, ILLUMINATION

1 AND ALL OTHER REQUIREMENTS FOR SIGNS WITHIN THE BP ZONE
2 MAY BE APPROVED AS PART OF AN ALTERNATIVE DESIGN AND
3 DEVELOPMENT CODE APPROVED IN ACCORDANCE WITH §297-91(E).
4 WHERE THE STANDARDS SET FORTH IN THE ALTERNATIVE DESIGN
5 AND DEVELOPMENT CODE VARY FROM THE STANDARDS IN THE
6 ZONING ORDINANCE, THE ALTERNATIVE DESIGN AND DEVELOPMENT
7 CODE SHALL GOVERN. WHERE THE ALTERNATIVE DESIGN AND
8 DEVELOPMENT CODE IS SILENT, THE ZONING ORDINANCE SHALL
9 GOVERN.

10
11 SECTION 2. BE IT FURTHER ENACTED, that this act shall take effect forty-five (45)
12 calendar days after adoption.

13
14 ADOPTED this 28th day of September 2021.


15
16 COUNTY COMMISSIONERS
17 CHARLES COUNTY, MARYLAND

18
19 
20 Reuben B. Collins, II, Esq., President

21
22 
23 Bobby Rucci, Vice President

24
25 
26 Gilbert O. Bowling, III

27
28 
29 Thomasina O. Coates, M.S.

30
31 
32 Amanda M. Stewart, M.Ed.

33 ATTEST:

34 
35
36 Carol DeSoto, Clerk to the Commissioners

ZONING REGULATIONS

297 Attachment 9

Figure XX-1

**Table of Off-Street
Parking Requirements**

Uses Description	Off-Street Parking Requirements
6.03.500 Automotive parks	1 space per 300 square feet of enclosed sales area, plus one space per 2,000 square feet of open display area, plus one space per employee, plus two spaces per service bay
7.00.000 INDUSTRIAL	
7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning and assembling of goods, merchandise and equipment	
7.01.100 All operations conducted entirely within fully enclosed building	1 space per 300 square feet office space and display area, plus one space per employee at maximum shift
7.01.200 Operations conducted within and/or outside fully enclosed building	1 space per 300 square feet office space and display area, plus one space per employee at maximum shift
7.01.241 Farm alcohol production facility	2 spaces per 1,000 square feet of gross floor area for manufacturing and office space; 10 spaces per 1,000 square feet of gross floor area for tasting room space
7.01.242 Alcohol production facility	2 spaces per 1,000 square feet of gross floor area for manufacturing and office space; 10 spaces per 1,000 square feet of gross floor area for tasting room space
7.02.000 Storage and parking	
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)	1 space per 300 square feet office space and display area, plus one space per employee at maximum shift
7.02.250 Consolidated storage	1 space per 200 square feet of gross floor area of office space. 1 space per 50 storage units having direct access only from within a building. 1 space specifically designated for loading and 2 spaces for the resident manager.
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where vehicles or equipment are owned and used by the person making use of the lot and parking or storage occupies more than 75% of the developed area (contractor's yard)	1 space per 300 square feet office space and display area, plus one space per employee at maximum shift
7.03.000 Scrap materials, salvage yards, junkyards, automobile graveyards	1 space per 300 square feet office space, plus one space per employee at maximum shift
7.05.000 Mineral extraction	1 space per 300 square feet office space, plus one space per employee at maximum shift
9.01.000 FLEX SPACE	1 SPACE PER 300 SQUARE FEET OFFICE SPACE, PLUS ONE SPACE PER EMPLOYEE AT MAXIMUM

	<p>SHIFT. AN APPLICANT MAY VARY FROM THIS REQUIREMENT BY PROVIDING AN PARKING ANALYSIS OR CALCULATION IN ACCORDANCE WITH §297-340, JOINT USE OF REQUIRED PARKING SPACES.</p>
--	--



ENGINEERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS

APPLICATION FOR SPECIAL EXCEPTION
USE #7.02.230 Mini-warehouses

BERRY ROAD SELF STORAGE

Tax Map 7, Grid 10, Parcel 28
6th Election District

10191 Berry Road
Waldorf, MD 20601
Charles County, MD

SPEX-250004

APPLICANT:
Sage Ventures
1777 Reisterstown Rd
Pikesville, MD 21208

ATTORNEY:
The Greer Law Firm
c/o Sue A. Greer
200 Howard Street, Suite 101
La Plata, MD 20646

ENGINEER:
Lorenzi, Dodds & Gunnill, Inc.
c/o Timothy R. Lessner
3475 Leonardtown Road, Suite 100
Waldorf, MD 20602

Revised August 2025
April 2025
LDG # 259017

Table of Contents

Item:	Page #
I. List of Adjoining and Adjacent Property Owners	3
II. Tax Map	5
III. Special Exception Request	6
IV. Site Location	6
V. Existing Site Conditions	6
VI. Site Analysis	6
VII. Proposed Building and Facilities	7
VIII. Relationship to Provisions of the Zoning Ordinance	7
IX. Conclusion	14
 Appendices	
A. 2023 Aerial Image	15
B. Site Plan for Special Exception	17
C. Subdivision Plat (P.B. 45 P.N. 70)	19
D. Traffic Concepts Inc. Correspondence	21
E. MDNR and Fish/Wildlife Correspondence	33

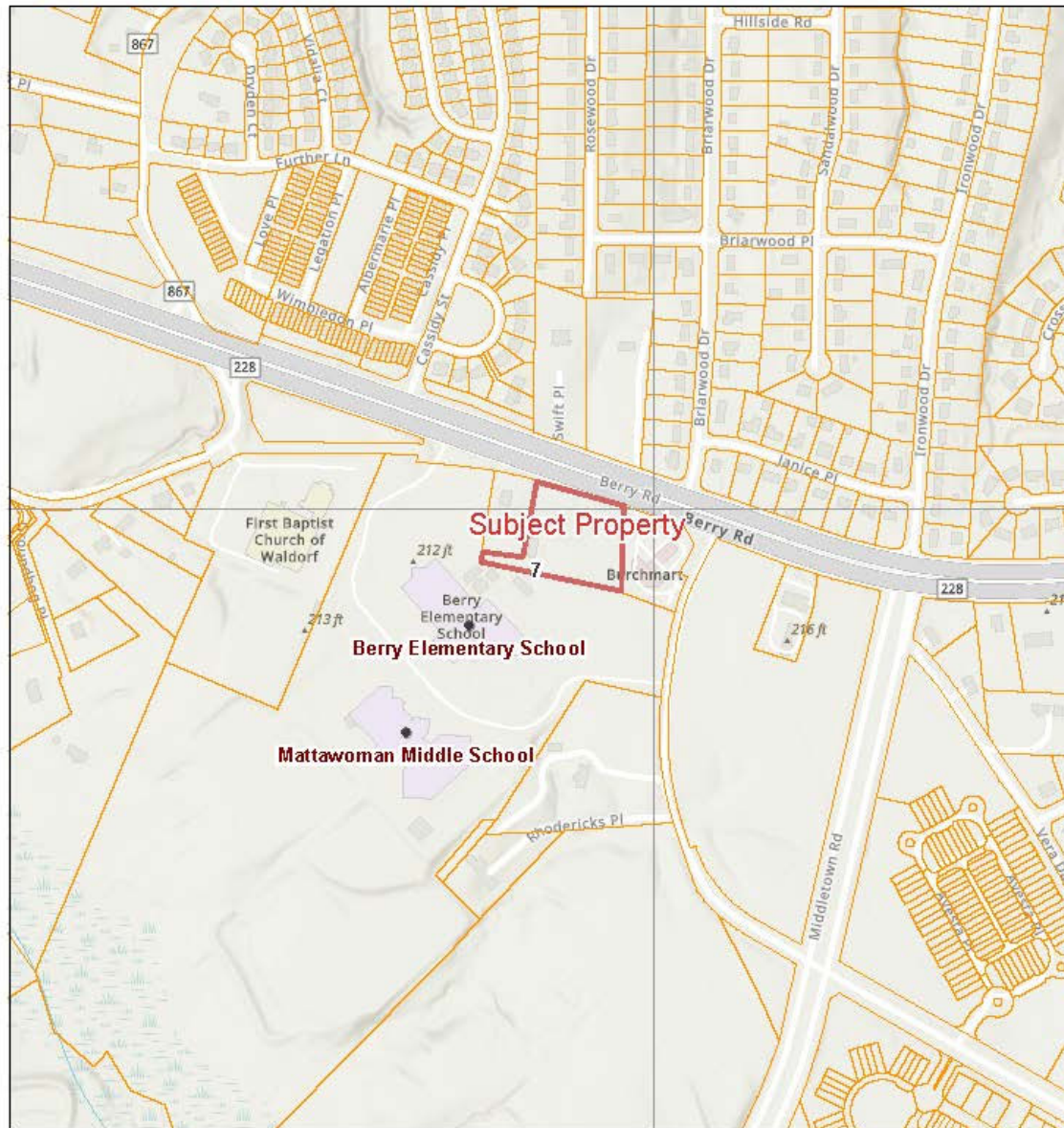
I. LIST OF ADJOINING AND ADJACENT PROPERTY OWNERS:

1. Hollywood Properties, LLC
7303 Hanover Pkwy Suite A
Greenbelt, MD 20770
1.5907 AC
Tax Map 7, Grid 10, Parcel 238
Tax ID # 06-043127
2. Board of Education of Charles Co.
PO Box 2770
La Plata, MD 20646
62.59 AC
Tax Map 7, Grid 10, Parcel 391
Tax ID # 06-226035
3. Francis L. & Janis E. Dyson
1336 Hwy 91
Shady Valley, TN 37688
1.0015 AC
Tax Map 7, Grid 10, Parcel 177
Tax ID # 06-067301
4. Gerald Hodges
10150 Berry Road
Waldorf, MD 20603
2.28 AC
Tax Map 7, Grid 5, Parcel 212
Tax ID # 06-062474
5. TEPE, LLC
2000 S. Ocean Drive #1106
PO Box 2770
Fort Lauderdale, FL 33316
2.9 AC
Tax Map 7, Grid 5, Parcel 42
Tax ID # 06-034373
6. Wilfredo Sanchez
2183 Briarwood Dr.
Waldorf, MD 20601
17,511 SF
Briarwood Subdivision Lot 1, Block C, Sect. 1
Tax Map 7, Grid 5, Parcel 310
Tax ID # 06-064949

7. Somerset Community Association, Inc.
c/o Eichner Kennedy
2 Wisconsin Circle Suite 700
Chevy Chase, MD 20815
16,365 SF Open Space Parcel F
Tax Map 7, Grid 4, Parcel 398
Tax ID # 06-229093

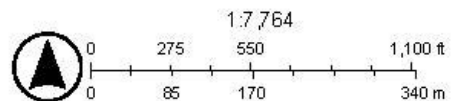
II. TAX MAP

Charles County PGM GIS Interactive Map



4/29/2025, 3:04:49 PM

-  Tax Map Outline
-  Tax Map Grid
-  Tax Parcel Data - Charles County
-  Points of Interest
- World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Charles County MD

III. Special Exception Request

Sage Ventures is the contract purchaser of that certain portion (outlined in red on the Tax Map on Page 5) of a tract of land located in the 6th Election District of Charles County, Maryland, identified on Charles County Tax Map 7, Grid 10 as Parcel 28, and further described on a plat duly recorded among the Land Records of Charles County, Maryland in P.B. 45 P. 70, as Parcel 'D' containing 2.6909 acres, more or less (hereinafter the "Property").

This application is for a Special Exception Use No. 7.02.230 for Mini-warehouses on the Property. This use is permitted by Special Exception in the Business Park (BP) Zone as defined pursuant to Article IV of the Charles County Zoning Ordinance. A Site Plan and Property Tax Map are enclosed in this Application and made a part hereof.

IV. Site Location

The Property is located on MD 228 (Berry Road), west of Middletown Road in Waldorf. Per current tax records and as set forth on the plat, the Property is 2.6909 acres, more or less. The Property is bounded to the east by a Burch Mart convenience store, to the west by a 1-acre commercial/residential use property, and to the south by Berry Elementary School.

V. Existing Site Conditions

The Property consists of a mostly open field with several trees clustered in the middle of the site. There is an existing structure (barn) on the Property. The site is relatively flat with a slight grade sloping from the rear of the site toward MD 228. There is a drainage ditch through the Property that has an associated wetland and buffer. These are shown on the plan.

VI. Site Analysis

The Property's current zoning is Business Park (BP). The 500' Highway Corridor (HC) Overlay Zone encompasses most of the Property. All adjacent property is also zoned BP. All properties on the opposite side (north side) of MD 228 are zoned medium-density residential (RM).

The Property was in agricultural use as late as 2023 and, as expected, there are no large forested areas or steep slopes on the Property.

Per correspondence dated May 28, 2025 from the Maryland Department of Natural Resources, the Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal

species on the subject site. Likewise, correspondence dated May 13, 2025 from the US Fish and Wildlife Service states there are two (2) species noted on their review. No critical habitats are listed. Per Maryland's Environmental Resource & Land Information Network (MERLIN), there are no floodplains or streams on the Property. There is a small area of non-tidal wetlands toward the front of the property associated with an old agricultural drainage ditch.

VII. Proposed Building & Facilities

The Applicant is proposing to construct a modern self-storage facility on the site. In accordance with Zoning Ordinance Figure VI-5 the maximum height for industrial uses in the BP Zone is 60 feet, five stories. This facility, however, will be designed and constructed as only a 3-story building with elevators to facilitate access to upper floors. There also will be outdoor RV and boat storage in the rear of the facility which will be screened from the adjacent properties. Two (2) loading and unloading spaces will be provided outside the building. The building's architecture will be subject to Site Design and Architectural Review (SDAR) due to its location within the HC Overlay Zone.

The site will have a combined/shared access to MD 228 with the adjacent convenience store (Burch Mart). The layout of the parking lot will provide adequate turning radiance for large trucks (WB-40 vehicles) and emergency vehicles.

The Property is designated as W-1 and S-1 per the Charles County Comprehensive Water and Sewer Plan. It is anticipated that the proposed building will connect to an existing public sewer line on the Burch Mart site and to an existing public water line located in the MD 228 right-of-way.

Stormwater management for the site will be in accordance with the most current ESD Stormwater Management Ordinance.

The proposed hours of operation will be as follows:

Office:	Monday - Sunday 8:30 AM - 6:30 PM
Tenant Access:	Monday - Sunday 6:00 AM - 10:00 PM

VIII. Relationship to the Provisions of the Zoning Ordinance

The Board of Zoning Appeals may permit a Special Exception utilizing the Standards and Procedures applicable to the granting of a Special Exception, which include:

a. Article XXV, Board of Appeals, Section 415, Special Exception, Item H, lists the following General Requirements, where the proposed use:

- i. Will not be detrimental to or endanger the public health, safety, and general welfare.*

The Berry Road Self Storage Park (BRSSP) Design Code and the Charles County Zoning Ordinance establish criteria such as setbacks to property lines, buffer yards, conservation areas, and implementation of local, state, and federal ordinances for the protection of the public health, safety and general welfare. The Applicant has complied with these standards as shown on the 'Site Plan for Special Exception' and described below:

- Setbacks as specified in the BRSSP Design Code include 40' front, 20' side (40' total), and 20' rear setbacks.
- The Zoning Ordinance establishes criteria for buffering of adjacent properties. A 10' Bufferyard B will be provided along each of the side and rear property lines. A 6' opaque fence will be provided interior to these bufferyards. Because MD 228 is an intermediate arterial roadway, a 30' Bufferyard C will be provided along the Property's frontage in accordance with Figure X-1, Road Corridor Buffer Yard and Building Setback Requirements.
- This Property is subject to the State Forest Conservation Technical Manual
- As shown on the Site Plan, there is a narrow non-tidal wetland following the existing ditch through the property with a 25' wetland buffer. All required permits will be acquired for impacts to this environmental feature.
- The property is within a Tier II watershed.

- ii. Is a permissible special exception in the zone.*

The Property is currently zoned BP. Mini-warehouses (Use 7.02.230) or self-storage is a permissible use by Special Exception in the BP Zone as noted in §297-63 Table of Permissible Uses.

- iii. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or general neighborhood.*

Zoning Ordinance §297-212 establishes criteria for the proposed use to minimize its impact on the surrounding properties or general neighborhood. The site will comply with these criteria and will not be detrimental to the use, peaceful enjoyment, economic value or

development of surrounding properties or general neighborhood for the reasons outlined throughout this report and as follows:

As described, the proposed use will complement the current use of the commercial neighborhood and will not cause a detrimental effect to neighboring uses or economic values.

All of the adjacent properties are currently zoned BP except for Burch Mart which is zoned CC; accordingly, the granting of this proposed Special Exception in the BP Zone will not have a detrimental effect on any of the current uses of the adjacent properties. There are no conflict of zoning uses on this Property.

As described, the proposed use of the Property will not have a detrimental impact on the economic value of the surrounding properties or general neighborhood. The adjacent Burch Mart property is commercial service oriented. The property to the rear is zoned BP and is already developed with an elementary school.

The proposed use of the Property is and will continue to be a low impact use. The Applicant will adhere to all rules and regulations as required by County Ordinances, as well as any additional criteria mandated by the Board of Appeals.

iv. *Complies with the Standards and Requirements set forth in Article XIII.*

This application complies with the standards and requirements in Article XIII, Minimum Standards for Special Exception and Uses Permitted with Conditions. These requirements are outlined within this report in greater detail below.

v. *Will cause no objectionable impact from traffic, noise, and type of physical activity, fumes, odors, dust or glare.*

The proposed use will cause no objectionable impact from traffic, noise, and type of physical activity, fumes, odors, dust or glare. According to preliminary trip generation computations by Traffic Concepts, Inc. (Appendix D of this report), the proposed use will generate minimal traffic and will not have any objectionable impact to the community. Access to the Property will be by a direct access to MD 228 via a common entrance with Burch Mart.

The Applicant intends to comply with the current noise ordinance in effect for the County and is confident that it will fully comply with the current noise ordinance which prohibits greater than 60

dBA during daytime (7:00 AM to 10:00 PM) and 50 dBA at nighttime, when measured from the property line of the receiving residential lot.

The facility will have some security lights of the type and nature that will not provide objectionable glare and will be placed in a manner that will not create objectionable glare by consideration of the type of light, angle of the light, and lumens. A lighting plan will be prepared, submitted to PGM and approved by PGM.

The Applicant is well aware of “good neighbor” policies and intends to fully comply with all applicable ordinances.

The Applicant will be operating a business and providing a service. As a member of the community and of the general neighborhood, the Applicant believes that it has the same interest as adjacent landowners not to permit its operations to create objectionable impacts. Should an impact be objectionable to a neighboring property owner, then the Applicant believes such impact would be objectionable to its clients, operations, and reputation, and such impact would be immediately mitigated by the Applicant.

- vi. *Will provide adequate utilities, water, sewer or septic system, access roads, storm drainage, and/or other necessary public facilities and improvements. If a use requires an Adequate Public Facilities Review by the Charles County Planning Commission, such review shall be made a condition of the Special Exception as granted by the Board of Appeals.*

The proposed use will have a minimal impact on public facilities. Water and sewer allocations and permits will be obtained in order to connect the proposed building to the existing public waterline in MD 228 and to the public sanitary sewer on the Burch Mart property, both immediately adjacent to the site. With a maximum of three employees per shift, only two restrooms and a small break area will be required; therefore, flows in terms of gallons per day will be less than that of one single-family home.

The proposed use will access MD 228 and have a common access and an inter-parcel connection shared with Burch Mart. Storm drainage and stormwater management facilities for the proposed use will be designed in accordance with applicable ordinances and will effectively manage storm runoff from the site.

The project will be subject to an Adequate Public Facilities Review during the Site Plan process.

- vii. *Will provide adequate ingress and egress and be so designed as to minimize traffic congestion in the public streets.*

Adequate ingress and egress to and from MD 228 will be provided via a common access and an inter-parcel connection shared with Burch Mart.

- viii. *Is in accordance with the objective of the Charles County Comprehensive Plan.*

The proposed use is in conformance with the objectives of the Charles County Comprehensive Plan in the following ways:

Chapter 7: Economic Development: The proposed use meets Objective 7.2 of the 2016 Comprehensive Plan which is to “Strengthen the County’s economic base through the growth and expansion of existing business and industry.”

The Applicant, Sage Ventures is a Maryland-owned enterprise which has developed a variety of projects in many counties in Maryland for over twenty years. Its projects include single-family residential development, apartment housing, and self-storage facilities, all of which contribute to the local economy.

The proposed Berry Road Self-Storage facility will be a convenient option and amenity for county residents in the MD 228 corridor and will provide a solution to many storage issues that homeowners face, including lack of storage space and homeowner association compliance with covenants and restrictions. The Applicant, Sage Ventures conducted a comprehensive, local self-storage market feasibility study which determined positive viability of a new, large, modern, Class-A self-storage business at the subject property. Local residential development and population growth are driving high occupancies and rising rental rates among established self-storage businesses in and around Waldorf. There are currently no self-storage facilities in the MD 228 corridor.

- ix. *Conforms to the applicable regulations of the zone in which it is located and to the special requirements established for the specific use.*

The proposed use will conform to the applicable regulations of the zone and special requirements established for the specific use as outlined throughout this Application. The Applicant has submitted a Site Plan for Special Exception with this application which

adequately demonstrates that the proposed use will conform to applicable standards set forth in Figure VI-5 of the Zoning Ordinance and the Berry Road Self Storage Park (BRSSP) Design Code with regard to minimum required yards, maximum building height, maximum intensity (FAR), and maximum impervious surface (ISR). The Site Plan shows the orientation of the intended improvements, boundary lines, and the architectural footprint of the proposed use.

The Applicant proposes a 1.0 FAR. Note #6 on Figure VI-5 states, “The intensity for mini-warehouse facilities, Permissible Use No. 7.02.230, in the CC Zone and in the development district, as provided in the Charles County Comprehensive Plan, and in the CB Zone, is 1.0 FAR.” This project is located on property within the Development District and on land zoned BP. The BP zone specifically provides and envisions flexibility of design in order to promote economic vitality. The 1.0 FAR is consistent with the Property’s location within the Development District and on property zoned BP.

b. ARTICLE XIII §297-212. 4.03.200 Mini-warehouses. Permitted by special exception in the CC, CV, CB, BP, PEP AND MX Zones, subject to the following standards: [Amended 7-6-1998 by Ord. No. 98-58; by Ord. 99-32; 1-10-2006 by Bill No. 05-11]

A. At least 75% of the total on-site storage space shall be contained in individual enclosed stalls containing no more than 500 square feet and no greater than 10 feet in height.

Approximately 94% of the total on-site storage will be contained in individual enclosed stalls ranging in size from 25 square feet to 300 square feet and will not exceed 10 feet in height. The site plan also proposes outdoor storage for RVs and boats totaling about 8,130 SF or about 6% of the total storage area.

B. No activities other than dead storage or transfer of nonvolatile goods or leasing of storage space are permitted. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment or other goods; transfer-storage business based on site; residential uses, other than the resident manager’s apartment; or any use that creates a nuisance due to noise, odor, dust, light or electrical interference.

The proposed use will be used solely for the purpose of storage.

C. Site plans submitted with applications for mini-warehouse development shall clearly demonstrate that adequate access for fire

suppression and other emergency equipment is provided to and within mini-warehouse facilities. Inner drive/parking lanes shall be a minimum of 25 feet in width, with the outermost lanes of such facilities a minimum of 35 feet in width. As an alternative design, the outermost lanes may also be no less than 30 feet in width, provided that at least a forty-foot outside turning radius, and a ten foot inside turning radius are installed for the turns at the corners of buildings on the outermost access lanes, thereby maintaining a minimum thirty-foot uniform access drive width. Buildings, bollards or other obstructions shall not interfere with the tuning radii at the corners.

The drive aisle from the site entrance to the outside storage area varies from 26 to 72 feet in width. The site layout provides adequate turning radii for WB-40 vehicles.

D. Mini-warehouses shall not be allowed to use metal siding on those elevations that are visible from adjoining roads and streets.

No metal siding is proposed where visible from MD 228. As stated above, the architecture will be subject to Site Design and Architectural Review (SDAR) due to its location within the HC Overlay Zone.

F. If all adjoining properties are used or zoned for other than residential purposes:

- i. Property lines not facing a street shall be improved with a minimum six-foot-high, one-hundred-percent opaque solid wooden fence or masonry wall along the entire length, interior to a ten-foot Buffer Yard B, as in Article XXIII.***

A six-foot opaque fence and 10' Bufferyard B will be provided along the side and rear property lines.

- ii. Property lines facing a street shall be provided with a minimum twenty-foot landscape strip or buffer as specified in Article XXII and Appendix E[16] and a minimum six-foot-high, one-hundred-percent opaque wooden fence or masonry wall along the entire length (except for approved access crossings) located outside any public right-of-way and interior to any required landscape strips and/or buffers. In the CC, CB, CV, BP, IG and PEP Zones, a Buffer Yard B shall be required; a Buffer Yard C shall be required in the MX Zone; and a Buffer Yard D shall be required in the IH Zone, as defined in Article XXIII.***

A 30' Bufferyard C will be provided along the Property's frontage in accordance with Figure X-1, Road Corridor Buffer Yard and Building Setback Requirements. This exceeds the bufferyard required by this section. The building façade and sections of six-foot opaque fence on either side will provide the remainder of the screening required by this section.

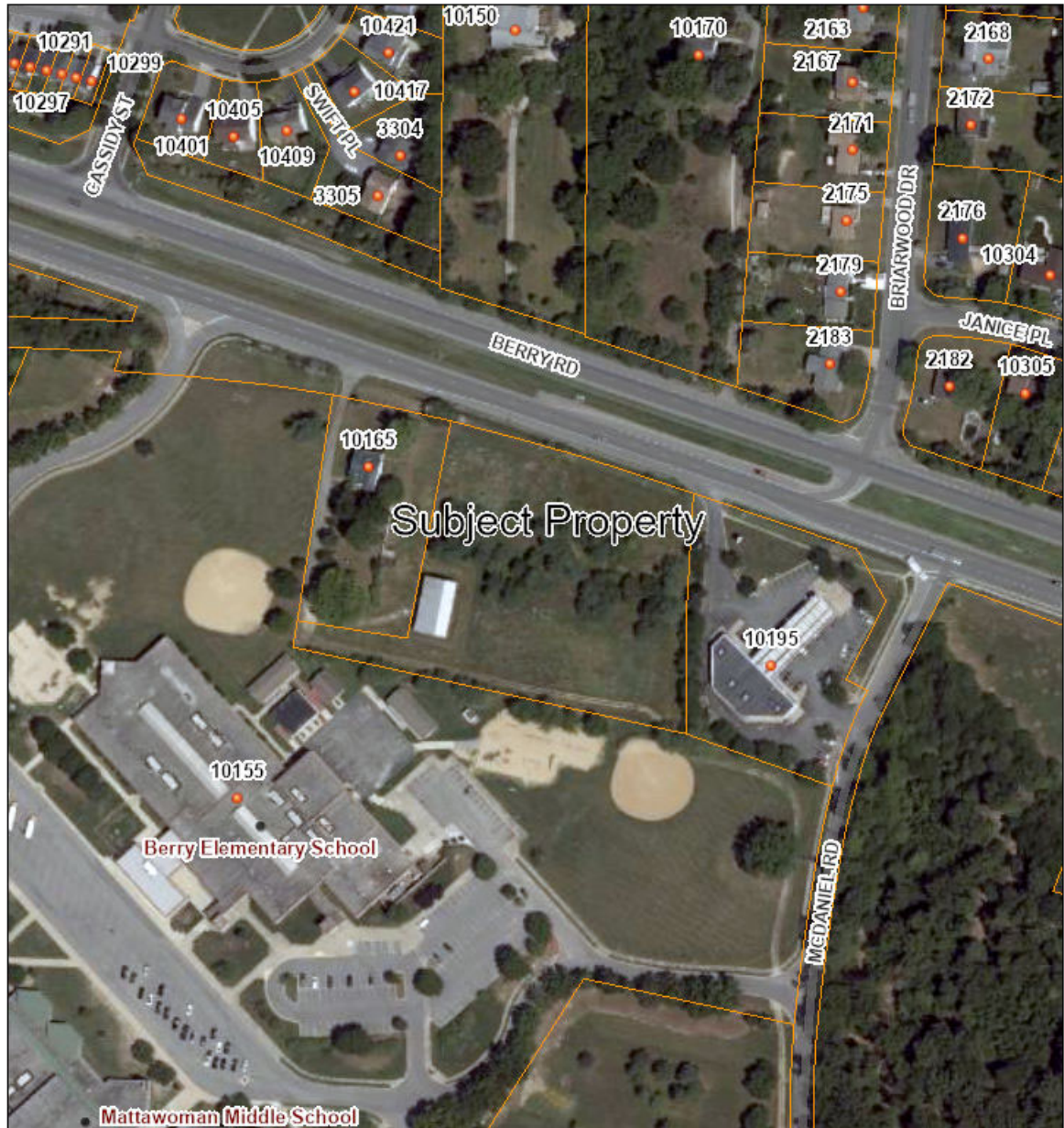
IX. Conclusion

The requested Special Exception Use is a permitted use subject to specific findings concerning compatibility with the proposed use of the property and with the existing and future uses of adjacent properties. These findings of compatibility have been stated herein. The Property is an existing BP-zoned parcel of land with direct access to MD 228. The proposed use by the Applicant will not create objectionable impacts to the neighbors but will provide beneficial economic impacts to the County. For these reasons, the Applicant respectfully requests a favorable consideration for this Special Exception request.

APPENDIX A:

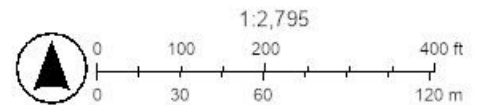
2023 Aerial Image

Charles County PGM GIS Interactive Map



4/29/2025, 3:18:39 PM

- Address Points - Charles County
- Tax Parcel Data - Charles County
- Points of Interest
- CHAS, PRIV, SHA, TWNL, FED, TWNI, HOA, DNR, MTA, DEVE
- NAIP Imagery (Summer 2023)
- Red: Red
- Green: Green
- Blue: Blue
- World_Hillshade

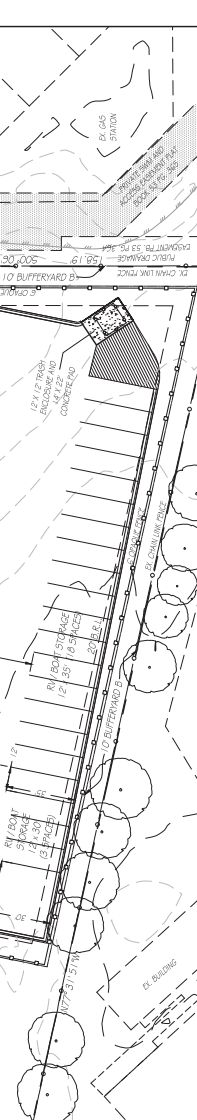
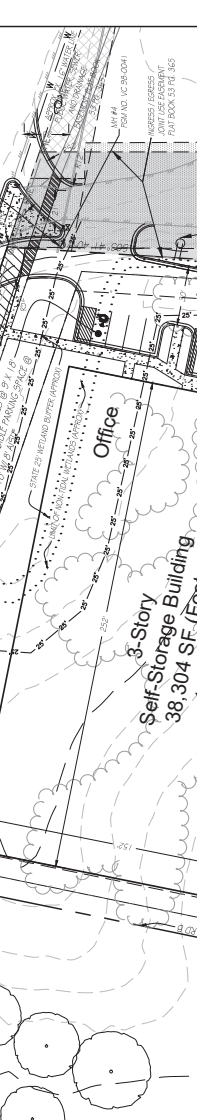
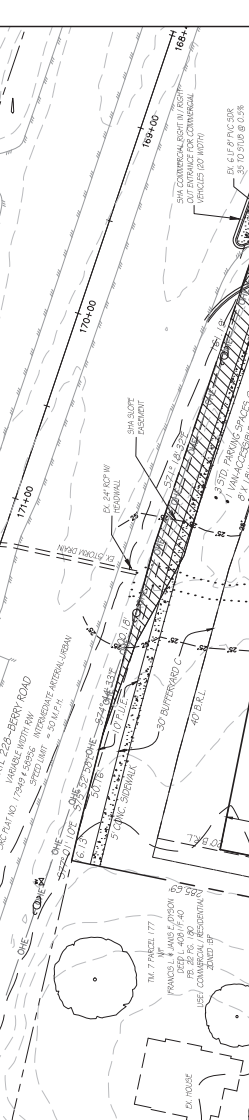
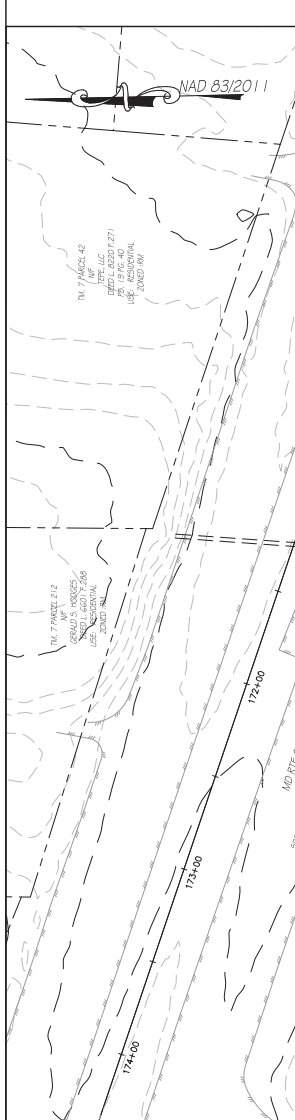


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Charles County MO

APPENDIX B:

Site Plan for
Special Exception



REVISIONS

05/25/25 PER 175M	DATE	JUNE 2025	CONTRACT	255017
			REFERENCE	

SCALE
1"=50'

PROJECT INFORMATION

BERRY ROAD SELF STORAGE
6TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND
SITE PLAN FOR SPECIAL EXCEPTION

LORENZ, DODDS, AND GUNNILL, INC.
10000 BERRY ROAD
SOUTH LAKEVIEW, MARYLAND 20686
3476 LAKEVIEW DRIVE, SUITE 100
BETHESDA, MARYLAND 20814

PROJECT LOCATION
BERRY ROAD, CHARLES COUNTY, MARYLAND
6TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND
10000 BERRY ROAD, SOUTH LAKEVIEW, MARYLAND 20686
3476 LAKEVIEW DRIVE, SUITE 100, BETHESDA, MARYLAND 20814

PROJECT DESCRIPTION
SPECIAL EXCEPTION FOR THE CONSTRUCTION OF A SELF-STORAGE FACILITY ON A 10.0 ACRES OF LAND, INCLUDING THE INSTALLATION OF A 100,000 SQ. FT. BUILDING, 100 TRAILERS, AND 100 CARS.

PROJECT OWNER
LORENZ, DODDS, AND GUNNILL, INC.

PROJECT ARCHITECT
LORENZ, DODDS, AND GUNNILL, INC.

PROJECT ENGINEER
LORENZ, DODDS, AND GUNNILL, INC.

PROJECT SURVEYOR
LORENZ, DODDS, AND GUNNILL, INC.

PROJECT DRAFTER
LORENZ, DODDS, AND GUNNILL, INC.

PROJECT DATE
JUNE 2025

PROJECT SHEET
1 OF 1

APPENDIX C:

Subdivision Plat

P.B. 45 P. 70



NOTE: PARCEL "9" IS TO BE AN ADDITION TO THE LAND OF
THOMAS S. VENDEMIAS 603/36.

PARCELS "A", "B", "C" AND "D"
RHODERICK R. DYSON
6TH. ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

I hereby certify that to the best of my knowledge and belief that the plan of subdivision shown hereon is correct; that it is all of the remaining land conveyed by Ellie Richards to Rudenick R. Dyson and Dorothy Jean Dyson by deed dated June 14, 1960 and recorded in Liber 149, Folio 442, among the Land Records of Charles County, Maryland. This plan was prepared without the benefit of a title report and is subject to all existing conveyances, easements and rights-of-way of record.

That survey markers have been or will be set as shown thus —●— and the requirements of the Charles County Subdivision Regulations and the Annotated Code of Maryland have been complied with.



45/90

Roderick R. Dyson
Hwy 228 Box 212-1
Waldorf, Md. 20603

DESIGN	FG	SHEET 1	OF 1
DRAFT	FG	DATE	7/26/93
APPROVED		SCALE	1"=200'
			C3122/9301



I, Rhoderick R. Dyson and Dorothy Jean Dyson owners of the property shown hereon; hereby adopt this plan of subdivision and establish the minimum building restriction lines. There are no suits, actions-at-law, leases, liens, mortgages or right-of-ways affecting the property shown hereon except **NONE** and parties-in-interest thereto have below indicated their

Rhoderick R. Dyson
 Dorothy Jean Dyson

7/26/93
 Date

7/26/93
 Date

We hereby assent to this plan of subdivision.

Norfolk
(Lienholder)

317 Charles Street
P.O. Box 1709
La Plata, Maryland 20648
Telephone: 934-2921 • 870-3253

100 Exploration Drive
Suite 1020
Lexington Park, Maryland 20653
Telephone: 862-2226

DH Steffens Co

ESTABLISHED 1923
ENGINEERS • SURVEYORS • PLANNERS

<u>P.B. J.</u>	<u>9/1/83</u>
Director, Charles County Environmental Health	DATE
<u> </u>	<u> </u>
Sanitation	DATE
<u> </u>	<u> </u>
Director, Charles County Environmental Health	DATE

APPENDIX D:

Traffic Concepts, Inc. Correspondence



TRAFFIC CONCEPTS, INC.

7525 Connelley Drive • Suite B • Hanover, MD 21076 • 410-760-2911

May 14, 2025

SAGE Ventures
ATTN: Shully Isaacson
1777 Reisterstown Road
Pikesville, MD 21208

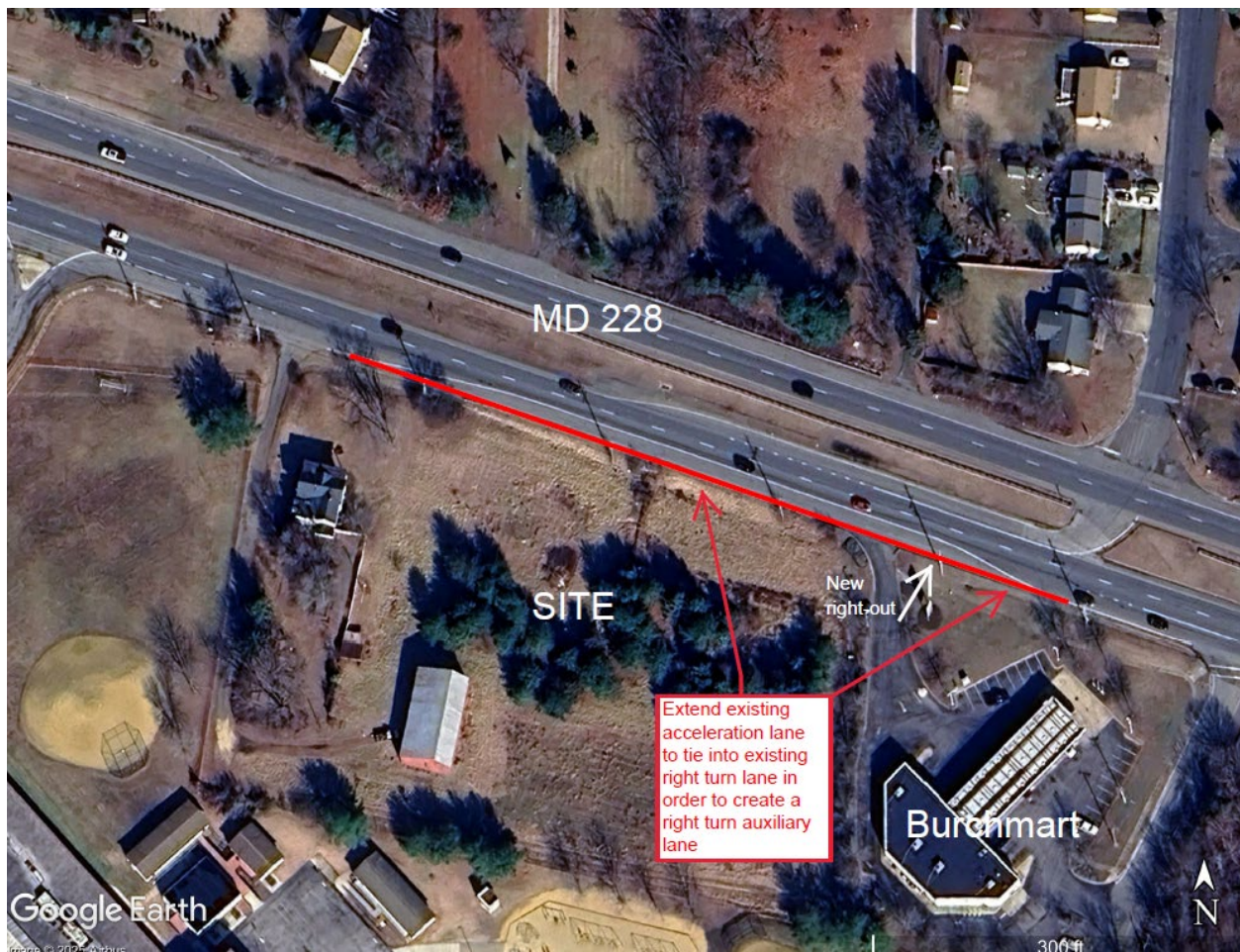
RE: Berry Road Self Storage
Special Exception
10191 Berry Road
Traffic Information
TC #M2024-26

Traffic Concepts, Inc. has reviewed the traffic-related impact of the proposed self-storage facility to be located at 10191 Berry Road. The project will create a 120,000 gross square foot self-storage facility with access to MD 228 (Berry Road).

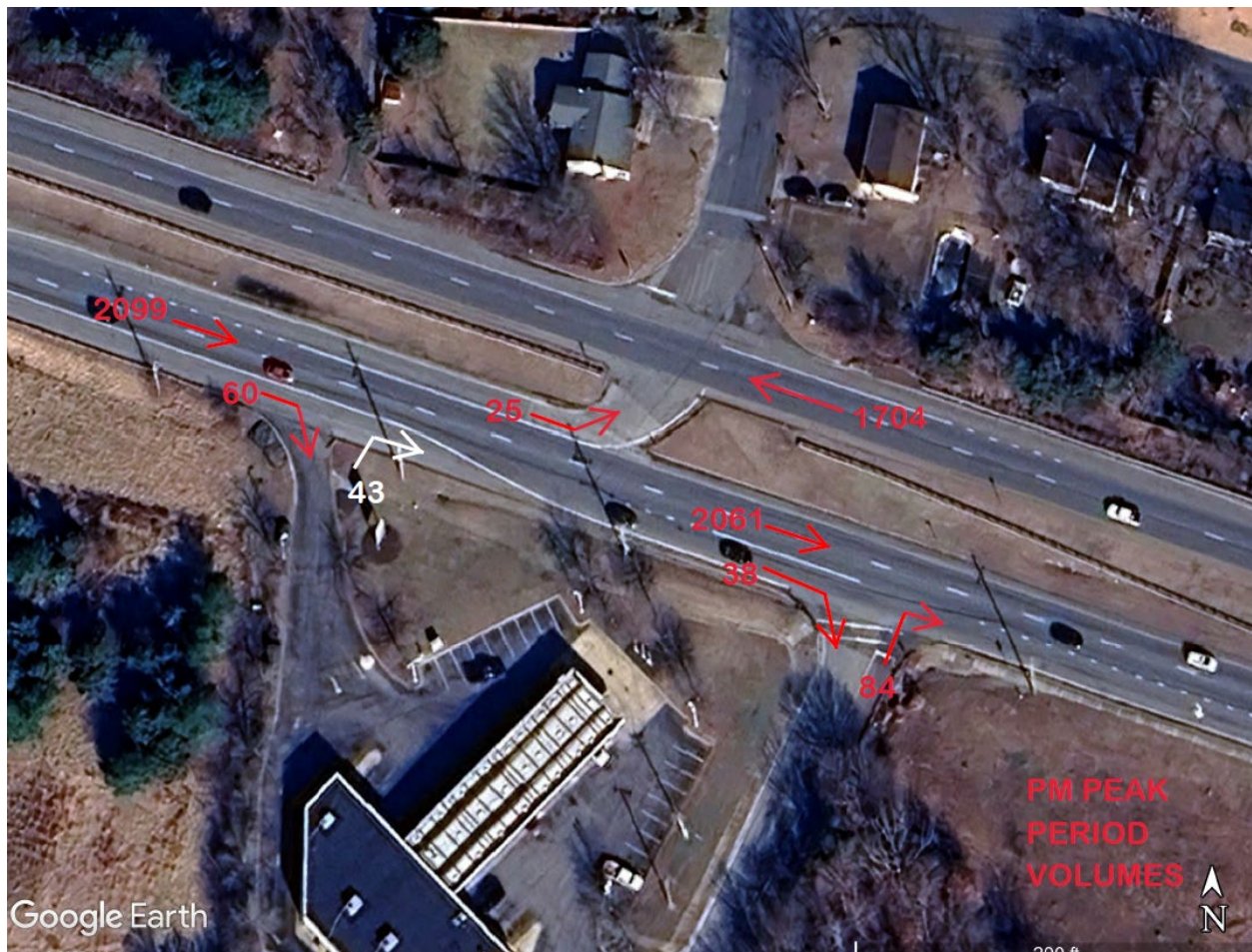
The Charles County Adequate Public Facilities Law requires a traffic impact study for any project that will produce 35 or more peak hour vehicle trips. The proposed self-storage facility is projected to generate 11 trips during the morning peak hour, 18 trips during the evening peak hour, and 20 trips during the Saturday noontime peak hour. Therefore, a full traffic impact study is not required. Attached is a letter dated May 1, 2025 from Charles County Department of Planning and Growth Management that confirms a traffic study is not required.

There is a right-in only access along MD 228 that serves an existing Burchmart convenience store with gasoline sales. The proposed self-storage facility project will modify this access to provide a new right-out access to MD 288. The new right-in/right-out access is shown on the attached plan.

To provide an adequate deceleration lane for the right-in/right-out access, the existing right turn lane along eastbound MD 228 for McDaniel Road will be extended back to the existing acceleration lane for Berry Elementary School thus creating an auxiliary right turn lane. See the aerial photograph below that shows the limits of the new auxiliary right turn lane.



Below is an exhibit that shows the weekday evening peak hour traffic volumes. The evening peak period includes the highest traffic volumes for the area shown. Attached are turning movement counts as well as critical lane analyses for the intersections shown on the exhibits plus the intersection of McDaniel Road/Burchmart access.



The results of the critical lane analyses indicate the following acceptable evening peak period levels of service at the intersections:

MD 228 @ McDaniel Road – “C” level of service

MD 228 @ the existing right-in/proposed right-out access – “C” level of service

McDaniel Road @ Burchmart access – “A” level of service

As indicated, the proposed new right-out access to MD 228 will operate at acceptable levels of service as do the existing nearby intersections.

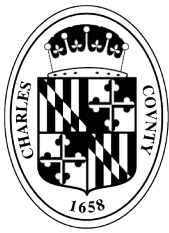
If you have any questions or require further information, please do not hesitate to contact our office at your convenience.

Sincerely,

TRAFFIC CONCEPTS, INC.

Jackie C. Plott

Jackie C. Plott
Lead Transportation Planner
JPlott@traffic-concepts.com



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

Jason R. Groth, AICP
Acting Director

Phone | 301-645-0692
Email | PGMadmin@CharlesCountyMD.gov

May 1, 2025

Traffic Concepts, Inc.
c/o Jackie Chandler
via email: jchandler@traffic-concepts.com

RE: **PAPF-240026 REVISED**
Berry Road Self-Storage

Dear Ms. Chandler:

Your application for a Preliminary Adequate Public Facilities (PAPF) analysis for the above-referenced project has been reviewed. Staff has determined that the highest peak-hour trip generation for this storage lot is twenty (20) trips. In accordance with Section 2 of the Adequate Public Facilities Manual, a Traffic Impact Study (TIS) is required when a development generates 35 or more peak-hour trips; **therefore, a TIS is not required.**

If you have any questions, please reach out to me at 301-638-2409 or HivelyM@CharlesCountyMD.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Hively".

Melissa Hively
Planner II

cc: Heather Kelley, Planning Supervisor (PGM)

PEAK HOUR TURNING MOVEMENT COUNT

INTERSECTION: MD 228 @ McDANIEL RD

COUNTY: CHARLES

COUNT BY: CAMERA

DATE: FEBRUARY 16, 2023

WEATHER: OVERCAST / RAIN

DAY: THURSDAY

CAM													
TIME	McDANIEL RD NORTHBOUND			SOUTHBOUND			MD 228 EASTBOUND			MD 228 WESTBOUND			TOTAL
	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	
AM													
7:00-7:15			4					173	0				177
7:15-7:30			10					167	5				182
7:30-7:45			10					257	8				275
7:45-8:00			10					295	12				317
8:00-8:15			18					307	10				335
8:15-8:30			26					219	13				258
8:30-8:45			10					301	3				314
8:45-9:00			16					266	6				288
PEAK HR 7:45-8:45 TOTALS			64					1122	38				PHF 0.91
PM													
4:00-4:15			31					482	20				533
4:15-4:30			14					435	7				456
4:30-4:45			20					468	6				494
4:45-5:00			19					482	5				506
5:00-5:15			26					419	15				460
5:15-5:30			16					488	4				508
5:30-5:45			8					446	7				461
5:45-6:00			11					445	5				461
PEAK HR 4:00-5:00 TOTALS			84					1267	38				PHF 0.93

TRAFFIC CONCEPTS, INC.
7525 CONNELLEY DRIVE, SUITE B
HANOVER, MARYLAND 21076
410-760-2911 FAX 410-760-2915
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

Used higher through volume from
more recent count at Burchmart
access

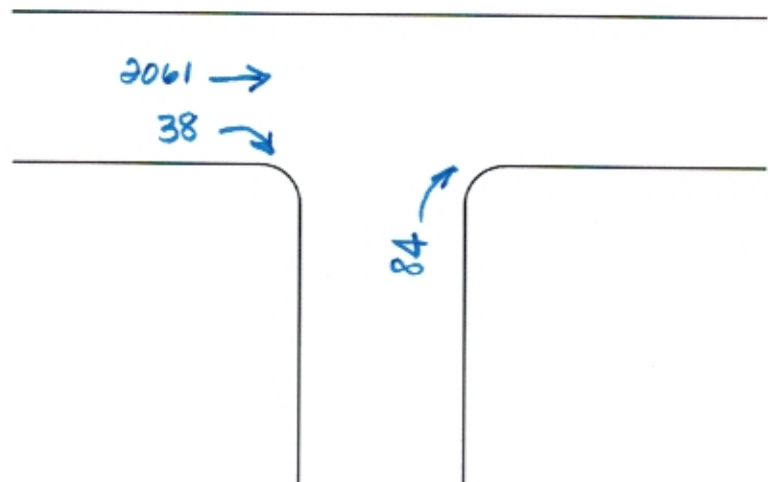
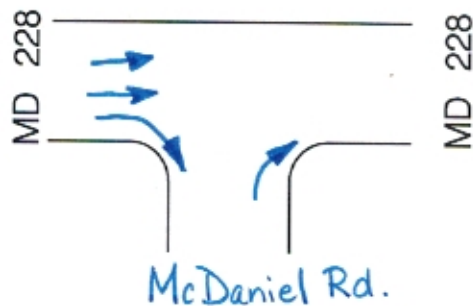
M:\3931



LANE CONFIGURATION



NORTH



AM

PM

SAT

TOTAL VOLUME * LUF + OPPOSING LEFTS * LUF =		CRITICAL LANE VOLUME	LEVEL OF SERVICE
NB			
SB			
EB			
WB			
NB	84 * 1.0	84*	C
SB	-	-	
EB	2061 * .55	1134*	
WB	-	-	
NB			1218
SB			
EB			
WB			

CRITICAL LANE ANALYSIS

Prepared By: J. Plott Condition: _____

PEAK HOUR TURNING MOVEMENT COUNT

INTERSECTION: MD 228 @ BURCHMART ACCESS / BRIARWOOD DR

COUNTY: CHARLES

COUNT BY: CAMERA

DATE: MAY 8, 2025

WEATHER: CLEAR

DAY: THURSDAY

CAM

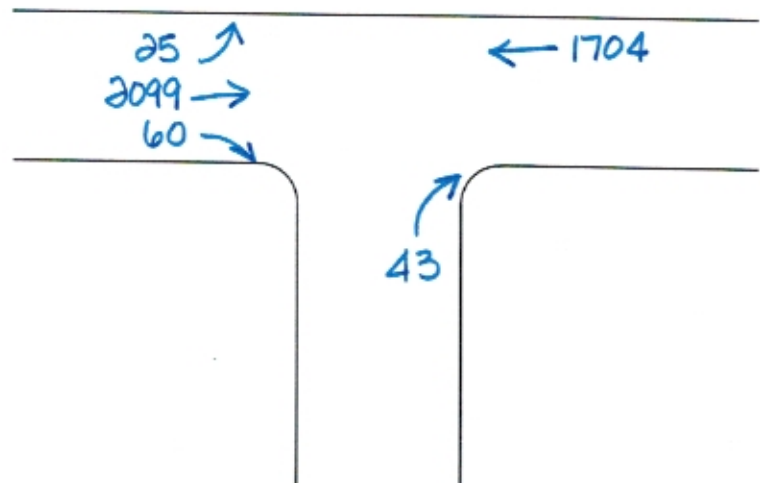
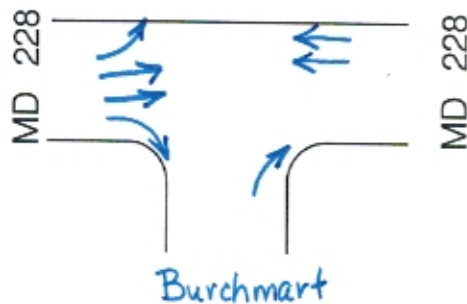
TIME	NORTHBOUND			BRIARWOOD DR SOUTHBOUND			MD 228 EASTBOUND				MD 228 WESTBOUND			TOTAL
	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	U-TURN	LEFT	THRU	RIGHT	
AM														
7:00-7:15						3	0	201	4	0		432	0	640
7:15-7:30						1	1	236	8	1		418	0	665
7:30-7:45						4	1	285	9	1		503	0	803
7:45-8:00						4	4	331	3	4		552	0	898
8:00-8:15						3	2	339	9	6		442	1	802
8:15-8:30						3	0	317	10	2		450	3	785
8:30-8:45						1	2	291	7	0		446	0	747
8:45-9:00						4	2	368	11	2		340	1	728
PEAK HR 7:30-8:30 TOTALS						14	7	1272	31	13		1947	4	PHF 0.92
PM														
4:00-4:15						3	4	560	17	0		359	1	944
4:15-4:30						3	4	538	12	4		373	1	935
4:30-4:45						4	9	547	10	1		384	1	956
4:45-5:00						3	2	535	16	3		399	4	962
5:00-5:15						2	4	527	11	2		438	2	986
5:15-5:30						4	7	518	19	3		445	3	999
5:30-5:45						3	3	519	14	1		422	1	963
5:45-6:00						1	3	526	11	2		362	4	909
PEAK HR 4:45-5:45 TOTALS						12	16	2099	60	9		1704	10	PHF 0.98

TRAFFIC CONCEPTS, INC.
 7525 CONNELLEY DRIVE, SUITE B
 HANOVER, MARYLAND 21076
 410-760-2911 FAX 410-760-2915
 E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:M24-26



LANE CONFIGURATION



		TOTAL VOLUME * LUF + OPPOSING LEFTS * LUF =	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB			
	SB			
	EB			
	WB			
PM	NB	43 * 1.0	43*	C
	SB	-	-	
	EB	2099 * .55	1154*	
	WB	1704 * .55 + 25 * 1.0	962	
SAT	NB			1197
	SB			
	EB			
	WB			

CRITICAL LANE ANALYSIS

Prepared By: J. Plott Condition: _____

PEAK HOUR TURNING MOVEMENT COUNT

INTERSECTION: McDANIEL RD @ N. SITE ACCESS

COUNTY: CHARLES

COUNT BY: B.SMITH

DATE: FEBRUARY 16, 2023

WEATHER: OVERCAST / RAIN

DAY: THURSDAY

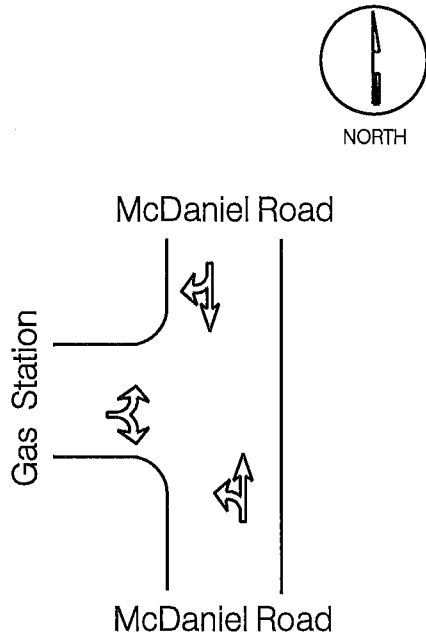
TIME	McDANIEL RD NORTHBOUND			McDANIEL RD SOUTHBOUND			ACCESS EASTBOUND			WESTBOUND			TOTAL
	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	
AM													
7:00-7:15	3	2			0	0	2		3				10
7:15-7:30	8	4			3	1	6		9				31
7:30-7:45	4	4			7	1	7		6				29
7:45-8:00	6	4			12	0	6		12				40
8:00-8:15	4	12			10	0	6		11				43
8:15-8:30	7	17			12	0	8		14				58
8:30-8:45	5	7			6	0	8		4				30
8:45-9:00	7	5			6	1	11		6				36
PEAK HR 7:45-8:45 TOTALS	22	40			40	0	28		41				PHF 0.74
PM													
4:00-4:15	9	19			18	1	14		7				68
4:15-4:30	2	5			5	3	9		9				33
4:30-4:45	6	8			5	1	12		12				44
4:45-5:00	11	8			5	0	12		22				58
5:00-5:15	6	15			13	1	11		19				65
5:15-5:30	8	4			4	0	11		9				36
5:30-5:45	9	5			3	0	9		20				46
5:45-6:00	5	2			3	2	7		15				34
PEAK HR 4:45-5:45 TOTALS	34	32			25	1	43		70				PHF 0.79

TRAFFIC CONCEPTS, INC.
7525 CONNELLEY DRIVE, SUITE B
HANOVER, MARYLAND 21076
410-760-2911
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:\3931

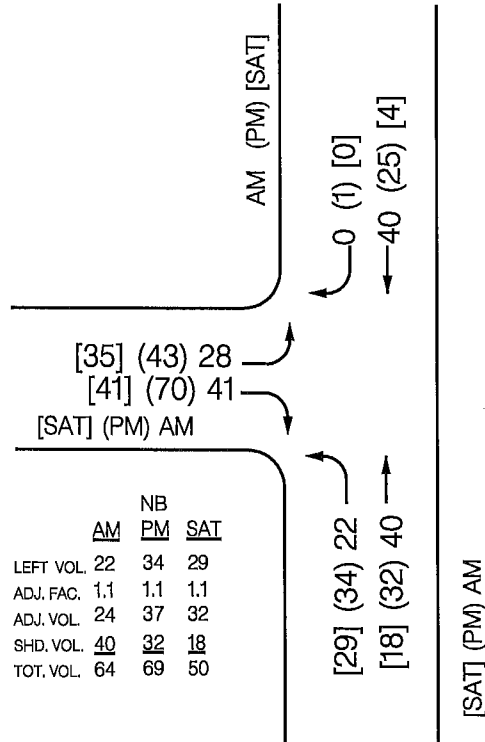
TRAFFIC CONCEPTS, Inc.

LANE CONFIGURATION



TRAFFIC VOLUMES

NORTH



TOTAL VOLUME * LUF + OPPOSING LEFTS * LUF =						CRITICAL LANE VOLUME	LEVEL OF SERVICE	
AM	NB	64	*	1	=	64*	A 133	
	SB	(40 + 0)	*	1	+ 22	* 1 =		62
	EB	(28 + 41)	*	1	=	69*		
	WB	—				—		
PM	NB	69	*	1	=	69*	A 182	
	SB	(25 + 1)	*	1	+ 34	* 1 =		60
	EB	(43 + 70)	*	1	=	113*		
	WB	—				—		
SAT	NB	50	*	1	=	50*	A 126	
	SB	(4 + 0)	*	1	+ 29	* 1 =		33
	EB	(35 + 41)	*	1	=	76*		
	WB	—				—		

CRITICAL LANE ANALYSIS

Prepared By: C. ATKINSON Condition: EXISTING

APPENDIX E:

MDNR and Fish/Wildlife Correspondence



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

May 28, 2025

Mr. Gahr Lessner
Lorenzi, Dodds & Gunnill, Inc.
3475 Leonardtown Road
Suite 100
Waldorf, MD 20602

**RE: Environmental Review for Land of Dyson Family Living Trust, Tax Map 7, Parcel 28,
Middletown Road, Waldorf, Charles County, Maryland.**

Dear Mr. Lessner:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byrne@maryland.gov or at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2025.0996.ch



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chesapeake Bay Ecological Services Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401-7307
Phone: (410) 573-4599 Fax: (410) 266-9127



In Reply Refer To:
Project code: 2025-0095855
Project Name: Land of Dyson Family Living Trust

05/13/2025 15:19:13 UTC

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Land of Dyson Family Living Trust'

Dear Gahr Lessner:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on May 13, 2025, for 'Land of Dyson Family Living Trust' (here forward, Project). This project has been assigned Project Code 2025-0095855 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed	May affect
	Endangered	

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Conclusion

Further coordination with the Service is voluntary for those species with a determination of “May Affect.” A “May Affect” determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a “May Affect” determination are anticipated to result in adverse impacts to listed species. Through the technical assistance process, the Service might be able to provide information that either indicates incidental take is not reasonably certain to occur, or the Service might be able to provide recommendations that enable the project to be conducted in a way that avoids the likelihood of incidentally taking listed bats. Please contact our Chesapeake Bay Ecological Services Field Office for more information. The Service has developed interim voluntary guidance for non-federal actions involving forest habitat modification that may affect the northern long-eared bat. Review the guidance posted here for more information for NLEB: <https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis> and TCB: <https://www.fws.gov/species/tricolored-bat-perimyotis-subflavus>

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate. Projects that receive a may affect determination for tricolored bat through the key, should contact the appropriate Ecological Services Field Office if they want to conference on this species.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Land of Dyson Family Living Trust

2. Description

The following description was provided for the project 'Land of Dyson Family Living Trust':

Approx 2.69 ac parcel proposed for commercial development of the public storage facility. Property served by public water & sewer

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.6488166,-76.9586648429985,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

8. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

9. Will the action result in effects to a culvert or tunnel at any time of year?

No

10. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

11. Does the action include the intentional exclusion of bats from a building or structure?

Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

12. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats**?

No

13. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

18. Will the action include drilling or blasting?

No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

No

20. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

23. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

No

24. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

25. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

26. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

27. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

28. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

No

29. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

30. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

Yes

31. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 100 acres in total extent?

No

32. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

33. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

34. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

35. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

36. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

37. Do any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pine trees)?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

38. Will any tree cutting/trimming or other knocking or bringing down of trees be conducted during the Pup Season for tricolored bat?

Note: Bat activity periods for your state can be found in Appendix L of the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

39. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

0.3

IPAC USER CONTACT INFORMATION

Agency: Lorenzi, Dodds, & Gunnill, Inc.
Name: Gahr Lessner
Address: 3475 Leonardtown Road
Address Line 2: Suite 100
City: Waldorf
State: MD
Zip: 20602
Email: glessner@ldgwaldorf.com
Phone: 3016452254

DRAFT

THE DEVELOPMENT OF THE BERRY ROAD SELF STORAGE *

SITE DESIGN & DEVELOPMENT CODE

Tax Map 7 Parcel

Charles County, Maryland

*(*Note: Formal name will be determined prior to final site plan approval.)*

INSERT GRAPHIC

DRAFT – 8.12.25

Revision Tracking Sheet

Revision	Page	Content	Revision Date

Table of Contents

1.0	INTRODUCTION.....	4
A.	AUTHORITY:.....	4
B.	PURPOSE.....	4
C.	GOVERNMENTAL AUTHORITY	4
2.0	DESIGN STANDARDS.....	5
2.1	OVERALL DESIGN INTENT	5
2.2	SITE DESIGN	5
A.	SETBACK AND BUFFERING REQUIREMENTS:	6
B.	TOPOGRAPHY AND VEGETATION	6
C.	PARKING AND LOADING AREAS.....	6
D.	PEDESTRIAN SYSTEMS	6
E.	SECURITY TECHNIQUES.....	7
2.3	EXTERIOR ILLUMINATION.....	7
2.4	LANDSCAPING.....	7
2.5	BUILDING DESIGN	8
A.	EXTERIOR WALL MATERIALS & FINISHES	8
2.6	SIGNAGE.....	9
3.0	ADDENDUM.....	9

1.0 INTRODUCTION

The Berry Road Self Storage Park (“BRSSP”) is located on the eastbound side of Berry Road/MD Route 228 (“Berry Road”) in Waldorf, Maryland. This is a highly traveled corridor which is developed with a mix of office, retail and residential uses. The 2.69 acre property is zoned BP (“Business Park”). BRSSP lies adjacent to an educational campus, within which are located two public schools - Berry Elementary School and Mattawoman Middle School. BRSSP is also adjacent to and will share access to property developed with a convenience store and gas station. The BRSSP will integrate with the existing campus like setting on the adjacent educational campus, while providing an attractive amenity which is visible from Berry Road/228.

A. Authority:

Section 297-91(E)(1) of the Charles County Zoning Ordinance authorizes an Alternative Design and Development Code in order to encourage and promote economic vitality, enhance the community’s appearance, and foster flexibility and innovation of design.

B. Purpose

This document shall be used by County staff in County’s required Site Design and Architectural Review (SDAR) of the Project. This document is intended to be a living document that will change and evolve as the development of the Project proceeds, the vision of the Project evolves and/or the needs of the County evolve. Changes to this document may occur during the Site Development Plan (SDP) review and the associated approval process for each phase of development. In accordance with §297-91(4)(E)(1)(c) of the Zoning Ordinance the Planning Director is authorized to approve minor amendments and the Planning Commission is the approving authority for major amendments.

C. Governmental Authority

All development, buildings and site improvements on the Property will comply with the BP, Business Park zone, as defined in the *Charles County Zoning Ordinance Adopted 8-31-1992 by Ord. No. 92-62 [Amended 2021-11-17]*, as well as Bill 2021-08, and these Standards. Per §297-91(E)(1)(a), where these Standards vary from the standards in the *County Zoning Ordinance* these Standards shall prevail. Where these Standards are silent, the *Charles County Zoning Ordinance Adopted 8-31-1992 by Ord. No. 92-62 [Amended 2021-11-17]* shall prevail, unless a subsequent amendment to these Standards is adopted.

These Standards do not supersede regulations by federal or state governmental entities having jurisdiction over the development.

D. Administration

The Site Design and Development Code will be administered by _____ (the “Owner”), who will review all site and building proposals for compliance, prior to submission of any applicable permit applications to Charles County.

The Design Code will govern the location and design of the building(s), streets, signage,

landscaping, and amenities within the BRSSP. The Site Design and Development Code will:

- promote development which presents an attractive campus-like appearance and is compatible with uses in the surrounding area, by means of appropriate siting of buildings, signage and landscape treatments;
- provide a mechanism to manage the orderly, staged construction of the BRSSP; and
- provide standards for any exterior building renovations, façade enhancements, maintenance, or rehabilitation that may occur in the future.

2.0 DESIGN STANDARDS

2.1 OVERALL DESIGN INTENT

This is a small 2.6909 acre site zoned Business Park/BP. The site lies adjacent to a 62.596 acre site that is zoned BP. The 62.596 tract of BP zoned land is improved by a public educational campus consisting of a public elementary and middle school. The BRSSP site was designed with the goal of creating an attractive, secure, and cohesive self-storage facility that integrates with the surrounding neighborhood, in particular the adjacent educational campus. In keeping with that objective, the building scale, the architecture, the high-quality building materials and the site amenities are designed to complement the adjacent educational campus and existing retail use. All buildings and Site improvements at the Property shall exhibit a high quality of design that is compatible with the adjacent educational campus and other uses located along the Berry Road/Maryland Route 228 corridor.

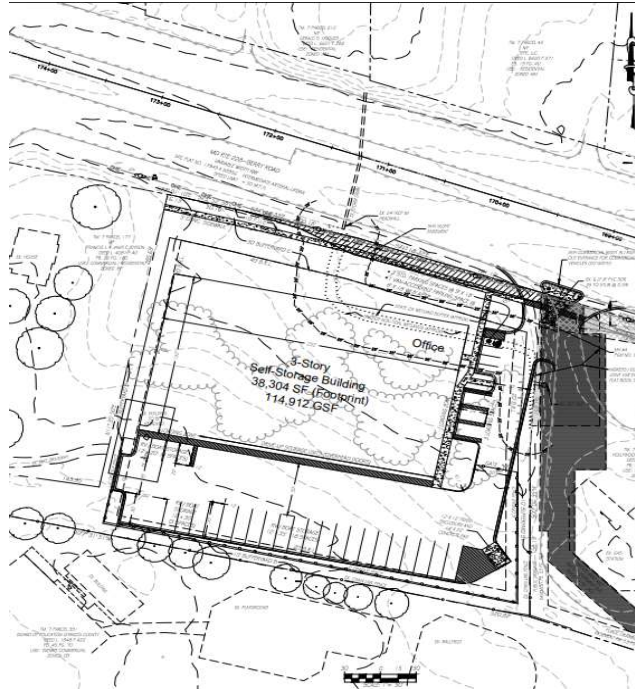
Access to the Property will be via a defined access point off of Berry Road/Maryland Route 228. Access will be shared with the existing convenience store/gas station known as the “Burch Mart Property.”

2.2 SITE DESIGN

The BRSSP is located on Berry Road/Maryland Route 228 in a corridor consisting of business, retail and residential uses. An educational campus, containing a public elementary and middle school, bound the Property’s southern boundary. The educational campus is located on property zoned Business Park/BP. A convenience store/gas station lie along the Property’s eastern boundary. The convenience store/gas station is located on property zoned Community Commercial/CC. The Property’s western boundary contains a residential structure which is zoned Business Park/BP.

The BRSSP building design takes into account the highway corridor visibility in its design. In light of that, all four sides of the buildings will be treated similarly in terms of design and material used and loading docks and outdoor storage will be oriented away from public views and will include screen walls and/or landscape screening where appropriate. The balance and proportion of window and door elements shall be such that the building is appealing on all sides.

Design shall comply with the standards for office, flex, retail and industrial uses established by the *County Zoning Ordinance* except as provided herein.



A. Setback and Buffering Requirements:

Maryland Route 228 (Berry Road) as established by Bill 2020-04, 297-151: Other Arterial 40-foot Building Restriction Line with a Bufferyard C option.

All Other Property Perimeter lines to adjacent BP Zoned Properties: 10-foot building setback Bufferyard B.

B. Topography and Vegetation

All buildings, improvements, structures, driveways, and parking areas shall be designed and placed to use topography and vegetation as a site design element.

C. Parking and Loading Areas

Parking will be provided in accordance with standards set forth within the Charles County Zoning Ordinance. Separate areas shall be designated and established for automobile parking, truck parking and loading areas.

Designated truck and/or trailer parking, and loading areas, shall be placed to the side and rear of the building. Minimum standard parking space dimensions will be 9' wide by 18' deep.

D. Pedestrian Systems

A safe and convenient 5' pedestrian sidewalk shall be provided along the Property's frontage on Berry Road/Maryland Route 228. This sidewalk will tie to an existing sidewalk

in front of the Convenience center (Burch Mart) which extends to McDaniel Road. The RT 228 sidewalk currently is exiting east bound to Middleton Road . There is an existing crosswalk at the traffic light at Middletown road. This crosswalk provides safe access for the citizens on the North side of Rt 228. This network of sidewalk provides excellent connectivity and inter-parcel pedestrian access.

E. Security Techniques

The Site and building design and fixture selections for security measure and elements including but not limited to arrival drives, fencing, lighting, cameras, and clear zones shall be designed to comply with these Standards.

Security fencing that is visible from MD Route 228 and that is within 100 feet of other public streets shall be fenced with a minimum six-foot-high, one-hundred-percent opaque solid fence made of wood or “Trex” material fence, interior to a ten-foot Buffer Yard B. as defined by the County Zoning Ordinance.

2.3 EXTERIOR ILLUMINATION

Site lighting is provided to provide visibility, safety and security after nightfall. A site photometric lighting plan will be submitted in conjunction with any building or site development plan. This lighting plan will illustrate the foot candle / light intensities as well as the location, mounted heights, and design of the light posts proposed. All lighting is required to comply with Chapter 297-305 Lighting Requirements, and Chapter 297-306 Lighting Standards, within the Charles County Zoning Ordinance. All exterior illumination on the Property shall comply with the following minimum standards.

- All lighting shall be directed away from any abutting residences and public intersections and streets.
- All lighting poles on the Property shall be no taller than thirty feet (30’), as measured above the top of soil adjacent to the foundation/footing.

2.4 STREETSCAPE & LANDSCAPING

A standardized palette of compatible streetscape details and furnishings shall be approved as part of any site plan application. Additional site furnishing elements may be added, or prohibited, as necessary to maintain the character, theme and function of the development, as needed with later site plans.

Outdoor furniture and amenities such as lighting fixtures, planters, trash receptacles, must be integral elements of the streetscape and shall reflect and enhance the building architecture and landscape design.

All landscaping shall exhibit a high quality of design and shall create a compatible character. The intent is to provide excellence in planting design while using plant materials to solve a variety of functional requirements.

Plantings shall be installed at or exceeding the following minimum sizes and shall be specified in the following categories:

- Shade Trees: Minimum 2” - 2.5” caliper
- Ornamental/Flowering Trees: Minimum 1.5” caliper

- Evergreen Trees: Minimum 6-8' Ht.
- Tall Shrubs: Minimum 30" Ht.
- Medium Height Shrubs: Minimum 24" Ht.
- Low Height Shrubs: Minimum 15" Ht.
- Groundcovers: Height varies – Minimum 4" Pot

Maryland Native plant species are recommended for inclusion in the landscape plantings. The U.S. Fish and Wildlife Services *Native Plants for Wildlife Habitat and Conservation Landscaping Chesapeake Bay Watershed* (USF&WS document) is recommended as one guide for plant selection. No invasive species shall be used for County right-of-way required plantings. Public street tree selections shall comply with the applicable county ordinances. Also, refer to the Maryland Department of Natural Resources Wildlife and Heritage Division for current lists of the invasive species in the area.

Parking lot landscaping will be in accordance with Article XXI of the Charles County Zoning Ordinance, entitled, "Landscaping of Parking Facilities."

Maintenance Requirements

1. Landscaping shall be installed within ninety (90) days of occupancy or completion of the building, whichever occurs first, or as soon as weather will allow if this period falls within winter months.
2. The Owner shall at all times keep all landscaping on the Site in good order and condition. This maintenance shall include, but is not limited to, watering, fertilizing, pruning, pesticide applications and weekly mowing and trimming.

2.5 BUILDING DESIGN

All buildings erected on the Property shall be designed to contribute to the creation of a high-quality business corridor that is compatible with the adjacent educational campus.

Buildings shall conform to the general standards for office, retail, and industrial uses established (and updated as needed with future revisions to these guidelines) Consistent with the property's location within the Development District and along a business corridor, the FAR for the *BRSSP* will be 1.0 FAR. The 1.0 FAR will allow the commercial development of this small BP zoned site without negatively impacting the surrounding environment and community.¹

A. Exterior Wall Materials & Finishes

Exterior building colors must be consistent with the overall development concept and shall be chosen with special consideration for buildings adjacent to, or within view of one another and the natural surroundings. Primary building colors must be of a neutral tone that is dark enough to contrast clearly with street address numbers. Front and side building facades (those visible from Maryland Route 228) shall be composed of at least 10% masonry materials. No metal siding will be used on any facade that

¹ The FAR set forth in the Charles County Zoning Ordinance was adopted in 1995. In 2007, the General Assembly enacted the "Stormwater Act of 2007." The 2007 Act resulted in MDE's adoption of updates Stormwater Management Regulations in 2010, which require implementing ESD to the maximum extent practicable.

is visible from a public road. All building materials will be determined during the building permit stage and will be subject to review and approval by SDARB.

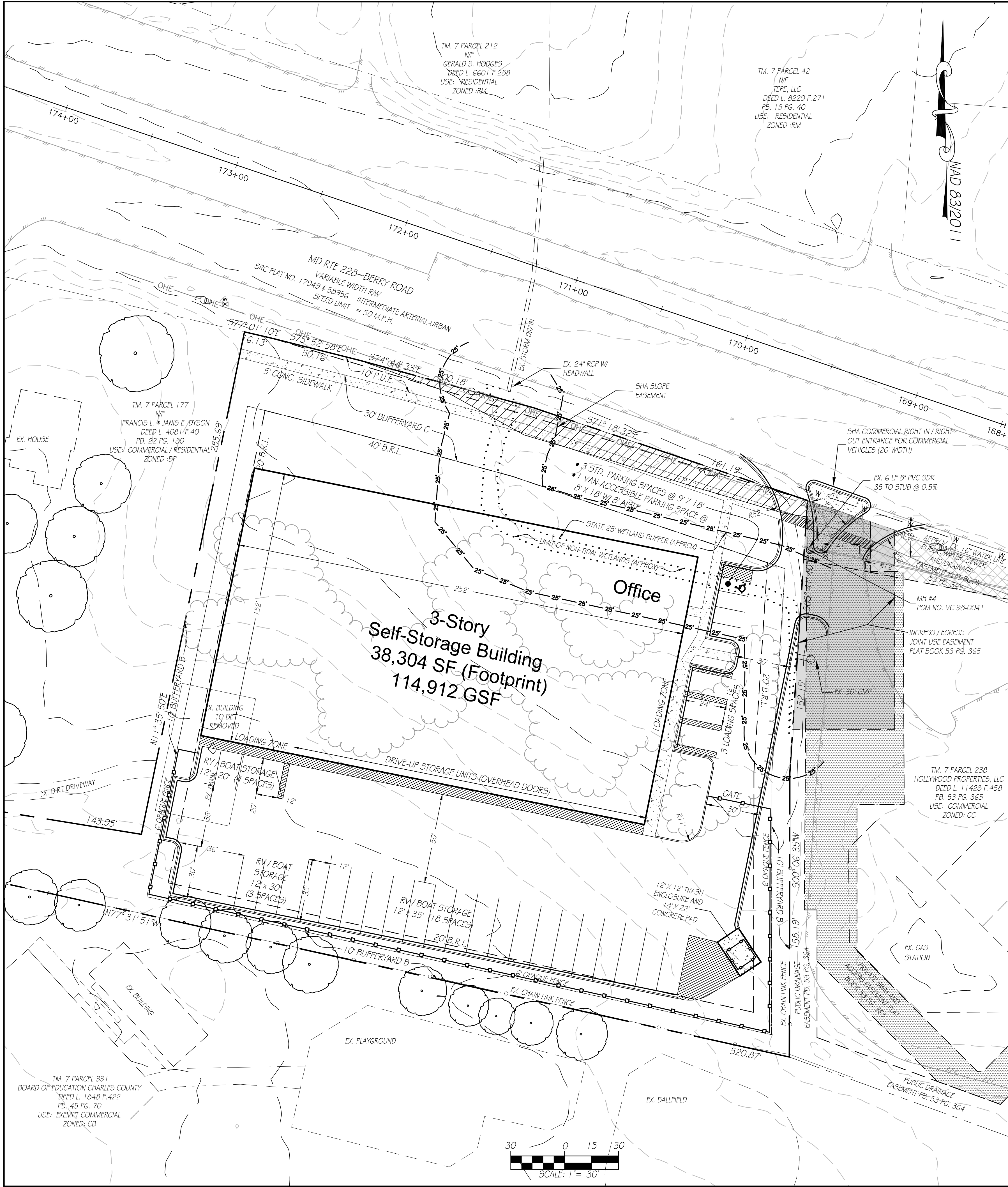
B. Rooftop Screening

Mechanical, electrical, optical, electronic and telecommunications equipment attached to or mounted on a building roof shall be set back from the roof edge. The equipment shall be grouped together in an orderly manner, and screened or obscured from view from the street in a way that is compatible with the overall treatment of the building exterior. The written approval of the Owner must be obtained prior to installation of roof-top equipment.

2.6 SIGNAGE

The intent of this section is to ensure a consistent and high-quality image for the Property while ensuring adequate visibility for identification to ensure drivers and pedestrians are provided with clear directions to their destinations. Signage will comply with the requirements set forth in Article XIX of the Charles County Zoning Ordinance, entitled “Signs.”

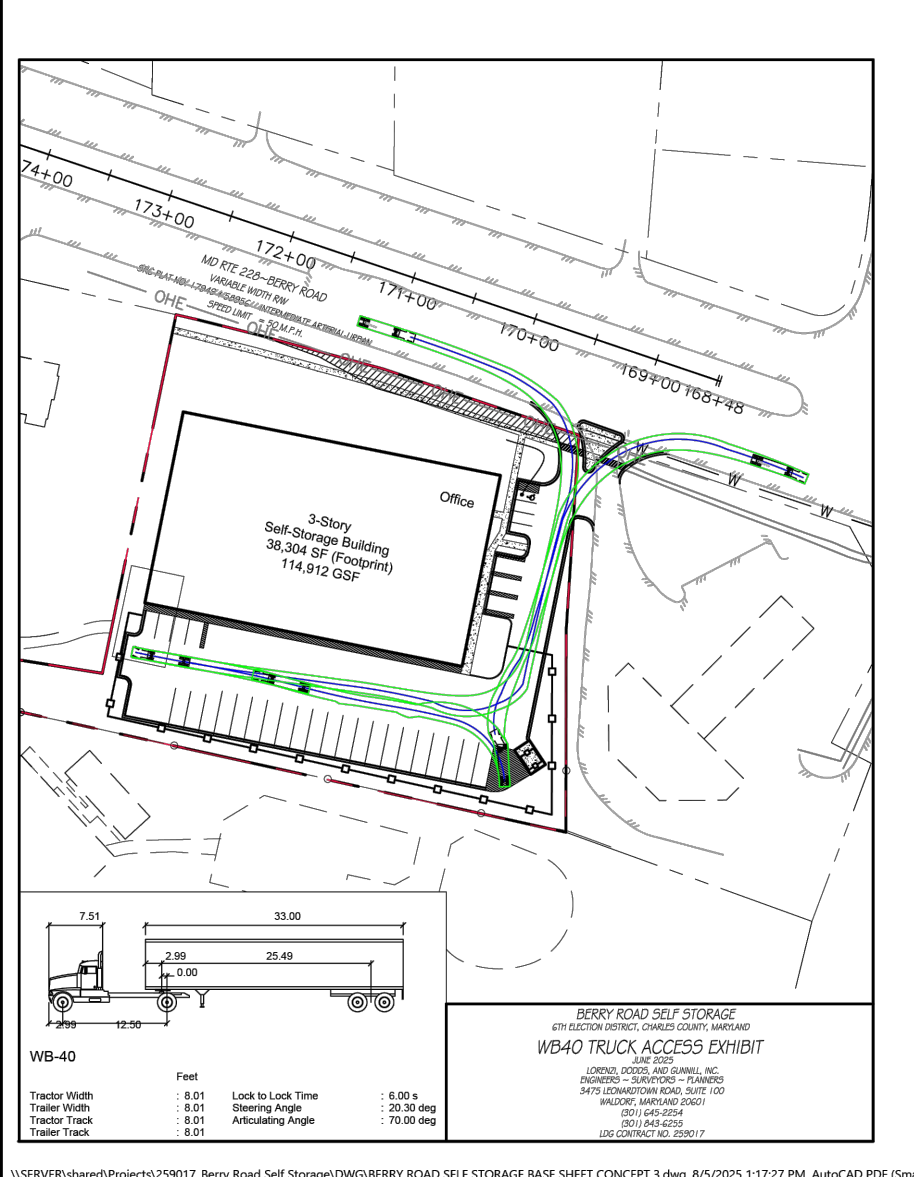
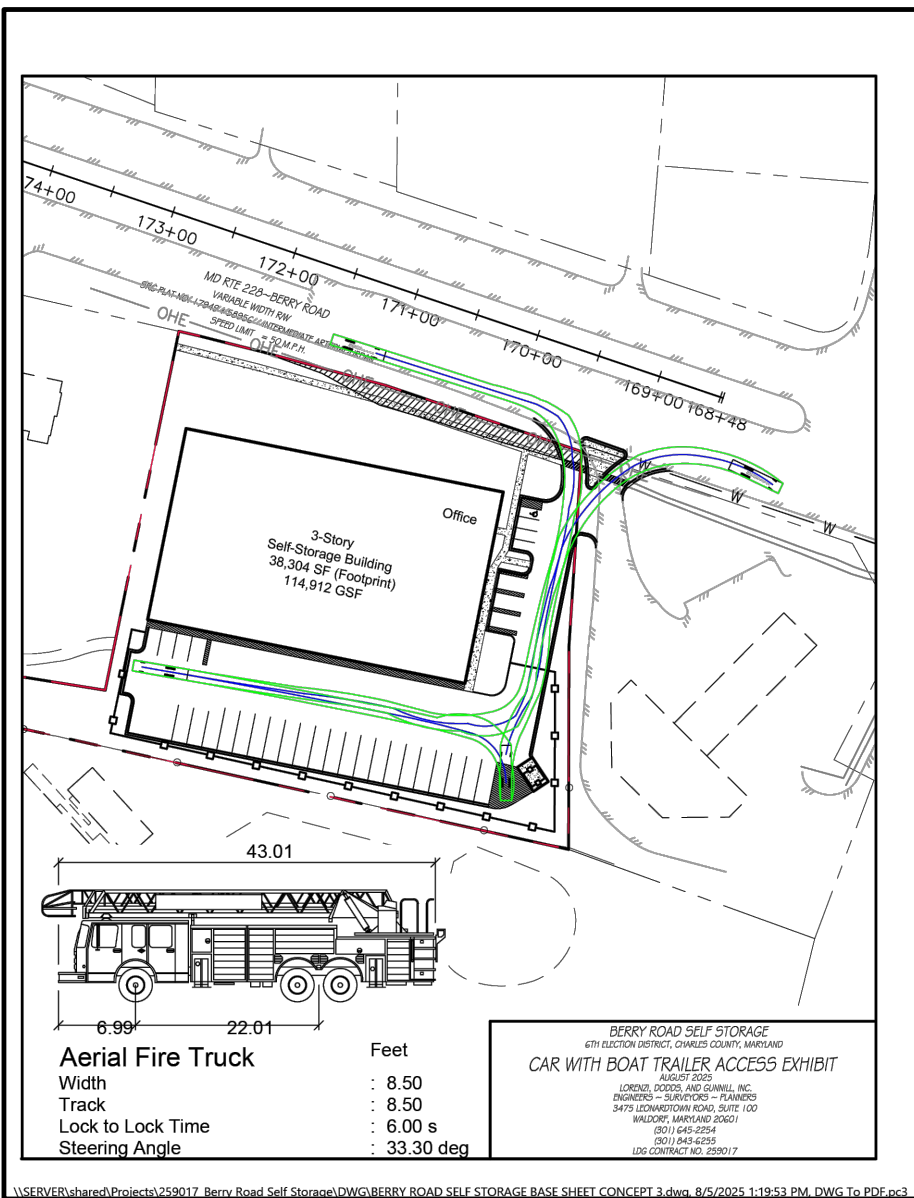
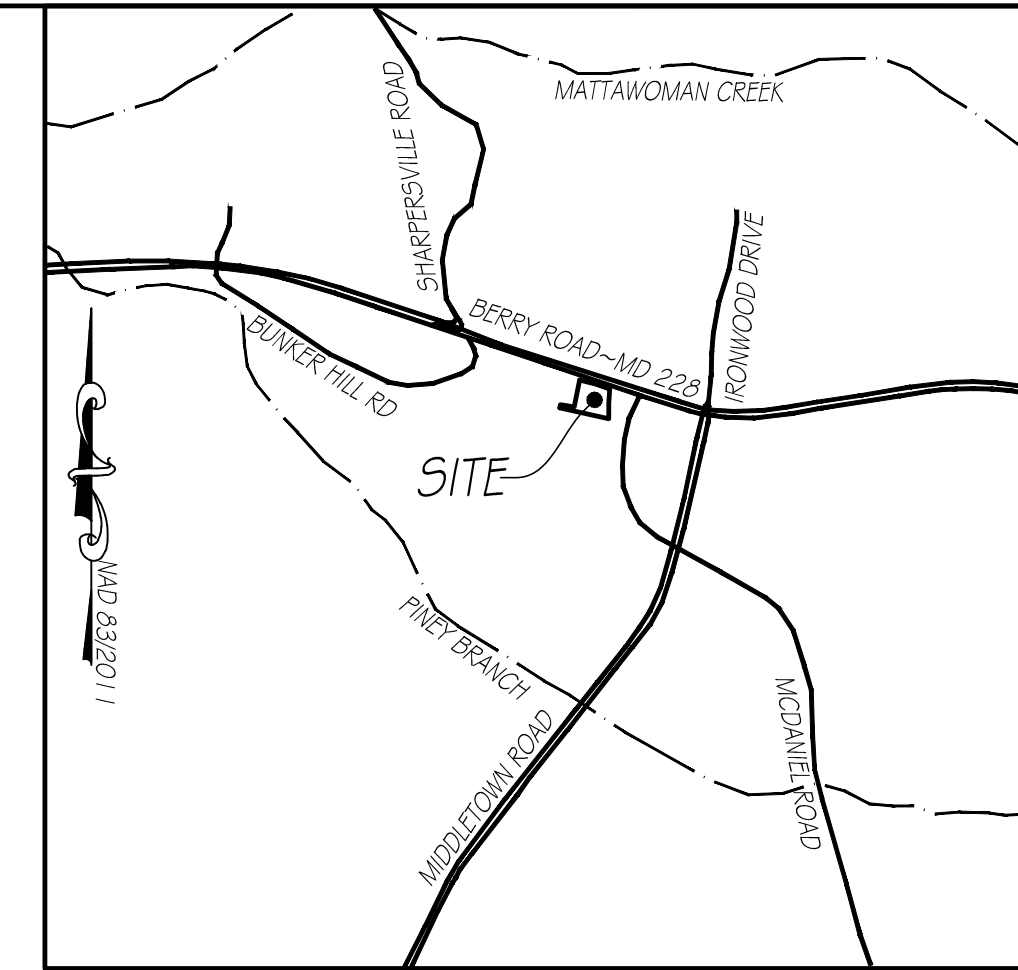
3.0 ADDENDUM



- GENERAL NOTES**
- SITE AREA: 2.6909 AC. (117,216 S.F.)
 - SITE ADDRESS: 10191 BERRY ROAD
WALDORF, MD 20601
 - TAX ACCOUNT: 06-226108
P.B. 45 P. 70
 - PLAT REFERENCE: S-1
 - WATER CATEGORY: W-1
 - SEWER CATEGORY: S-1
 - ZONING: BP (BUSINESS PARK)
 - OVERLAY: HC (HIGHWAY CORRIDOR) (ENTIRE PROPERTY)
 - PROPOSED USES: MINI-WAREHOUSES (7.02.230)
- PER THE CHARLES COUNTY ZONING ORDINANCE, ARTICLE XII, SECTION 297-212, USE #7.02.230 MINI-WAREHOUSES ARE PERMITTED BY SPECIAL EXCEPTION IN THE BP ZONE.
- MINIMUM YARD REQUIREMENTS PER BERRY ROAD SELF STORAGE PARK (BRSSP) DESIGN CODE:
40' FRONT PROVIDED
20' SIDE (40' TOTAL) REQUIRED
20' REAR PROVIDED
- MAXIMUM BUILDING HEIGHT: 60 FEET / 5 STORIES
PROPOSED BUILDING HEIGHT: 42 FEET / 3 STORIES
(PER NOTE #5 ON FIG. 11-5 OF THE ZONING ORDINANCE, THE MAXIMUM HEIGHT FOR MINI-WAREHOUSE FACILITIES, PERMISSIBLE USE NO. 7.02.230, IN THE BP ZONE AND IN THE DEVELOPMENT DISTRICT, AS PROVIDED IN THE CHARLES COUNTY COMPREHENSIVE PLAN, IS 60 FEET, FIVE STORIES.)
- MAXIMUM INTENSITY: 1.0 FAR (PER BERRY ROAD SELF STORAGE PARK (BRSSP) DESIGN CODE)
PROPOSED INTENSITY: 114,902 S.F. OCCUPIABLE AREA / 117,216 S.F. = 0.98 FAR
- MAXIMUM IMPERVIOUS SURFACE: 0.70 ISR
PROPOSED IMPERVIOUS SURFACE: 75,922 S.F. / 117,216 S.F. = 0.65 ISR
- PARKING REQUIRED: 1 SPACE/300 S.F. OFFICE + DISPLAY = 2 SPACES
1 SPACE/EMPLOYEE @ MAX. SHIFT = 2 SPACES
4 SPACES
- PARKING PROVIDED: 3 STANDARD SPACES
1 VAN ACCESSIBLE SPACE
4 SPACES
- THREE (3) OFF-STREET LOADING AND UNLOADING AREAS ARE PROPOSED.
- HANDICAPPED PARKING WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS REGARDING COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MARYLAND ACCESSIBILITY CODE (MAC). COMPLIANCE WILL BE BASED UPON PROVIDING THE MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES, CORRECT SIGNAGE, STRIPING, PARKING SPACE AND ACCESSIBLE SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS, ETC. PRIOR TO U & O PERMIT ISSUANCE FOR THE BUILDING, ADA AND MAC COMPLIANCE WILL BE VERIFIED BY A CHARLES COUNTY ZONING INSPECTOR. ANY INCONSISTENCIES IDENTIFIED ON-SITE THAT ARE NOT MEETING ESTABLISHED REQUIREMENTS ARE TO BE CORRECTED BY THE OWNER/DEVELOPER PRIOR TO FINAL SITE APPROVAL.
- PER ARTICLE XX, SECTION 297-335, SUBSECTION A(1), THERE ARE NO EXTERIOR PARKING SPACES PROPOSED THAT WILL EXCEED THE MINIMUM NUMBER REQUIRED; THEREFORE, NO PERVIOUS PAVEMENT IS REQUIRED.
- PARKING SPACES AND DRIVE AISLE: 2,774 S.F.
- PER ARTICLE XXI, SECTION 297-359, SUBSECTION A, INTERIOR LANDSCAPING IS NOT REQUIRED DUE TO PARKING LOT BEING LESS THAN 6,000 S.F. AND LESS THAN 15 SPACES.
- PER ARTICLE XX, SECTION 297-338, SUBSECTION O (4), ALL STORMWATER RUNOFF WILL BE FILTERED THROUGH BIOTRETENTION FACILITIES IN ORDER TO PROVIDE MITIGATION FOR THE PARKING AREA AND DRIVEWAYS.
- SITE WILL BE REQUIRED TO PROVIDE ENVIRONMENTAL SITE DESIGN STORMWATER MANAGEMENT (SWM). SWM WILL INCLUDE SUBMERGED GRAVEL WETLAND (M-2) AND MICRO-BIOTRETENTION (M-6) FACILITIES. SITE WILL BE REQUIRED TO COMPLY WITH THE CHARLES COUNTY FOREST CONSERVATION ORDINANCE. IT IS ANTICIPATED THIS LAYOUT WILL REQUIRE PURCHASE OF OFF-SITE FOREST CONSERVATION EASEMENTS TO SATISFY ORDINANCE REQUIREMENTS.
- A DETAILED TRANSPORTATION ENGINEERING REVIEW OF THIS PLAN HAS NOT BEEN DONE AT THIS TIME. ROADS AND/OR ENTRANCES ARE TO BE DESIGNED IN ACCORDANCE WITH THE LATEST CHARLES COUNTY ROAD ORDINANCE, STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL, AND STANDARD DETAIL MANUAL. APPROVAL OF THIS PLAN DOES NOT GRANT A VARIANCE, OR WAIVER, OF ANY ROAD ORDINANCE REQUIREMENTS, UNLESS SPECIFICALLY GRANTED IN WRITING. ANY DISCREPANCY BETWEEN THIS PLAN AND THE ORDINANCE WILL BE CORRECTED AT FINAL ENGINEERING.
- ARCHITECTURE AND LANDSCAPING IS TO BE SUBMITTED FOR REVIEW AND APPROVAL BY SDAR PRIOR TO BUILDING PERMIT APPROVAL. ARCHITECTURE AND LANDSCAPING WILL BE APPROVED BASED UPON CONSISTENCY WITH THE CHARLES COUNTY ZONING ORDINANCE.
- BOUNDARY SHOWN HEREON IS FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS PLAN WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOPOGRAPHY SHOWN HEREON IS FROM AVAILABLE CHARLES COUNTY RECORDS.
- PER MD MERLIN ONLINE RECORDS, THERE ARE NO FLOODPLAINS, STREAMS LOCATED ON THE SITE.
- PER THE USFWS IFAC REVIEW DATED 5/13/25, NO RECORDS OF CRITICAL HABITATS EXIST ON OR WITHIN CLOSE PROXIMITY TO THE SITE. PER THE MONR REVIEW DATED 5/28/25, THERE ARE NO RECORDS OF STATE OR FEDERALLY LISTED SPECIES ON THE SITE.
- FEMA FIRM PANEL 24017C0050C EFFECTIVE 09/04/2013 INDICATES THERE IS NO 1% FLOODPLAIN (100-YEAR FLOODPLAIN) ON THE SITE.
- THIS SITE LIES IN SEPTIC TIER 1 AS PER THE SUSTAINABLE GROWTH & AGRICULTURAL PRESERVATION ACT TIER AREA DESIGNATION MAP DATED 7/1/21.
- EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
- SCOPE OF WORK: THIS PLAN PROPOSES ONE (1) MINI-WAREHOUSE BUILDING WITH PAVED EMPLOYEE/VISITOR PARKING LOT, RV / BOAT STORAGE, AND PRIVATE DRAINAGE AND STORMWATER MANAGEMENT FACILITIES, PUBLIC WATER SYSTEM, PUBLIC SEWER SYSTEM, AND LANDSCAPING.
- REQUIRED APPROVALS AND PERMITS:
CHARLES COUNTY PGM - PLANNING
CHARLES COUNTY PGM - DEVELOPMENT SERVICES
CHARLES SOIL CONSERVATION DISTRICT
MDE GENERAL PERMIT FOR STORMWATER (NOI)
SHA ACCESS PERMIT
SHA UTILITY PERMIT
- OWNER: DYSON FAMILY LIVING TRUST
1336 HWY 91
SHADY VALLEY, TENNESSEE 37688
- DEVELOPER: SAGE VENTURES
1777 REISTERSTOWN ROAD
PIKESVILLE, MARYLAND 21208
ATTN: SHULLY ISAACSON
- ENGINEER: LORENZI, DODDS, & GUNNILL, INC.
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MARYLAND 20601
ATTN: TIMOTHY R. LESSNER

LEGEND

PROPERTY BOUNDARY	---
ADJ. PROPERTY BOUNDARY	---
EDGE OF PAVEMENT	---
BUILDING RESTRICTION LINE	B.R.L.
INGRESS / EGRESS	P.U.E.
JOINT USE EASEMENT	---
PUBLIC UTILITY EASEMENT	---
PUBLIC WATER, SEWER AND DRAINAGE EASEMENT	---
PRIVATE SWM AND ACCESS EASEMENT	---
EX. OVERHEAD ELECTRIC	OHE
EX. CHAINLINK FENCE	---
EX. UTILITY POLE	---
EX. WATER VALVE	---
EX. WATER METER	---



REVISIONS:
8/5/25 PER PGM

TAX MAP 7 GRID 10 PARCEL 28

BERRY ROAD SELF STORAGE
6TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

SITE PLAN FOR SPECIAL EXCEPTION

DATE: JUNE 2025 CONTRACT REFERENCE: 259017

LORENZI, DODDS, AND GUNNILL, INC.
ENGINEERS - SURVEYORS - PLANNERS
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MARYLAND 20601

SCALE: 1"=30'

1 OF 1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 2, 2026

SUBMITTED BY: Amy Brackett

ITEM TYPE: Approval Item(s)

AGENDA SECTION: UNFINISHED BUSINESS: No Public Comments

SUBJECT: **Review of the Fiscal Year 2027-31 Requested Capital Improvement Program**

SUGGESTED ACTION:

ATTACHMENTS:

[FY27-31 CIP Requested Project Descriptions](#)
[FY27-31 CIP Requested Project Listing](#)
[DRAFT FY27 CIP Letter to County Commissioners](#)
[Guidance for Planning Commission Review of CIP List](#)
[FY27-31 CIP Presentation Feb2](#)

Table of Contents

BOARD OF EDUCATION	2
COLLEGE OF SOUTHERN MARYLAND	7
TRANSPORTATION	8
GENERAL GOVERNMENT	12
PARKS	21
WATER AND SEWER	28
WATERSHED PROTECTION AND RESTORATION	35
LANDFILL	36
ENVIRONMENTAL RESOURCES.....	37

BOARD OF EDUCATION

ADA Playground Upgrades and Replacements - Various Locations

This project is a multi-year program for ADA upgrades and replacements to playgrounds and structures at elementary schools throughout the County. This would include ADA access, surfaces, ADA landings on equipment, play structures, swings, etc.

Berry ES - Roof Replacement

The need is for a systemic renovation at Berry Elementary School, which opened in 1996 and located in the rapidly growing route 228 corridor in Waldorf. The original roof will have reached its 20-year life expectancy in FY2023. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems.

Bus Depot and Maintenance Facility - Waldorf Location

This project will create a central bus depot to support the transportation fleet with associated maintenance and fleet supports for Charles County Public Schools.

C. Paul Barnhart E.S. Boiler Replacement

The need is for a systemic renovation at Barnhart Elementary School. This school opened in 1993 and is located in Westlake Village in St. Charles. The boilers and pumps are original equipment when the building was constructed and outlived their usefulness. The installation of a new efficient heating system that will reduce operating costs is proposed. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

Dr. Thomas Higdon Elementary - RTU/Boiler Replacement

The need is for a systemic renovation at Dr. Higdon Elementary School. This school, located in Newburg and services the southern part of the county, opened in 1988. The eight rooftop units and two boilers are original equipment when the building was renovated in the 1980s and no longer maintains a suitable environment within the school. The installations of new units are proposed, which are more efficient and would increase overall efficiency of the heating and cooling systems and reduce operating costs.

Electrical Switchgear Replacement Program - Various Locations

This project is a multi-year program for replacement of electrical switchgear and other major electrical components at various schools throughout the County. This would include switchgear, transformers, panels, etc.

High School Concessions Stands Grease Trap

Per Health Department regulations, CCPS needs to install exterior underground grease traps at the concessions stands at the stadium fields at all seven high schools. A standard 2,000 gallon tank is proposed and will be connected to the sewer system. This impacts Charles County's

Mattawoman sewer system, the Town of La Plata's sewer system and the College of Southern Maryland's sewer plant.

J.C. Parks ES - Roof Replacement

The need is for a systemic renovation at Parks Elementary School, which opened in 1967 and located in the Bryans Road Town Center Revitalization Area. The building was re-roofed in 1997 will have exceeded its 20-year life expectancy in FY 2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems.

Lackey High School - Pool Renovations

This project will renovate the enclosed pool at Henry E. Lackey High School, which is used jointly by Charles County Public Schools and Charles County Department of Parks, Recreation and Tourism. The enclosed pool was opened 2003 and is now 20 years old. The project will replace the heating and ventilation systems associated with the pool areas/locker rooms/and offices, the filtration systems, the pool mechanical system, associated life safety systems, upgrade the pool shell and pool deck and associated equipment for aquatic events/competitions.

Mary H. Matula E.S. RTU Replacement

The need is for a systemic renovation at Matula Elementary School, which opened in 1992, and is located in the town of LaPlata. The two boilers and pump systems will be over 31 years old and have outlived their expected usefulness. Installation of new units is proposed to increase overall efficiency of the heating system and reduce operating costs.

Mary H. Matula Elementary - Boiler Replacement

The need is for a systemic renovation at Matula Elementary School, which opened in 1992, and is located in the town of LaPlata. The two boilers and pump systems will be over 31 years old and have outlived their expected usefulness. Installation of new units is proposed to increase overall efficiency of the heating system and reduce operating costs.

Matthew Henson MS - Roof Replacement

The need is for a systemic renovation at Henson Middle School. This school was renovated in 1982 and serves a portion of the development district. The school was re-roofed as part of the 1982 renovation and again in 1998 after a catastrophic failure of its single-ply membrane roof. The roof will have exceeded its 20-year life expectancy by FY2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems.

Open Space Enclosure at John Hanson Middle School

John Hanson Middle School, located in Waldorf, opened in 1972 with open space floorplan and is in need of permanent classroom enclosures to improve the learning environment. The project will build permanent walls to create corridors for circulation, permanent walls for classrooms, lighting and switching adjustments, HVAC adjustments, and technology retrofits for classrooms.

Project may require asbestos removal or roof replacement to accommodate the project. This will be a phased project that will occur over multiple summers/years.

Renovation Feasibility Study - Robert Stethem Educational Center

Preparation of a feasibility study to review rehabilitation of existing school to ensure facility in existing neighborhoods are equal to new schools. First desire is to renovate with addition to meet 21st century educational requirements and challenges. Stethem Educational Center was built in 1969 as the vocational center for the entire county. The major building systems have reached the end of their useful life. The building has functioned as an alternative school since the relocation of the career & tech. programs in 2005. Some areas have been modified to become classrooms and the location of the Life Long Learning Center after the lightning strike and fire in 2014.

School Facilities Modernization at Various Locations

Several aged facilities need modernizations to provide current facilities to support the proper environment for current educational technologies and environments. Many aged facilities need support to Technology-Assisted Curriculum, updated lighting initiatives, collaborative environments (both structured and flexible), acoustics, and physical learning environment enhancements.

Site Infrastructure Replacement Program - Various Locations

This project is a multi-year program for site infrastructure replacement at various schools throughout the County. This would include storm-water management piping, water and sewer lines, underground fuel storage tanks, septic systems, etc.

Stethem Ed. Center - Roof/Boiler/AHU/RTU Replacement

The need is for a systemic renovation at the Stethem Center. This school originally opened in 1977 as the Charles County Career & Technology Center. The one air handler unit which services building B and two roof top units which service buildings A & C are over 30 years old. These units have outlived their expected usefulness and no longer maintain a suitable environment within the school. The rooftop units are original equipment when the building was constructed in the early 1970s and have approached the end of their useful life expectancy. The installations of new units are proposed, which are more efficient and would increase overall efficiency of the heating and cooling systems and reduce operating costs. The multi-roof complex was re-roofed in 1995 and will have reached its 20-year life expectancy by FY2022. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems.

Thomas Stone H.S. Roof Replacement

The need is for a systemic renovation at Stone High School. This school was renovated in 1997 and serves several designated revitalization areas. The school was re-roofed as part of the renovation and will exceed its 20-year life expectancy by FY 2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by

our consultant prior to design to address any unforeseen problems. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

Walter J. Mitchell E.S. Roof Replacement

The need is for a systemic renovation at Mitchell Elementary School, which opened in 1965 and located in the Town of La Plata. The roof is a combination of shingles and is a built-up roofing area. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems. Planning approval will be requested in FY2028. Construction funding will be requested in FY2029.

Westlake HS - Boiler Replacement

The need is for a systemic renovation at Westlake High School, which opened in 1992 and is located in Westlake Village in St. Charles. The boiler and pump systems are over 25 years old and will have outlived their expected usefulness. Installations of new efficient units are proposed to increase overall efficiency of the heating system and reduce operating costs.

William B. Wade Elementary - Roof/RTU Replacement

The need is for a systemic renovation at Wade Elementary School, which was originally constructed in 1989 and is located in Westlake Village in St. Charles. The original roof will have reached its 20-year life expectancy. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems. The rooftop units and chiller are original equipment when the building was constructed and will have reached the end of their useful life. The installation of new efficient units is proposed, which are environmentally friendly, and will increase the overall efficiency of the heating cooling systems and reduce the operating costs.

FY26 Local Portable Classroom

This project requests funds for the design and purchase of new or relocation of existing locally owned relocatable classrooms to meet the changes in attendance patterns, and to provide temporary capacity until a new school can be built. The exact number of new relocatable classrooms or the identification of specific local relocatables available for relocation are based on actual enrollment patterns and needs of the individual schools. Additional maintenance of locally owned relocatable classrooms for longevity and efficiency of the unit.

FY26 Board of Education Various Maintenance Projects

These projects include the next phase of paving parking lots, interior replacements including carpet and tile, general site improvements, and are all smaller systemic renovations (under \$100,000) not eligible for state funding. Increased need for funding is based on impacts of COVID-19 on the school systems including school buildings and aging infrastructure.

Middle School #10

The need is for additional capacity at the middle school level in the rapidly growing county development district. The county's Comprehensive Plan calls for the majority of growth in the county are concentrated in the development district, including those areas west of Route 301. Enrollment projections indicate that the schools serving this area will continue to experience increasing enrollment and overcrowded conditions. The proposed school site location is not determined. A school with a rated capacity of 940 is planned. The school will serve a population that includes students with special needs, students with low English proficiency, and children eligible to participate in the free and reduced meal program.

Full Day Kindergarten Addition: Dr. Higdon Elementary School

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at Dr. Thomas L. Higdon Elementary School in Newburg. Opened in 1951, this school had a classroom addition in 1965 and was renovated in 1988. The school currently has one kindergarten classroom and one pre-kindergarten classroom. Higdon currently houses three kindergarten classes and one pre-kindergarten class. An addition is proposed that would contain two kindergarten classrooms and an activity area. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. Scope is expanded to add 1 pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

Open Space Enclosure at Dr. James Craik Elementary School

Dr. James Craik Elementary School, located just to the west of La Plata, opened in 1974 with open space floorplan and is in need of permanent classroom enclosures to improve the learning environment. The project will build permanent walls to create corridors for circulation, permanent walls for classrooms, lighting and switching adjustments, HVAC adjustments, and technology retrofits for classrooms. Project may require asbestos removal or roof replacement to accommodate the project. This will be a phased project that will occur over multiple summers/years.

Walter J. Mitchell Elementary School Full Day Kindergarten Addition/Renovation

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at Walter J. Mitchell Elementary School in La Plata, which opened in 1965. Spaces have been appropriated for kindergarten over the years by displacing higher grades to portable classrooms. Mitchell currently houses four kindergarten classes and one pre-k class. An addition containing four kindergarten classrooms and an activity area is proposed. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires that one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. The existing kindergarten classrooms will be

converted to regular classrooms. Scope is expanded to add 1 pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

La Plata High School Modernization and Capacity Addition

The need is for renovation at La Plata High School, which was built in 1979 and serves a portion of the development district. The project is to modernize 174,318 square feet of La Plata High School and construct a classroom addition to add capacity for the rapid growth occurring in La Plata. State funding is from Built to Learn overseen by the Maryland Stadium Authority, State CIP funds, Local CIP funds, School Construction Excise Tax and DRRA funds.

COLLEGE OF SOUTHERN MARYLAND

La Plata Learning Resource (LR) Building Renovation

La Plata Learning Resource (LR) Building Renovation will be upgraded, and additional computers will be installed to better support student learning.

Building Repairs: Bookstore & Campus Center

Repairs are required to extend the useful lives of the bookstore and Campus Center buildings. Due to age, the bookstore's air compressor, air handling units, variable air volume units, and operating system are in substantial need of repair. The air handling systems in the Campus Center Building have reached their economic useful life and need substantial replacements to restore air quality control and extend the life of the building. These repairs include replacing air handling units, pumps, air volume controls, ductwork and the operating system. As part of the project, the Bookstore will move to the CC building and Student Life from the CC building to the bookstore building. Because of this, the repairs of these buildings are being combined into one project.

Fine Arts Center

The Fine Arts Center (FA) is the oldest unrenovated building on the La Plata campus. First opened in 1983, the FA building has numerous mechanical, electrical and plumbing (MEP) systems that are now forty years old and well beyond expectancy. In addition, spaces in the building have been divided and subdivided over the years to a point where they do not function in an efficient or cohesive manner. This renovation will address the MEP deficiencies, provide additional space for academic programs, upgrade instructional spaces, and improve the approach to the building from the rest of the campus.

TRANSPORTATION

Holly Lane West

To support east/west traffic circulation in the Waldorf area, the Waldorf Subarea Plan provides a recommendation to upgrade and extend Holly Lane from US Route 301 westward to Western Parkway & from US Route 301 eastward to Post Office Road (Extension). The completion of Holly Lane West will provide a connection east & west of US Route 301 from Western Parkway to Post Office Road (Extension). Ex. ROW=60', Prop. R/W=80'; Length=1.01mi.. Minor Collector

Middletown Road Phase 3 Roadway Improvements Construction

The County performed a feasibility study to determine the right of way implications for the upgrade of the existing Middletown Road between Billingsley Road and Md. Route 227 from two lanes to four lanes as identified in the Waldorf Subarea Plan. Once the Middletown Road Phase 3 Roadway Improvements – Land Acquisition & Design project is complete; this phase will support the construction costs related to upgrading this road to meet industry standards. The current roadway improvements propose constructing to Major Collector standards with the additional two lanes being added in the future for the ultimate 4-lane divided Minor Arterial roadway. Work includes stormwater management, wetland/stream mitigation, drainage improvements, relocated hiker/biker parking, hiker/ biker trail, and intersection improvements.

Post Office Road Extension

To provide an alternative North-South minor/intermediate arterial roadway east of MD Route 301. This road is being modeled in the traffic analysis by the MD 301 Task Force. Provide preliminary horizontal and vertical design and plats to establish ROW needs for reservation purposes.

FY26 Road Overlay Program

Highway maintenance program to complete asphalt overlay, modied seal, slurry seal, cracked seal, line striping, deep patching, pavement markings, and repairs on various roads in the county. Roads for treatment to be determined.

FY26 Sidewalk Improvement Program

This project includes residential sidewalk repairs in the development district to include panel replacement, repair damaged concrete, safety risks and tripping hazards. Sta performs sidewalk inspections county-wide and prioritizes repairs based on safety risks that may be posed to the public. The condition rating guidelines that are followed rate sidewalks in the following prioritization:

Priority 1 – Missing concrete panel, lifted panel 2" or higher

Priority 2 – Concrete panels lifted ½" to 2" high

Priority 3 – Concrete panels with heavy cracking, delamination or spalding

Maintenance for hiker-biker paths and all sidewalks within subdivisions which are located within

the county right-of-way, both of which were designed and constructed in accordance with the 1995 Road Ordinance or more recent revision, shall be the responsibility of Charles County.

Safety Upgrades to Middletown Road at Billingsley Road Traffic Signal

This project will install a crosswalk, pedestrian signal, and associated ADA-compliant curb ramps across Billingsley.

Western Parkway Phase III

The completion of Western Parkway will connect MD 228, Acton Lane and US 301 opposite the Mattawoman-Beantown Road intersection. Western Parkway, Phase 3 consists of that portion of the roadway located between Pierce Road and US 301 (Crain Highway). Western Parkway will ultimately create an alternative North-South minor arterial roadway, relieving US 301 and establishing a new segment of the desired grid network of roadways in Waldorf.

Old Washington Road Reconstruction

As part of the implementation of the Waldorf Urban Design Study, reconstruction of portions of Old Washington Road is necessary to support increase in North-South traffic flow and overall traffic circulation. This route is a vital link to supporting commercial businesses in the Waldorf community. Old Washington Road is not only a North-South link, but will also support East-West connectivity between Western Parkway, US Rte. 301, and Post Office Road, via projects such as Holly Lane and Acton Lane.

Phase 1: Leonardtown Road to 500 ft. north of Central Avenue

Phase 2: End Intersection of Phase 1 to Acton Lane This

This budget and budget request is for Phase 1 only.

Billingsley Road Improvements

A study report determined where safety improvements are warranted and most needed along the Billingsley Road corridor from Middletown Road to Maryland Routes 227 and 210. The report has identified several areas for which some safety improvement measures were implemented while other recommended measures or proposed improvements are under further development. The recommended improvements included ongoing short term measures (tree removal, shoulder repair, and signage), medium range measures (shoulder installation and drainage), and long term solutions (roadway realignment, intersection, and sight distance improvements). Short term and mid-range measures have been implemented and are on-going. Long-term, large-scale improvements continue to be evaluated as projects considered for engineering design and construction as funding becomes available.

Middletown Road Phase 3 Feasibility Study

Perform a feasibility study to determine the right of way implications for the upgrade of existing Middletown Road between Billingsley Road and Md. Route 227 from two lanes to four lanes as identified in the Waldorf Subarea Plan. This project will fund the land acquisition and design

costs to continue the engineering design and permitting to upgrade this road to meet the industry standards.

Substation Road Improvements

Design and construction of Substation Road improvements. Due to the poor road conditions, standing water, and poor drainage on both sides of the roadway, scope of work to be increased from half section road improvements along the Waldorf Station road frontage to improve the full width and length (approx. 3,180 LF) of the existing roadway from MD Route 5 to Old Washington Road (extent feasible) to Urban Major Collector road standards in accordance with the County's Comprehensive Plan and Road Ordinance. These road improvements include a storm drainage system and stormwater management facilities, as well as proposed pedestrian and bicyclist facilities along both sides of the roadway.

Billingsley Road at Bensville Road Intersection Improvements

Intersection improvements are necessary to relieve increasing delays. This project will include the design and construction of the approach of Billingsley Road at Bensville Road, stormwater management, and the required land acquisition and easements. Partial funding will be from Developer contributions per their conditions of approval by the Planning Commission.

Traffic Signal Program (Parent)

The Traffic Signal Program will analyze various signal networks within the County in an effort to determine where signal timing and synchronization is needed. This program will enhance traffic flow and circulation on County and State roads throughout the County. A "Parent Project" is a project that is established as a placeholder for work to be done at various locations throughout the County. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

Route 301 Southbound Lane and Traffic Signal Improvements

Design and construct required SHA improvements along Route 301 southbound lanes and traffic signal improvements at Mattawoman Beantown Road intersection.

County Drainage System Improvements (Parent)

Provide drainage improvements at various locations that have been recorded as experiencing serious drainage problems. PROJECT: A "Parent Project" is a project that is established as a placeholder for work to be done at various locations throughout the County. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

Safety Improvements - Existing Roads (Parent)

Design and construct various roadway safety improvements/upgrades as recommended by the Charles County Safety Committee. A "Parent Project" is a project that is established as a placeholder for work to be done at various locations throughout the County. As locations and

costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

- 1) Western Prkwy @ St. Patrick's Dr - Signal & lane modifications
- 2) St. Charles Prkwy @ St. Ignatius - Signal & land modifications
- 3) Lomax Rd. Upgrade - Joe Court to eastern terminus
- 4) Ripley Rd & Poorhouse Rd - Sight distance improvements
- 5) Poplar Hill Rd/Dr. Sam. Mudd Rd - Intersection safety improvements
- 6) Fenwick Rd northeast of Bluejay Way - Drainage improvements
- 7) Berry's Hill Rd east of Marshall Hall Rd - Drainage improvements
- 8) Turkey Hill Rd - eliminate 90 degree bend
- 9) Mitchell Rd @ College of Southern MD - Sight distance improvements
- 10) Washington Rd - Culvert repair
- 11) Road Safety Prioritization Study - Obtain traffic safety consultant to develop a systematic safety inventory of County roads from available methodologies such as United States Roads Assessment Program. The inventory would be used to identify & prioritize several cost-effective safety measures which can be implemented to reduce crash rates on Charles County Roads.
- 12) RRFB's - Various Locations based upon Traffic Safety Committee Priority List
- 13) Various Roadway Drainage Repairs County Wide

Miscellaneous RRFB Locations

Procurements of Rectangular Rapid Flashing Beacons (RRFBs) materials and equipment is needed as in- 01-Jul-2024 house added stock for replacement and/or maintenance repairs by the DPW-Roads Division when necessary.

Bridge Replacement Program (Parent)

Replace or repair deteriorating bridges within the county. Bridges are inspected on a bi-annual basis. Bridges may be eligible for Federal Bridge funding. Current bridges under consideration are:

- 1 - Bryantown Road
- 2 - Country Lane
- 3 - Liverpool Point Road
- 4 - Merrimack Place
- 5 - Stines Store Road
- 6 - Trinity Church Road

Turkey Hill Reconstruction

Design and reconstruct Turkey Hill Road to improve safety, drainage, and driver visibility from MD 227 to US 301, including re-alignment as necessary. Lane capacity, right-of-way needs and approximate alignment modifications will be determined during the feasibility study phase. The project will include the necessary improvements to the intersections with MD 227 and US 301, a flood analysis and requisite drainage improvements, stormwater management and land acquisition.

GENERAL GOVERNMENT

Radio Communications Tower Site Bryantown

The Bryantown site restores the Malcolm site, originally planned as the 20th simulcast cell in Charles County's new P25 800 MHz trunked radio system, a full replacement of the County's technically obsolete Motorola 4.1 SmartZone system (now on "Best Efforts" support with dwindling parts availability).

The Malcolm site was descope'd in 2023 due to land acquisition delays to avoid jeopardizing the 19-site core buildout. The County already owns all LMR and microwave radio equipment (staged since December 2020), including Motorola site RF equipment, Nokia MPLS routers and RFS dishes, now repurposed for Bryantown.

With the donation of a 1-acre parcel at Bryantown, the County can reinstate this critical site to:

- Deliver 95% in-building coverage in Gallant Acres, Clayton Run Estates, and South Malcolm, addressing long-standing gaps identified in the Altairis Assessment (Sept 2017)
- Restore channel capacity and system redundancy for over 2,000 users
- Enable P25 interoperability, OTAP/OTAR, AVL/GPS, and AES-256 encryption across the full 20-site network

Project Scope:

- 199' monopole (caisson foundation, TIA-222-H)
- 12' x 24' equipment shelter, 50 kVA generator w/ 600-gal subbase tank
- DC Plant, Inverter, 200A multi-tenant service
- Two microwave paths (L6 GHz, 163 Mbps, 99.9999% availability) to Animal Shelter & New Landfill using new Nokia radios
- Full site development: 280' gravel access road, 50' x 75' compound, SWM, fencing, landscaping, etc..
- Engineering (MRA), construction (JGC), RF install/testing (Motorola), PM oversight (Altairis)

Radio Tower Generator Replacements

This project encompasses the replacement of nine generators and nine automatic transfer switches at public safety radio communication tower sites at various locations throughout the county. The existing generators and automatic transfer switches are over 20 years old. Due to their age maintenance costs are rising. This project will provide improved emergency back-up power for critical public safety radio system infrastructure.

Bus Stop Improvements Program

Perform improvements at various VanGO bus stop locations throughout the County. Proposed projects to be determined by and coordinated through PGM-Transit Division.

CCSO Evidence and Property Storage Facility

The Property Section of the Charles County Sheriff's Office will soon outgrow its evidence and property storage space located in the Annex Building on Audie Lane. A facility specifically built for the storage of property that is consistent with guidelines from the International Association of Property Evidence (IAPE) will be required within the next five (5) years. To facilitate the needs, a two-story pre-engineered metal building of approximate 40 ft. x 60 ft. size (4,800 SF finished floor space) is proposed with climate-control and ten percent (10%) more ventilation to prevent mold, mildew, and other contaminants. An open floor plan, using shelving and mesh dividers instead of solid walls would afford better ventilation and more visibility with security cameras. An alarm system is required as well as keyless (swipe-card) entry. A back-up generator is also required in order to keep the building climate-controlled, alarmed and computers/phones working during power outages.

CCSO Public Safety Training Facility - Old Southern MD. Pre-Release Center

Public Safety Training Facility campus allows the consolidation of all training needs at one location. The campus allows for potential use by other public safety, county first responders, and Southern MD. Criminal Justice Academy (SMCJA) access to classrooms, emergency vehicle operation course (EVOC), skill pad, firearm ranges, and K9 training. Sheriff's Office estimates approximately 75,000 SF of building space and a site of approximately 50 acres (est. @ \$5M).

Charles County Community Health Facility

The current Charles County Health Department operates out of a 60,000 s.f. facility built in 2001. Although a new roof membrane was installed in 2018 to address water infiltration issues, structural replacement of the roof will be necessary within the next 15-25 years. Expanded operations and services to meet the needs of the growing community is anticipated. Consulting services will be obtained to perform a spatial needs study and site determination for preliminary estimation of building and property sizes required. Construction line amounts are placeholders until the consultant completes the study and an initial construction cost estimate can be developed during the design phase.

DES Headquarters

In 2023, DES hired a consultant to conduct a facilities assessment and program of requirements report. The study concluded that the Department of Emergency Services requires a 65,103 square foot headquarters to support its operations, including 911 operations and dispatch. With the design and construction of the La Plata and Waldorf (Sears) EMS stations, the headquarter facility will no longer need the station piece. Therefore, the square footage and the estimate should be reduced. The main purpose of the headquarter facility is to house various operational and administrative components of DES. This facility will be an office building. Due to constant changes, this project request should be reevaluated annually until the commissioners approve funding.

Detention Center Control System Upgrades

The Charles County Detention Center opened in 1995 and is approx. 135,000 sq.ft. The building has had some recent updates to its Video Surveillance System and Intercom System. However, the components are at end of life or nearing end of life and have presented issues. Base scope will include design and upgrade of PLC based door control and monitoring, local and main housing control with integration of existing sub-systems for utility control of outlets and lighting within housing units. Integration shall also be designed for the existing video surveillance system and Harding Intercom System. Excluded are new video surveillance cameras or upgrading the video surveillance system, with the exception of integration to the new electronic security system for camera call-up on alarm and intercom call. This project will bring the PLC based electronic security systems in line with today's standards. Scope of services include the design, construction administration, and post construction services for electronic security and related systems. Active construction is anticipated to last approximately 9 to 12 months.

Facilities Admin Building Expansion

Funds requested to design and construct an approximate 8,000sqft addition at \$225per square foot. To include new office space, conference rooms, and storage as needed to house the increase in staff and services expansion.

Fenwick Road Flood Mitigation

In 2023, the Department of Emergency Services (DES) engaged a consultant to conduct a feasibility study to explore various options for addressing roadway flooding along Fenwick Road. The study was completed in 2024, and based on its findings, DES is proposing to raise the roadway profile using embankment fill and to enhance drainage by replacing an existing 15-inch corrugated metal pipe with an 18-inch by 22-inch steel pipe arch. Additionally, two 24-inch corrugated metal pipes will be replaced with three 4-foot by 16-foot box culverts.

DES plans to collaborate with Community Services to apply for both a FEMA grant and a Community Development Block Grant (CDBG). The consultant's estimated costs for engineering, construction, and right-of-way acquisition are \$4,800,000. It is anticipated that FEMA funding will cover \$3,600,000, while the CDBG will contribute \$800,000. This proposed budget includes the remaining \$400,000, which will be funded by the County, along with the costs associated with County administration, project inspection, miscellaneous costs, and contingencies.

HVAC Infrastructure Replacement

Heating, Ventilation, Air Conditioning, Refrigeration (HVACR) Infrastructure Replacement and Upgrades is the planned/unplanned replacement of building HVAC subsystem (Boilers, Chillers, Cooling Towers, Building Automation Systems, Pumps, and Air Handlers to name a few) that have suffered catastrophic failure or have reached the end of their useful lifecycle. Without significant reinvestment in these building subsystems, older facilities will fall into a state of ever deteriorating condition, functionality and the maintenance and repair costs necessary to keep them functional will increase.

Many County facilities have outdated HVAC subsystems that are susceptible to failure and/or are highly inefficient energy users. Projects will be prioritized based on maintenance reports, availability of parts, equipment age, and performance history. These projects abate building obsolescence and improve the efficiency and effectiveness of facilities and facility systems.

Salt Storage Facility Feasibility Study

Site search, concept design, and development of cost estimate to construct an 80' x 80', high arch, salt storage facility to house 6,000 tons of salt for weather related operations in the development district to improve safety of the roadways, enhance efficiency and response times, as well as maximize the County's storage supply of salt during weather events.

Shelter Bldg. for CR-6

DPW Roads Division has requested construction of a shelter building over an aggregate (CR-6) stockpile to minimize its exposure to wet weather events and precipitation. The shelter is proposed as a 50' x 50' steel frame structure with wood trusses, vinyl soffit, and metal roof. The structure has been estimated by the Buildings & Trades Division with an approximate cost of \$70/sq ft to build (plus escalation to 2024 prices). In addition, fees for the architectural/engineering services for design drawings and permitting are based on proposals received from architect R.L. Litten & Associates. The proposed roof will assist DPW in maintaining a suitable moisture content in the aggregate materials to be used for structural fill and the ability to obtain required compaction percentages.

Vehicle Maintenance Building Expansion Concept Design & Estimate

Concept design and preparation of cost estimate for the expansion of the existing vehicle maintenance building to include 4 additional bays, supply storage, and office space. A feasibility study is to be performed to determine exact space needs.

Waldorf Area Joint Satellite Accounting/Treasury Office

In an effort to better serve the largest population center in Charles County, a larger joint Accounting/Treasury office is needed in the Waldorf area. The current Waldorf Treasury location within the Sheriff's Office on MD Rte. 5 is approximately 945 SF, and Fiscal and Administrative Services Department's Accounting (Water & Sewer Billing Office) and Treasury Divisions are requesting acquisition and fitout/renovation of an approximate 3,000 SF commercial office facility in the Waldorf area. Accounting and Treasury desire to establish a more centralized

satellite office with additional space for increased staffing levels, area for customer interaction, and preferably with a drive-thru for convenience of the citizens.

Waldorf Office Building Retrofit

The 1st and 2nd floors of an existing office building in Waldorf are nearly 'move-in' ready and it is assumed that most of the furniture can be reused/repurposed. This budget includes some minor surface level construction on the 1st and 2nd floor and some furniture/equipment upgrades. It is my understanding that the ground floor needs full design and construction services. Until further programming is available, a placeholder is included for design/construction/equipment.

Waldorf Satellite Location in Pinefield

Design and construct a 13,000 sf facility in the Waldorf area. The use and future occupying department to be determined.

Wetland Mitigation Banking

County projects may necessitate wetland mitigation. If mitigation cannot be achieved onsite a project, the County may need to acquire offsite credits. Currently, there are no offsite credits available to the County, which suggests that developing a wetland mitigation bank could be advantageous in preventing future delays for County projects. This proposed project involves contracting with a consultant to conduct a site search and initiate the application process with the State of Maryland.

Residential Drainage Improvement Program

The Residential Drainage Improvement Program (RDIP) is a county initiative aimed at reducing localized flooding and improving stormwater management within residential neighborhoods. The program identifies and prioritizes drainage problem areas based on field evaluations and resident reports.

Parking Lot Improvements

Parking Lot Improvements project to maintain life cycle maintenance schedule in regards to parking lots owned by Charles County Government, to include redesign, resurfacing, repairs and restriping.

Roof Replacement Program

Replace aging roof structures at various facilities that have exceeded their life cycle, have high repairs costs and/or are deemed unreliable.

Bryans Road Water Tower Logo

Painting of a logo on the Bryans Road tower to enhance the area's brand recognition, attract business and public interest in the area, promote community pride and identify, or similar attribute.

Fueling Site Improvements

Fueling Site Improvements project is to remove underground fuel storage tanks and product dispensers for DPW Vehicle Maintenance, Sheriffs District 1, and Mattawoman Wastewater Treatment Plant locations to include installation of new above ground storage tanks new fuel dispensers and transfer pumps.

Blue Crabs Stadium Maintenance

To provide funding for maintenance of Blue Crabs Stadium including, but not limited to, the repair or replacement of all major structures, systems (including mechanical, electrical and those related to utilities such as, but not limited to, HVAC, water, sewer, gas and electrical) and capital improvements when needed or required.

FY26 Various Maintenance Projects

Funding is necessary for various maintenance projects, such as, roof repairs, HVAC repairs/upgrades, gutters, sots, windows and various renovation projects. This project would also allow a funding mechanism for items that suffer catastrophic failures, such as, boilers, compressors and other major equipment that is not funded in the operating budget.

Bel Alton HS Gym Roof Replacement

An informal conditions assessment of the Bel Alton HS Gymnasium roof revealed that the structural support system comprised of steel and/or wood, have been compromised due to being exposed to weather over the past 20 years. The main gymnasium's roof is structurally supported by a steel truss system that is showing signs of rust and corrosion, and should be evaluated by a structural engineer. There are two auxiliary buildings attached to the main gymnasium that have separate roofing systems, one that is structurally supported by steel bar joists, and the other supported by a combination of steel and wooden joists. Both of the auxiliary buildings' roofing support systems exhibit compromised structural conditions that requires replacement. To immediately secure the facility from further deterioration, temporary measures should be employed to weatherproof the building until a permanent solution can be implemented.

Land Preservation Programs (Parent)

This project will supplement existing land preservation programs, including MD Agricultural Land Preservation Foundation, Rural Legacy, and REPI, by leveraging state and federal grant funds to purchase conservation easements on productive farm and forest land.

FY26 Zekiah Rural Legacy

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land within the Zekiah Watershed Rural Legacy Area. This funding is also used to leverage additional funding from the state.

FY26 Najemoy Rural Legacy

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land within the Nanjemoy Watershed Rural Legacy Area. This funding is also used to leverage additional funding from the state.

FY26 Agricultural Preservation

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land. This funding is also used to leverage the additional funding from the state at a ratio of \$1.00 of county funding for every \$1.50 of state funding.

FY26 Purchase of Developments Rights (PDR) Program

This program would allow for the continued purchase of transferrable development rights (TDR) and would create some stability to the county's TDR market. Funding this program has been a recommendation of several reports and studies, including the Report of the Charles County Rural Commission, the Assessment of the County's TDR Program, and the Land Preservation Parks and Recreation Plan.

Radio Communications System Upgrade

This project will replace the County's technically obsolescent Motorola 4.1 800 MHz Smartzone radio system with an industry-standard P25 platform.

Deficiencies: Obsolescence, Radio Coverage, Channel Capacity

Since this project was initially forecasted to CIP in FY15, the County secured the expertise of a public safety communications consultant firm and their recently completed Assessment identified more significant deficiencies in performance than those which were known in 2014 (see Altairis Assessment Report Sept 2017).

Critical Technical Support has dwindled. Motorola can no longer guarantee technical support or restoration response times for this critical communication system and the current maintenance and support contract has assigned Charles County to their "Best Efforts" support. This includes parts, technical expertise on outdated software and firmware, as well as our 24 x 7 x 365 network monitoring service. Nearly all of the critical components of the system are no longer supported and our service provider has to search with third party vendors such as eBay to attempt to find replacements.

Significant radio coverage complaints were revealed during critical user surveys and interviews. The Assessment revealed significant coverage deficiencies in several areas of the County (Benedict, Port Tobacco Valley, Marshall Hall, Bryans Road, Maryland Point, Waldorf) including the identification of 365 critical buildings, 108 of which are designated Critical 1 Buildings that require mandatory 95% coverage throughout.

Additionally, the County suffers from insufficient channel capacity issues due to the increased number of radio system users (more than 2,000) and their operational requirements. Adding

more frequencies and/or moving to a spectrum efficient (TDMA) technology to correct our capacity issues is also not possible with the current system.

Enhancements: Interoperability, Mobile Data and Encryption

A P25 radio system would allow the County to improve our interoperability with regional partners. Replacing the portables and mobiles resolved a significant portion of the past interoperability deficiencies by allowing direct and instant communications with adjacent and neighboring agencies that have replaced their systems, the most significant being Fairfax, St. Mary's, Calvert and the State of Maryland.

The P25 radio system will allow such mobile data services such as location for emergency personnel (APL/AVL/GPS) which will identify the position of personnel and emergency apparatus, wireless subscriber programming (Over-the-Air-Programming) which eliminates the costly need to manually re-program radios in the field which in turn disrupts the day-to-day operations of our public safety personnel, wireless subscriber re-keying (Over-the-Air-Rekeying) which allows remote reprogramming of encryption keys for instant changes to communications security.

While the new subscriber radios will now allow County users to operate on the most current encryption technology on other agency systems when supporting them in a mutual aid mode, the County does not have this capability when operating within County borders.

Upgrading the Public Safety radio system directly impacts the safety and security of the County's citizens, visitors, and first responders.

Sports and Wellness Center

This project is for construction of a multi-use/multi-generational indoor recreation center. Phase 1 of the Charles County Sports and Wellness Complex project involves the renovation of the former Sears building at St. Charles Towne Center into a state-of-the-art Natatorium. The facility will feature multiple indoor aquatic elements including an Olympic-sized competition swimming pool, locker rooms, fitness center, classroom/meeting spaces and spectator seating. This phase includes the engagement of an architectural and engineering (A&E) team to finalize the interior design, along with the selection of a construction firm to execute the facility's construction. The facility design will allow for considerations and opportunities for public private partnerships agreements. Future construction phases will include additional competitive level indoor athletic facilities and outdoor enhancements on the premises.

New Charles County Circuit Court Building

A current Building Programming Study for a new Charles County Circuit Court Building focused on identifying the needs of agencies currently and proposed to be located within the new Circuit Court Building. This study evaluated and quantified the needs of all the building users and prepared a spatial program of need that will be used for further development of a new courthouse building. This project establishes placeholder amounts distributed over an estimated 10 year period for the design and construction of a new Circuit Court Building. The draft study estimates a Total Gross Square Footage of approximately 216,600 SF (est. @ \$460/SF).

La Plata EMS & HAZMAT Station

The Department of Emergency Services is planning to establish a station for its HAZMAT unit and mobile integrated health unit in La Plata and is considering the La Plata Armory site. A feasibility study is required to assess the County's ability retrofit the existing building versus razing the structure and building new and if a right-of-way from the Armory site to Route 301 can be obtained besides Route 225.

New La Plata Library

Design and construct a new 28,000 sq. ft. library on town-owned properties located on Washington Ave at Talbot Street. The new facility will be LEED Certified and will incorporate community amenities and a host of features identified in the library facilities master plan and the space needs reports respectively.

Charles County VanGO Maintenance Facility

Design and construct a 180,000 s.f. Maintenance and Operations Facility for the VanGo Bus Program. The facility will house 50 buses and provide approximately 20,000 s.f. of administration, operations, and maintenance services, and 82,000 s.f. commuter bus parking spaces.

Old La Plata Library Renovation

The current La Plata Library was built in 1967 and is located on Route 6 in La Plata adjacent to UM Charles Regional Medical Center (formerly Civista). It contains 12,889 square feet used as a library and an additional 3,158 square feet of basement/mechanical storage room space. The Library sits on 1.507 acres and is located within the Town of La Plata. Library operations are slated to be relocated to a new facility that is currently under development. Once vacated, renovation of this facility is warranted to repurpose it for office space. Renovation scope to include non-structural interior modifications, building exterior, sitework, parking lot modifications, and building code/update modifications.

Existing Government Building Retrofit Study

Redesign the first and second floor of the existing Government Building (move PGM to the 1st floor and other functions to the 2nd floor). This project needs to be phased.

Detention Center Pump Station Rehab

The existing pump stations are aged and in need of rehabilitation. In addition, the pump stations experience heavy debris that causes routine cleaning and de-ragging of pumps. This project will evaluate the pump stations and implement the necessary improvements to improve system performance and reliability.

Waldorf EMS Station

Convert the existing Sears Tire Center into an EMS Station serving the proposed aquatic center and Waldorf.

PARKS

Accessibility Improvements

Accessibility Improvements at RPT Facilities to include parking improvements, updated ADA curb cuts, automated doors, accessible park pathways, accessible signage, etc.

Bensville Park Parking Lot and Basketball Court Lighting

Installation of parking lot lights for safety and security. Currently there are no existing parking lot lights, however night games are regularly played at Bensville Park with the synthetic turf field. Lighting installation to be added to Bensville Basketball Court. All lights to have automated controls and timer system.

Elite Gymnastics and Recreation Center Elevator

Elite Gymnastics and Recreation Center is a two-story facility and is not currently ADA accessible to the second floor. The facility has an observation area located on the second floor; however, individuals who use various mobility devices do not have access to the area. Also, staff currently have to carry equipment via the stairwell. This also imposes challenges for the various programs and activities that are held at the facility.

Gilbert Run Park Repairs and Maintenance

Replacement of Access Bridge, Boat Dock Rental, Bulkheads on both sides of the Access Bridge, and pier upgrades. These projects would be done in coordination with the Wheatley Dam Retrofit Project and DNR Waterways Grant projects.

Goodhousekeeping Plan Items

The County is requesting funding to support the implementation of the Good Housekeeping Plan, which focuses on adopting best management practices (BMPs) to reduce pollution, improve stormwater quality, and promote environmental stewardship across County-managed properties. The proposed funding will be used to implement measures such as enhanced site maintenance, improved material storage, erosion control, and proper waste management. These efforts align with the County's Good Housekeeping Plan objectives and reinforce our commitment to environmental compliance and sustainable facility operations.

Hiker, Biker, Trails Program

The Hiker, Biker, Trails Program seeks to fund the development and expansion of transportation/recreation trails, bicycle/pedestrian infrastructure and related amenities which have been identified in planning documents, including but not limited to the Bicycle & Pedestrian Master Plan, Connect Waldorf, and the Indian Head Rail Trail Extension. Projects will have been selected based on prioritization criteria determined by PGM and Capital Services. This program will seek to achieve the vision of the Charles County Bicycle & Pedestrian Master Plan, which outlines the following vision for the County: "Charles County will be a place where people have the safe and convenient option of walking and bicycling for transportation, recreation, and health. Our transportation system will be designed to encourage walking and bicycling, and will

provide a seamless, balanced and barrier free network for all. On and offroad recreational trails will showcase the County's unique rural areas as well as natural and cultural assets for the benefit and enjoyment of citizens and visitors alike."

This proposal includes Phase 1 of the Indian Head Hiker/Biker Trail, some improvements along Leonardtown Road, and McDaniel Road.

La Plata Farm Park PH II

Development of this county owned land will achieve the county's goal of providing residents with a central county regional park. Amenities to include farm themed playground, agricultural activities/learning building, farmers market, community garden plots, fitness trail, dog park and community sports field. Phase II will design and create access roadway, parking, maintenance building to provide limited public access to passive areas.

La Plata Library Pocket Playground

LaPlata Library Pocket Playground - This project will be in conjunction with the new LaPlata library to bring outdoor play elements to the grounds of the La Plata Library. This project will include accessible playground elements, art elements, and shade structures to complement the library and further enhance and blend the user experiences with these amenities and use of green space.

Laurel Springs Park Sewer

This project will include the design and construction of sewer infrastructure at Laurel Springs Park. This project would address the failed septic and allow connection to the County's sewer system to prevent further disruptions in the restroom facilities. The increased volume of park patrons has put a substantial strain on the existing septic system that has not worked properly for several years.

New Athletic Field Lights

Installation of new Athletic Field Lights at Oak Ridge Park and Bryantown Soccer Complex. Lighting of fields would allow for increased access and extended opportunities of play to meet the demand from the public. All lights to have automated controls and timer system.

Parks and Grounds Equipment - Electric and Automated Retrofits

Update parks with connectivity and automation for efficiency, safety, and sustainable practices. Projects will include wi-fi access into parks, entry automation, data collection / participation counters, card swipe locks, wi-fi padlocks, etc.

Parks Energy Retrofits

Replacement of outdated equipment with energy efficient, eco-friendly upgrades including cost saving items such as LED lighting upgrades, lighting controllers, installation of solar panels, and solar lighting.

Parks Fencing Replacements

Lifecycle management plan to replace existing athletic field fencing and split rail fencing within parks. Chain link fencing for athletic fields and wooden split-rail fence has industry lifespan of 15-20 years. This will allow for systematic replacement. Charles County Parks currently have originally installed fences and backstops from the 1980s. Any fences for replacement \$75,000 per field.

Parks Parking Lot Paving and Improvements

Current parking lots are CR6 which requires constant maintenance, replacement, and upkeep by staff. Current traffic through parking lots creates unhealthy dusty environment for patrons utilizing the surrounding playgrounds, athletic fields, and pavilions. FY27 White Plains; FY28 Laurel Springs; FY29 Bensville; FY30 Gilbert Run; FY31 Bryantown; FY32 Stethem.

Parks Pavilions and Shade Structures

Replacement of outdated/expired parks pavilions that have exceeded their life expectancy located throughout county parks. Installation of new parks pavilions and shade structures throughout various county parks. Increased shade structures are needed throughout the county parks to increase the safety and reduce heat related health emergencies due to increased temperatures.

Playground Border Replacement

This project will include the removal and replacement of the aging wooden borders around the playgrounds within the County's parks. This will allow the installation of concrete borders that will require very little to no maintenance and has a much longer life expectancy than treated wooden timbers.

Playground Replacements

Lifecycle management to replace aging playgrounds at various parks. The replacement is scheduled based upon current condition and are needed to maintain safety and quality of our existing playgrounds. FY27 - Southern Park; FY28 - Stethem Park; FY29 - White Plains Park; FY30 - Cobb Island Playground; FY31 - DCS Bldg.

Popes Creek Rail Trail Phase II

This project will include design and construction of the remaining 1.2 miles of ADA accessible trail and parking. This project will connect to the first phase of the trail that begins at Popes Creek Road traversing eastward toward US 301 making the total trail system 2.73 miles.

Popes Creek Waterfront Park Phase II

Planning, A&E, and permitting, for Popes Creek Waterfront site improvements. This work would include the surveying of permitting of existing infrastructure within the critical area and once completed, the demolition of Gilligan's restaurant and existing pier. This project would be in coordination with the Resilience Authority funded project for Popes Creek Shoreline Restoration.

Port Tobacco Historic Village Repairs & Maintenance

The historic properties in Port Tobacco Village are in need of continuous funding to maintain their structural integrity. Per our agreement with the Society for the Restoration of Port Tobacco, we are responsible for the maintenance of both the building and grounds of three properties which include the Port Tobacco Courthouse, Stagg Hall, and the Washington Burch House. The repairs and maintenance needed for these properties are crucial to the safety of the county residents, visitors, and students that we serve.

Replacement Athletic Field Lights

Replacement of existing athletic field lights that are beyond their life expectancy and currently below athletic field lighting standards. Sports Lighting Audit was completed on Oct. 25, 2024, and list compiled in priority ranking. Funding would replace three (3) athletic fields per year. FY2027 - Laurel Springs - Baseball #5 (installed in 2004), Soccer #3 (installed in 1999), Stethem - Baseball #2 (installed in 1990); FY2028 - Stethem - Baseball #3 and #4, White Plains Football ; FY2029 - Stethem - Baseball #6, Laurel Springs - Baseball #8 and #10; FY2030 - Laurel Springs - Baseball #4 and #9, Oak Ridge Baseball #7, FY2031 - Laurel Springs - Baseball #3 and #7, Oak Ridge Baseball #6; FY2032 - Laurel Springs - Soccer #1, Stethem Baseball #7, White Plains - Soccer

RPT Stage, Transport, Storage

Requesting funding to sustain and grow the MixTape Concert Series by investing in a durable stage and secured storage that improves efficiency and audience reach-supporting consistent, high-quality performances across venues. Budget considerations include stage purchase, storage building, construction site preparations and a heavy-duty truck capable of towing a portable stage and production equipment.

RPT Youth Development Center

The Youth Development Center will be designated as an interdepartmental recreation facility that provides programs and services for youth ages 12-18. Its programs are intended to keep youth safe and secure while providing enrichment and educational programming such as workshops, seminars, socials and classes while creating fellowship and bonding opportunities for their peer-to-peer growth. This facility will aid in providing concentrated efforts focusing on youth becoming productive and successful young adults and residents.

Skate Park Replacement

This project is for re-design, demolition, and replacement of county skate park located at White Plains Park. The current park was built in 2002 and beyond useful life expectancy. This request is needed to keep up with the high demand of park visitors.

Southern Park Tennis, Pickleball, Basketball Courts

This project is for repair and renovation to the tennis courts and basketball court at Southern Park. Southern Park has two tennis courts that can be overlaid with four pickleball courts and a single full court basketball court. The repairs listed below are due to current conditions and are

needed to maintain safety and quality of the facilities. This project will consist of removing the existing premier court surface, milling of existing asphalt, removing fencing and all court accessories. Then, after a full depth reclamation of soil, base asphalt, resurface acrylic color coat application, playing lines application, furnish, install court accessories, and replace all fencing and gates.

Sports and Wellness Center Phase II

Design/Build of Sports and Wellness Center, Phase 2. Phase 2 may include indoor track, indoor multi-use sports courts, indoor pickleball, and other outdoor components including parking redesign, greenspaces, outdoor play elements, outdoor community gathering space.

Sports and Wellness Center Phase III

Property Acquisition for continued development of Recreation, Arts, Entertainment District to further connect the Sports and Wellness Center as a community hub.

Sports Courts

This project will consist of constructing additional basketball courts, pickleball courts and tennis courts with court lighting and bleachers at identified park locations. This will include design, permits, site-work, construction, lights, and equipment needed. This request is needed to keep up with the high demand of practice/game requests from county residents for these two popular sports.

Stethem Park Parking Lot Lighting

Installation of parking lot lights for safety and security. Currently there are no existing parking lot lights, however night games are regularly played at Stethem Park. All lights to have automated controls and timer system.

Synthetic Turf Field Replacement

Replacement of Synthetic Turf Field Surface for life cycle management. Normal life expectancy of synthetic turf is 8-10 years. White Plains (82,890 sq. ft.) Completed April 2023 - 82,890 Square Feet. Laurel Springs (85,470 sq. ft) Completed May 2023. Bensville (80,800 sq. ft) Completed October 2024. Turf field replacements are not eligible for Program Open Space Funds because they are less than twenty (20) years old.

White Plains Driving Range Conversion

This project is converting existing driving range into a smaller short distance warm-up, practice swing area. The existing 250 yards driving range will be shorten and enclosed to allow additional basketball courts and more parking spaces to be built in place of existing driving range.

White Plains Golf Course Clubhouse

This project is for construction of a new Golf Course Clubhouse. The existing clubhouse was built in 1973. This new facility will be built on the existing golf course county owned land. Clubhouse will include a pro shop, golf car garage, kitchen and café, universal bathroom design, office space, conference room, and parking areas. This project will achieve the overall goal of the

county's commitment to cultivating an environment that is welcoming, inclusive, and equitable to all.

White Plains Tennis Courts Full Replacement

This project is for improving our only Parks Outdoor Tennis/Pickleball courts located at White Plains Park. The repairs listed below due to current condition and are needed to maintain safety and quality of our existing six tennis courts and pickleball courts. This project will consist of removing the existing premier court surface, milling of existing asphalt, removing fencing and all court accessories. Then after a full depth reclamation of soil, base asphalt, resurface acrylic color coat application, playing lines application, furnish, install court accessories, and replace all fencing and gates. Project is not eligible for Program Open Space funds due to recency of prior funding for this area.

WPGC Maintenance Building

In order to support daily golf course operations, the White Plains Golf Course Maintenance Building project entails renovating an outdated structure into a contemporary and effective facility. To better accommodate current and future needs, the renovated facility will replace outdated structures with dedicated areas for staff operations, maintenance activities, and equipment storage. The building, which will be designed with sustainability and functionality in mind, will increase the golf course's overall maintenance capacity, guaranteeing the grounds' continuous playability and quality while enhancing employee productivity and safety.

FY26 Parks Repair & Maintenance

Ongoing renovation and improvement of community athletic fields and tennis facilities used exclusively by the public and the purchase of bleachers, benches, picnic tables and infield mix on a countywide basis. Other capital maintenance projects include such work as the repair and replacement of fences, backstops, restroom facilities, 20+ year-old playground equipment and field lighting equipment that has deteriorated and become a safety concern. Increase requested to fund Bermuda turf conversion and our share of potential grant opportunities.

Waldorf Park Development Phase II

Development of this park is a priority to meet the active and passive outdoor recreational needs of one of the fastest growing areas in the county. Planned amenities include lighted football and soccer fields for games and practice, basketball and tennis courts, a large playground with adaptive (special needs) features, group picnic pavilions, nature and fitness trails and more.

Waldorf Park Development Phase I

Development of this park is a priority to meet the active and passive outdoor recreational needs of one of the fastest growing areas in the county. Planned amenities include lighted football and soccer fields for games and practice, basketball and tennis courts, a large playground with adaptive (special needs) features, group picnic pavilions, nature and fitness trails and more. Phase I will include all excavation, grading and site work, including storm water management; construction and improvements to two entrance/exit points, ballfield construction to include lighting, fencing, bleachers, and installation of Bermuda turf; parking lot construction; utilities

(electric and water); and basic site prep for all other park amenities. Funding that was previously included in a separate Synthetic Turf Field project was combined into this project as this will be the location of the 4th turf field in the county.

Parks Restrooms Replacements

Allow for creation of a replacement schedule of outdated restroom structures which have exceeded their life expectancy. New restroom facilities will include Americans with Disabilities Act accessibility requirements and gender-neutral restrooms.

White Plains Park Water System Connection

The existing well system at the park is aged and in need of replacement. In lieu of replacing the well system, this project will construct an approximate 600 LF of water main to tie into the Waldorf Water System. By switching water supply to the Waldorf Water System, annual repair and maintenance costs will be reduced.

Sidewalk Expansion Program (Parent)

Includes the combining of separate individual sidewalk programs into one cohesive project. Funds will be pulled from this "parent" project as each individual sidewalk is ready to proceed. This budget includes the funding for:

Radio Station Road SUP \$76,000 estimated to complete

Bryans Road Sidewalk \$941,000 estimated to complete

Hamilton Road Sidewalk \$412,000 estimated to complete

Billingsley Road Sidewalk \$1,857,000 estimated to complete

Westlake Community Sidewalk \$810,000 estimated to complete

South Hampton Phase 1 Sidewalk \$418,000 estimated to complete

Smallwood Drive Sidewalk \$6,012,000

Potential new sidewalk projects \$7,792,000

If this parent project is approved the current funding in the above listed individual projects will be combined into this parent project.

White Plains Park Sewer Pump Station Improvements

The existing sewer pump station at White Plains Park is aged and in need of improvements to the structural, mechanical, electrical, and control components. This project will design and construct the necessary improvements to aid system efficiency and reliability.

Various Pedestrian and Bicycle Facilities (Parent)

PARENT PROJECT: To provide a network of pedestrian & bicycle facilities within the Development District & to provide amenities such as park & walk/bike lots & rest stops as part of the linear

trails being constructed with the Enhanced Transportation program. If a project is located on a State road, then project is eligible for State funding.

Mill Hill Road Sidewalk

This project is to install pedestrian safety improvements including: Americans with Disabilities Act (ADA) ramps; two crosswalks with markings, three school zone signs, four pedestrian signs, and the relocation of four fire hydrants and 12 utility poles along Mill Hill Road, from the entrance of North Pointe subdivision to Davis Road. Providing a connection along Mill Hill for the community to access the Theodore G. Davis Middle School and William A. Diggs Elementary School will be a greater improvement to promote connectivity between the community and Charles County Public Schools.

WATER AND SEWER

Potomac River Water Supply Treatment Plant

Design, land acquisition and construction for a new 5-10 MGD surface water treatment plant along the upper reaches of the Potomac River. Project includes upsizing of the existing transmission main in the Waldorf system and a new transmission line to convey Potomac River supply to the Bryans Road and Waldorf systems. Phase A-2 of the Charles County Water Source Feasibility study was completed in October 2018. Results from the study recommended short-term and long-term water supply options. The project will provide future (long term) projected average and maximum day demands.

Waldorf Well #18

Design and construction of a new 500 gpm production well in the Patuxent aquifer to serve the Waldorf Water System.

Bryans Road 1MG Water Tower

Bryans Road has only a single tower providing system pressure and fire storage to the area's water system. An additional storage tower is needed to provide redundancy to the public water system. This project will provide the design and construction of a one (1) million gallon elevated water tower.

Waldorf Water Tower #8

As part of the Waldorf Urban Redevelopment Corridor, a new water tower is required to support the increased water demand for re suppression volume and system pressure stability. The project includes the design, land acquisition, and construction of the tower.

Acton Lane Water Main Extension

Design and construct approximately 540 l.f. of 12" water main on Acton Lane to complete the connection to Hamilton Rd and approximately 1000 l.f. of 8" water main to loop the Wexford Village Subdivision. This connection will improve redundancy and add looping.

Billingsley Road Water Main Extension

Design and construct approximately 7,250 l.f. of 16-inch water main along Billingsley Road from Old Washington Road to St. Charles Parkway. This extension will provide looping, reduce head, and help to increase the pressure in the Waldorf water system.

Leonardtown Road Water Main Replacement

Study, design and construct approximately 3,200 l.f. of 10" water main and 5,300 l.f. of 12" water main to replace the existing main along Leonardtown Rd from Old Washington Rd to Mattawoman Beantown Rd. The main replacement will upsize the existing main to increase fire flow and pressure.

Hughesville Water Line

This project is to design and construct a satellite water system to serve the Hughesville Village Priority Funding Area. The satellite water system will consist of two water supply wells, 750-gallon water tower, additional fire flow storage, water distribution system, land acquisition, and all associated infrastructure to convey potable water to Hughesville. The project is consistent with the Hughesville Village Revitalization Plan and the Hughesville Business Area Water and Sewer Study.

WSSC Waldorf Interconnection

Substantial water infrastructure upgrades are necessary to prepare the Waldorf water system for an additional interconnection to the WSSC water system along US 301 to Brandywine. This would include the design and construction of a pipeline and a water treatment and blending facility. The new interconnection will provide the Waldorf water system with an additional 5.0 MGD from WSSC.

Middletown Road-Bensville Road Waterline Interconnection

Several communities in the Bensville area are served by a single water distribution main and this loop will provide the necessary redundancy to the Brookwood, Linden Grove, and Brentwood neighborhoods. This project includes the design and construction of a new 16" Water Main loop to the Bensville Area from Middletown Rd, along the Cross County Connector right of way to Bensville Road. (16,500')

Bryans Village Waterline Interconnection

The northern part of Bryans Road needs an additional water line for redundancy. The project includes the design and construction of an 8 inch water line interconnection between South Hampton Subdivision to connect Bryan's Village Subdivision (850'+/-) and Bryan's Village Subdivision to the Marshall Grove Subdivision (750'+/-).

Waldorf Water Tower #8 Water Distribution

With the construction of a new tower, waterline extensions and upsizing of existing lines will be required. Design and construction of 12" water lines from the new tower location to tie into the existing Waldorf System. (~2000-LF)

Utilities Waldorf Regional Facility

This project will construct a facility for Utilities staff that serve the Waldorf area. Facility includes office space, parking area, and equipment storage/maintenance area. The Waldorf area has the largest water/sewer customer base in the County.

Utilities Professional Development and Training Center

This project will construct a building for training, meetings, SCADA/Instrumentation lab, and computer lab. This facility is needed to provide on-going training needed to stay abreast of leading industry technology, techniques, and methods that are currently being implemented.

Reclaimed Water Elevated Storage Tank

This project is for the feasibility, design, and construction of a two (2) million-gallon elevated storage tank (EST) for reclaimed water. This EST will allow for more simplified and efficient control of the existing reclaimed water system. Another benefit of the EST is that it would provide storage for future reclaimed water customers.

Waldorf Water Tower #6

Construction of a 2MG elevated water storage tank in the east side of the Development District in St. Charles to keep pace with demand.

Old Washington Road Waterline

As recommended in the Waldorf Urban Redevelopment Corridor Implementation Study, the waterline along Old Washington Road must be replaced to increase water distribution capacity, increase fire flow, and remove the existing aging infrastructure. This water line will extend from MD 5 Business to Substation Road, which will also allow greater distribution of the water from the Pinefield water tower. Using \$350/LF for waterline construction and appurtenances (12,800 lf total).

Clifton Water System Improvements

The water system at Clifton requires improvements to solve pressure and capacity issues for not only the existing connections, but also further support the building of the remaining 200 lots of record within the development. The water line interconnection phase has been constructed. The next phase will be to construct a 250,000 gallon elevated storage tank along with the necessary tie-in piping.

Benedict Water System Improvements

This project includes improvements to the Benedict water system to address aging infrastructure. The deteriorated hydropneumatic and ground storage tanks will also be replaced at Benedict and St. Francis well sites.

Chapel Point Reverse Osmosis Wastewater Storage Tank Replacement

This project will replace the existing waste storage tank at the Chapel Point water system. The existing tank is aged and undersized. The new tank will improve operability, system flexibility, and reduce hauling costs.

Satellite Water Facility Upgrades (PARENT)

To provide necessary upgrades to various satellite water facilities that include, but are not limited to the following: Install generator with automatic transfer switch for power distribution system reliability (Swan Point, Bel Alton, Spring Valley, Beantown Woodley, Newtown Village, Mariellen, Ellenwood, St. Anne's), Jude House Reverse Osmosis system, coating replacement at Chapel Pt. Woods standpipe, Jude House Well Replacement, installation of additional standpipe at Chapel Pt. Woods, improvements at various well sites (St. Paul's Well, Oakwood Well, Spring Valley Well, Avon Crest, Beantown Woodley Well, Swan Pt. Wells #1 & #2, Newtown Village Wells, Piney Church, Westwood, Mattawoman-Beantown, Smallwood, John Hanson, St. Francis, St. Charles, White Oak, Bel Alton #3 & #4, St. Annes, Cliffton Well #5, St. Charles Well #16, Cliffton Well #2), abandonment of various well sites (Adelphi, Eutaw Forest, Wooster, Laurel Branch), Bryans Road Corrosivity Study, improvements at Brookwood Drive and Wooster Drive water mains, and Chapel Pt. Reverse Osmosis System Rehab.

Automation and Technology Master Plan II

This project is the result of an extensive study to determine the Information Technology needs of the Utilities Division in order to bring it into the 21st century. The project includes emphasis on Supervisor, Control, and Data Acquisition (SCADA), regulatory compliance, data management, work management, and performance management, among other issues. The ultimate goal of this project is for the Department of Public Works - Utilities to accomplish its functions even in periods of growth without adding field staff and to make more efficient use of the resources currently available.

Sewer Easement Study and Acquisition

This project will identify and map water and sewer easements that are needed for the Department of Public Works to access and maintain public sewer infrastructure. The Study will also identify where easements are missing and develop a list of necessary easements needed for proper maintenance, including logical access routes and ground cover maintenance.

Dynamic Sewer Model Update

This project is to update the current County Sewer Model for the Mattawoman watershed. The update will include new sewer connections, verify system stability, improve model accuracy, and identify potential deficiencies through model scenarios.

Hughesville Package Treatment Plant

This project is to design and construct a sewer packaged wastewater treatment plant (WWTP) and discharge serving the Hughesville Village Priority Funding Area. The project provides funds for land acquisition of new WWTP and discharge site to serve the Village, consistent with the Hughesville Village Revitalization Plan and the Hughesville Business Area Water and Sewer Study.

Zekiah Interceptor Sewer Upgrades

Design and construct approximately 6,500 l.f. of 24" gravity sewer to provide additional capacity in the sewer system to serve the future development of the Zekiah service area.

Hughesville Sewer System

This project is to design and construct a collection sewer system to serve the Hughesville Village Priority Funding Area. The collection sewer system will consist of approximately 25,000 linear feet of gravity sewer and force main, three pump stations, land acquisition, and all associated infrastructure to convey raw wastewater to a treatment plant. The project is consistent with the Hughesville Village Revitalization Plan and the Hughesville Business Area Water and Sewer Study.

Zekiah Pump Station Upgrade

Design and construct to expand the capacity of the Zekiah Pumping Station from approximately 3.0 MGD to 6 MGD. The developer of Adams Crossing previously expanded the Zekiah Pump Station from 1 MGD to approximately 3.0 MGD. To accomplish this expansion, the existing pump station will be fully replaced.

Zekiah Pump Station Forcemain Upgrade

Design and construct approximately 4,000 l.f. of 18" force main from Zekiah Pump Station. This project is necessary to accommodate the increased flows generated when the Zekiah Pump Station is upgraded to 6.0 MGD. The new forcemain will run from the existing Zekiah Pump Station along Acton Lane to the intersection of Acton Lane and Old Washington Rd.

White Plains Failing Septic Sewer Improvements

This project is part of a larger Maryland Department of Environment (MDE) initiative to reduce the number of onsite sewer disposal systems in the State. One of the recommended actions is to connect existing septic systems to waste water treatment plants. Charles County Sewer Category Map #6, identifies the Waldorf Manor Subdivision as a problem "septic" area by the Maryland State Department of Health.

Thus, the scope of the project is to build a low pressure force main system down Park Avenue and Gateway Boulevard to allow for future hookup/connections of existing on-site sewer systems to a public sewer system.

Clifton WWTP Improvements

Clifton WWTP was constructed in the 1970's and is in need of equipment overhaul and replacement to improve treatment reliability and operability. Project includes complete evaluation of treatment plant and implementation of recommended improvements.

Post Office Road Sewer Capacity Improvements

This project includes evaluation and implementation of recommended improvements to approximately 3,500 LF of sewer in the area of Post Office Road and St. Charles Parkway to address capacity and maintenance concerns.

Mattawoman Infiltration and Inflow Phase II

The Mattawoman WWTP service area has high Inflow and Infiltration (I/I) during storm events entering the sanitary sewer causing sanitary sewer overflows (SSOs) where system capacity is not sufficient. SSOs range from backups into basements to overflows from the sewer manholes. In addition to being a public health risk, it is also a regulatory issue. This project will provide information on the condition of the Mattawoman sewer system, identify areas where I/I already exists or a high I/I potential exists, and design/construct repairs for I/I removal. This project will also investigate feasibility of providing in-line storage for flow equalization; identify locations for design and construction projects to implement the in-line flow equalization and acquisition of right of way needed to implement the projects. The repairs proposed will address the sewer basins with the highest I/I severity (Tier 1) resulting in the greatest amount of I/I removal for the lowest cost. This project will be on-going multi-year endeavor.

MWWTP Headworks Improvements

This project includes improvements to barscreens and grit removal systems to address operational capacity and redundancy requirements. Also included in this project is the construction of a building to prevent equipment from freezing, screening washing/compaction equipment, and various improvements to the existing facility and equipment to protect from inundation due to high flow events.

MWWTP Electrical System Replacement Study

This project includes replacement of the plant's electrical system. The existing electrical system is beyond its life expectancy (over 30 years) and a phased plan will be developed to replace this equipment in a programmed manner.

Mattawoman WWTP Automation

Automation of the Mattawoman WWTP facility to improve the efficiency of operations and maintenance, thereby minimizing resources and resulting in cost avoidance. Design standards will be determined for the project and implemented for the unit processes for monitoring via plant Supervisory, Control, and Data Acquisition (SCADA) and ensure system stays in compliance.

MWWTP Utility Water System Evaluation and Improvements

The plant utility water system has not always been satisfactory in supporting all of the demands for Non-Potable Water (NPW) at the MWWTP. Sludge production and other needs for NPW have increased over the years. Low NPW pressures have been experienced throughout the plant. Evaluation of the plant utility water system is needed to determine what improvements are necessary in order to satisfy the plant NPW demands.

MWWTP Septage/Hauled Waste Receiving Facility

This existing facility does not have sufficient means of debris removal that causes constant clogging of pumps and extensive cleaning of the wet well on a routine basis. Access at this facility is also limited to single truck use. This project will construct a new facility designed for efficient debris handling and capable of multi-truck unloading.

MWWTP Effluent Filters Improvements

This project will replace the existing effluent sand filters to increase hydraulic capacity and improve system efficiency and reliability. Additional improvements include, but limited to, influent/effluent channel enhancements, backwash surcharge pump station, and disinfection system.

MWWTP Effluent Pump Station Forcemain Surge Management System

This project includes installation of a surge system to protect the forcemain piping and pumps from excessive surge pressures during normal operation in addition to power loss conditions.

Pump Station Rehabs and Replacements (Parent)

Rehabilitation at various wastewater pumping facilities to update to current standards and replace aged equipment/infrastructure that include, but are not limited to the following: Strawberry Hills PS, Theodore Green Blvd. PS, Checkers PS, Thomas Stone PS, Indian Head Manor PS, Ryon Woods PS, Rt. 925B PS, St. Charles PS #5A, Pinefield PS Forcemain, Bar Harbor PS, Bachelors Hope PS, Cuckolds Creek PS, Wisteria PS, Bath House PS, St. Charles PS 3B, Brawners Estates PS, Laurel Branch PS# 3, Clifton PS #3, Clifton PS #2, Clifton PS #1, Hill Road PS, Cobb Island PS, Eutaw Forest PS, Montgomery Lane PS, Pomonkey PS, Zekiah PS, Mr. Tire PS, generator replacements (Rt. 5 PS, Hill Road PS, Swan Pt. Vac Station, Strawberry Hills PS, Bryans Rd PS, Indian Head Manor PS), abandonment of Rt. 925C PS, and development of standard design documents. Additional generator replacements are needed at the following sites: Brawner's Estates PS, Clifton PS #1, Laurel Acres PS, DeMarr Rd PS, Greenhaven PS, Clifton PS# 2, North Pt. PS, Southwinds PS, Brentwood PS.

Satellite Wastewater Facility Upgrades (Parent)

To provide necessary upgrades to various satellite pumping stations and treatment plant facilities that include but are not limited to the following: Replacement of generator and automatic transfer switch at Cobb Island Pumping Station to maintain power distribution reliability. Construct building at Bel Alton WWTP that will aid in maintaining process temperatures for improved system performance. Structural, process, mechanical, electrical, site, and other various improvements at Clifton WWTP and Mt. Carmel WWTP. Spray Field, related equipment, and building storage improvements at Breeze Farm and Cuckolds Creek facilities. Chemical feed system improvements at various satellite treatment plants. Remodel Lab, replace flow equalization tank, construct chemical storage building, install grinder, and modify outfall/sampling point at Bel Alton WWTP. Improvements to the low-pressure force main system in Swan Pt./Cobb Island area. Master Facility Plan for Swan Pt. WWTP including implementation

of recommended improvements. Replacement of UV Disinfection System at Swan Pt. WWTP. Replacement of generators at Swan Pt. Influent PS and Mt. Carmel Woods WWTP.

MWWTP Process Improvements (Parent)

Various areas/processes at MWWTP are aged and/or in need of improvement that include, but are not limited to the following: grading/storm drainage, valve and piping at Digesters #1-5 & #6-11, blower piping and valving at Digesters, tunnel drainage, tunnel piping/valving/ventilation, as-built production for entire facility, ferric chloride storage tank, capping 72-inch piping upstream of post-aeration discharge, aerated sludge holding tank improvements, final clarifier sludge pumping, building security improvements, and various evaluations/assessments for stormwater/flood management, roof condition, painting, road condition, site fencing, and fire protection. Additional improvements have been recommended through a master facility planning effort that include: upgrade of primary clarifier launderers, primary sludge grinders, construction of a third primary clarifier, rehab of secondary clarifiers 1-4 with dedicated RAS pumps, influent valve replacement for secondary clarifiers 2 & 3, rehab of secondary clarifiers 7 & 8, secondary clarifier influent flow distribution box, replace influent gates at UV/RWPS, additional digester tanks, primary clarifiers 1-4 demo, influent forcemain upgrade, secondary treatment upgrades (MBR+CAS), Plant Backup Power Generation, Influent/Effluent PS improvements, and UV/Reclaimed Water/Utility Water Building.

MWWTP BNR Improvements (Parent)

This project will improve various components of the BNR treatment system for added reliability, efficiency, and capacity. Improvements include, but are not limited to the following: aerator replacement with blowers and diffusers, new blower building, mixer upgrades, and capacity/performance improvements to the existing secondary clarifier system.

WATERSHED PROTECTION AND RESTORATION

Gilbert Run Watershed Dam Repairs

Three Gilbert Run Watershed Dams were constructed in the 1960s for flood-control. They are Wheatley Dam, Trinity Dam, and Jameson Dam. Wheatley Dam is in need of repairs and upgrades to adapt to the projected increased precipitation, storms, and storm severity as a result of climate change. The proposed work is required by the Maryland Department of the Environment (MDE) Dam Safety Division and in compliance with COMAR 26.17.04.05. The Trinity and Jameson Dams will also require repairs and upgrades within the next five to ten years.

Full Delivery of Water Quality Improvement

Project for delivery of completed projects that restore untreated impervious surfaces by construction of water quality facilities, stream restoration, or alternative best management

practices as required by the County's NPDES Municipal Separate Storm Sewer System (MS4) permit. The first round was awarded in FY2024. Additional funding is requested for a second round in FY2027.

National Pollutant Discharge Elimination System (NPDES) Retrofit Projects (Parent)

This project is to implement the County's Municipal Stormwater Restoration Plans for achieving stormwater waste load allocations assigned to impaired waterways. The pace of project implementation is determined by the County's NPDES municipal stormwater permit requirement to restore a percentage of the County's impervious surface that has not already been restored to the maximum extent practicable. Projects are primarily identified by watershed assessments, then evaluated and ranked for implementation. Project types include new or upgraded stormwater management facilities, green stormwater infrastructure, regenerative stream conveyance, stream restoration, shoreline management, septic practices, tree planting and other restoration practices per Maryland's Accounting for Stormwater Wasteload Allocations and Impervious Acres Treated Guidance for NPDES Stormwater Permits. A "Parent Project" is a project that is established as a placeholder for work to be done at various locations throughout the County. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

LANDFILL

Automation and Technology Master Plan Phase II

This project request is the result of a study by Westin Engineering to determine the Information Technology needs of the Department of Public Works. The project will include emphasis on asset management, data management, work management, and performance management. The ultimate goal of this project is to allow the department to accomplish its functions even in periods of growth without adding field staff and to make more efficient use of the resources currently available. The project has been broken down into phases by division and functions, this project represent Phase III – Landfill only.

Landfill Gas Management

The Charles County Landfill #2 has a total capacity of 4,374,700 cubic yards of refuse. Currently, it utilizes a passive landfill gas (LFG) system that flares off the LFG. Although this system complies with regulations, it is the least effective method for capturing methane. Before a Renewable Gas project would be feasible, an expansion to extend the landfill's operational life by a minimum of fifteen years is necessary. Additionally, improved gas management is needed at the landfill,

which can be accomplished now by constructing an active flare system. This system would enhance the control of methane and CO2 emissions. The Division is still interested in a future LFG-to-Energy project, as it plays a significant role in addressing global climate change by reducing methane emissions, a greenhouse gas that is far more potent than CO2.

Landfill Transfer Station Property Acquisition

Additional property is required to facilitate solid waste management operations to meet the needs of the county.

Landfill Convenience Center and Waste Transfer Station

A county owned and operated waste transfer station that will service homeowners, small haulers, and large haulers. As the Charles County Landfill nears capacity a waste transfer facility is needed to meet the needs of county businesses and citizens. Waste collected at this facility will be transferred to other jurisdictions for processing, recovery, and disposal. The facility will incorporate a citizen convenience center. The relocation of the landfill's citizen convenience center must be relocated prior to cell 4c construction begins.

Landfill Cell 4C

Construction of Landfill Sub-Cell 4B, which will provide an additional 5.7 acres of capacity.

ENVIRONMENTAL RESOURCES

County Mulching Facility Relocation

The mulching operation is currently located on a County own parcel that is slated for future animal shelter and bus transit station. To ensure that the mulching operation continues without disruption, a new mulching facility at a different location is preferred. The new facility be designed to include composting and food composting operations in compliance with HB Bill 264 Organics Recycling and Waste Diversion.

Pisgah Recycling Center Renovation

The Pisgah Recycling Center requires repairs and enhancements to support its operations and facilitate bulk waste drop-off. Upgrades will offer more effective solid waste disposal and recycling options for residents on the western side of the county.

REQUESTED CAPITAL IMPROVEMENT PROGRAM							
Fiscal Year 2027							
Project Number	Requesting Agency	Consistency Rating		New?	Funded Project	Funding Request Year	Est. Total Funding (\$ in thousands)
1	BOE	2	ADA Playground Upgrades and Replacements - Various Locations		No	2027	2,505
2	BOE	2	Berry ES - Roof Replacement		No	2027	3,418
3	BOE	2	Bus Depot and Maintenance Facility - Waldorf Location		No	2027	23,512
4	BOE	2	C. Paul Barnhart E.S. Boiler Replacement		No	2029	1,203
5	BOE	2	Dr. Thomas Higdon Elementary - RTU/Boiler Replacement		No	2027	3,691
6	BOE	2	Electrical Switchgear Replacement Program - Various Locations		No	2027	3,905
7	BOE	2	High School Concessions Stands Grease Trap		No	2027	3,139
8	BOE	2	J.C. Parks ES - Roof Replacement		No	2028	3,062
9	BOE	2	Lackey High School - Pool Renovations		No	2027	9,137
10	BOE	2	Mary H. Matula E.S. RTU Replacement		No	2029	3,507
11	BOE	2	Mary H. Matula Elementary - Boiler Replacement		No	2027	1,271
12	BOE	2	Matthew Henson MS - Roof Replacement		No	2028	3,897
13	BOE	2	Open Space Enclosure at John Hanson Middle School		No	2028	16,918
14	BOE	2	Renovation Feasibility Study - Robert Stethem Educational Center		No	2027	656
15	BOE	2	School Facilities Modernization at Various Locations		No	2027	2,530
16	BOE	2	Site Infrastructure Replacement Program - Various Locations		No	2027	2,550
17	BOE	2	Stethem Ed. Center - Roof/Boiler/AHU/RTU Replacement	Yes	No	2027	7,211
18	BOE	2	Thomas Stone H.S. Roof Replacement		No	2029	5,797
19	BOE	2	Walter J. Mitchell E.S. Roof Replacement		No	2029	2,836
20	BOE	2	Westlake HS - Boiler Replacement		No	2028	1,747
21	BOE	2	William B. Wade Elementary - Roof/RTU Replacement		No	2027	5,901
22	BOE	1	FY26 Local Portable Classroom		Yes	2027	1,230
23	BOE	2	FY26 Board of Education Various Maintenance Projects		Yes	2027	8,496
24	BOE	1	Middle School #10		Yes	2027	69,748
25	BOE	1	Full Day Kindergarten Addition: Dr. Higdon Elementary School		Yes	2027	5,030
26	BOE	2	Open Space Enclosure at Dr. James Craik Elementary School		Yes	2027	7,910
27	BOE	1	Walter J. Mitchell Elementary School Full Day Kindergarten Addition/Renovation		Yes	2027	8,147
28	BOE	1	La Plata High School Modernization and Capacity Addition		Yes	2027	156,432
29	CSM	2	La Plata Learning Resource (LR) Building Renovation		No	2031	33,972
30	CSM	2	Building Repairs: Bookstore & Campus Center		Yes	2027	14,797
31	CSM	2	Fine Arts Center		Yes	2029	29,598
32	DPW	1	Holly Lane West		No	Beyond 2031	27,030
33	DPW	1	Middletown Road Phase 3 Roadway Improvements Construction		No	Beyond 2031	18,018
34	DPW	1	Post Office Road Extension		No	Beyond 2031	26,542
35	DPW	2	FY26 Road Overlay Program		Yes	2027	32,862
36	DPW	2	FY26 Sidewalk Improvement Program		Yes	2027	1,236
37	PGM	2	Safety Upgrades to Middletown Road at Billingsley Road Traffic Signal		Yes	2027	195
38	DPW	1	Western Parkway Phase III		Yes	2027	1,987
39	DPW	1	Old Washington Road Reconstruction		Yes	2027	21,818
40	DPW	1	Billingsley Road Improvements		Yes	2027	3,926
41	DPW	1	Middletown Road Phase 3 Feasibility Study		Yes	2027	1,523

REQUESTED CAPITAL IMPROVEMENT PROGRAM								
Fiscal Year 2027								
Project Number	Requesting Agency	Consistency Rating		New?	Funded Project	Funding Request Year	Est. Total Funding (\$ in thousands)	
42	DPW	2	Substation Road Improvements		Yes	2027	5,428	
43	DPW/PGM	1	Billingsley Road at Bensville Road Intersection Improvements		Yes	2027	789	
44	DPW	2	Traffic Signal Program (Parent)		Yes	2027	1,971	
45	DPW	2	Route 301 Southbound Lane and Traffic Signal Improvements		Yes	2028	86	
46	DPW	2	County Drainage System Improvements (Parent)		Yes	2027	12,786	
47	DPW	2	Safety Improvements - Existing Roads (Parent)		Yes	2027	1,866	
48	DPW	2	Miscellaneous RRFB Locations		Yes	2028	147	
49	DPW	2	Bridge Replacement Program (Parent)		Yes	2027	5,953	
50	DPW	1	Turkey Hill Reconstruction		Yes	2030	336	
51	DES	2	Radio Communications Tower Site Bryantown	Yes	No	2027	4,927	
52	DES	2	Radio Tower Generator Replacements	Yes	No	2027	1,230	
53	DPW	1	Bus Stop Improvements Program	Yes	No	2027	642	
54	DPW	2	CCSO Evidence and Property Storage Facility		No	2027	1,121	
55	DPW	2	CCSO Public Safety Training Facility - Old Southern MD. Pre-Release Center		No	2029	50,250	
56	DPW	2	Charles County Community Health Facility		No	Beyond 2031	20,324	
57	DPW	2	DES Headquarters		No	Beyond 2031	78,630	
58	DPW	2	Detention Center Control System Upgrades		No	2027	2,746	
59	DPW	2	Facilities Admin Building Expansion		No	2027	2,506	
60	DPW	2	Fenwick Road Flood Mitigation		No	2027	896	
61	DPW	2	HVAC Infrastructure Replacement		No	2027	430	
62	DPW	2	Salt Storage Facility Feasibility Study		No	2027	138	
63	DPW	2	Shelter Bldg. for CR-6		No	2028	296	
64	DPW	2	Vehicle Maintenance Building Expansion Concept Design & Estimate	Yes	No	2027	110	
65	DPW	2	Waldorf Area Joint Satellite Accounting/Treasury Office		No	2027	2,903	
66	DPW	2	Waldorf Office Building Retrofit	Yes	No	2027	1,857	
67	DPW	2	Waldorf Satellite Location in Pinefield		No	2030	9,329	
68	DPW	2	Wetland Mitigation Banking		No	2027	339	
69	PGM	1	Residential Drainage Improvement Program	Yes	No	2028	8,024	
70	DPW	2	Parking Lot Improvements		No	2027	580	
71	DPW	2	Roof Replacement Program		No	2027	460	
72	DPW	2	Bryans Road Water Tower Logo		No	2027	500	
73	DPW	2	Fueling Site Improvements		Yes	2027	2,276	
74	DPW	2	Blue Crabs Stadium Maintenance		Yes	2027	1,254	
75	DPW	2	FY26 Various Maintenance Projects		Yes	2027	3,246	
76	DPW	2	Bel Alton HS Gym Roof Replacement		Yes	2027	570	
77	PGM	1	Land Preservation Programs (Parent)		Yes	2027	1,500	
78	PGM	1	FY26 Zekiah Rual Legacy		Yes	2027	7,272	
79	PGM	1	FY26 Najemoy Rural Legacy		Yes	2027	7,272	
80	PGM	1	FY26 Agricultural Preservation		Yes	2027	8,022	
81	PGM	1	FY26 Purchase of Developments Rights (PDR) Program		Yes	2028	2,795	
82	DES	2	Radio Communications System Upgrade		Yes	2027	3,745	

REQUESTED CAPITAL IMPROVEMENT PROGRAM							
Fiscal Year 2027							
Project Number	Requesting Agency	Consistency Rating		New?	Funded Project	Funding Request Year	Est. Total Funding (\$ in thousands)
83	RPT	1	Sports and Wellness Center		Yes	2027	71,162
84	DPW	2	New Charles County Circuit Court Building		Yes	Beyond 2031	123,948
85	DPW	1	La Plata EMS & HAZMAT Station		Yes	2027	23,769
86	DPW	1	New La Plata Library		Yes	2028	7,306
87	DPW	1	Charles County VanGO Maintenance Facility		Yes	2028	8,085
88	DPW	2	Old La Plata Library Renovation		Yes	2027	2,461
89	DPW	2	Existing Government Building Retrofit Study		Yes	2027	4,602
90	DPW	2	Detention Center Pump Station Rehab		Yes	2027	218
91	DPW	1	Waldorf EMS Station		Yes	2027	15,329
92	RPT	2	Accessibility Improvements		No	2027	1,355
93	RPT	1	La Plata Farm Park PH II	Yes	No	2028	3,224
94	RPT	1	La Plata Library Pocket Playground	Yes	No	2031	496
95	RPT	2	Parks and Grounds Equipment - Electric and Automated Retrofits	Yes	No	2029	1,318
96	RPT	2	Parks Energy Retrofits	Yes	No	2027	2,196
97	RPT	2	Parks Pavilions and Shade Structures		No	2027	1,280
98	RPT	2	Playground Replacements		No	2027	3,386
99	RPT	2	Port Tobacco Historic Village Repairs & Maintenance		No	2027	830
100	RPT	2	Skate Park Replacement	Yes	No	2027	2,222
101	RPT	2	Sports Courts	Yes	No	2028	1,548
102	RPT	2	White Plains Driving Range Conversion		No	2027	282
103	RPT	1	White Plains Golf Course Clubhouse		No	2027	4,767
104	RPT	2	White Plains Tennis Courts Full Replacement	Yes	No	2027	747
105	RPT	2	Bensville Park Parking Lot and Basketball Court Lighting	Yes	No	2027	366
106	RPT	2	Elite Gymnastics and Recreation Center Elevator		No	2027	430
107	RPT	2	Gilbert Run Park Repairs and Maintenance	Yes	No	2027	666
108	RPT	2	Goodhousekeeping Plan Items		No	2027	518
109	RPT	2	Laurel Springs Park Sewer	Yes	No	2029	1,087
110	RPT	2	New Athletic Field Lights	Yes	No	2029	3,293
111	RPT	2	Parks Fencing Replacements		No	2027	1,530
112	RPT	2	Parks Parking Lot Paving and Improvements	Yes	No	2027	7,136
113	RPT	2	Playground Border Replacement	Yes	No	2027	166
114	RPT	1	Popes Creek Rail Trail Phase II	Yes	No	2029	2,002
115	RPT	1	Popes Creek Waterfront Park Phase II		No	2027	2,262
116	RPT	2	Replacement Athletic Field Lights	Yes	No	2027	10,136
117	RPT	2	RPT Stage, Transport, Storage	Yes	No	2027	436
118	RPT	2	RPT Youth Development Center	Yes	No	2027	3,252
119	RPT	2	Southern Park Tennis, Pickleball, Basketball Courts		No	2027	406
120	RPT	1	Sports and Wellness Center Phase II	Yes	No	2030	88,146
121	RPT	1	Sports and Wellness Center Phase III	Yes	No	2027	10,006
122	RPT	2	Stethem Park Parking Lot Lighting		No	2028	246
123	RPT	2	Synthetic Turf Field Replacement		No	2031	2,262

REQUESTED CAPITAL IMPROVEMENT PROGRAM								
Fiscal Year 2027								
Project Number	Requesting Agency	Consistency Rating		New?	Funded Project	Funding Request Year	Est. Total Funding (\$ in thousands)	
124	RPT	2	WPGC Maintenance Building		No	2029	907	
125	DPW	1	Hiker, Biker, Trails Program		No	2027	9,961	
126	RPT	2	FY26 Parks Repair & Maintenance		Yes	2027	2,928	
127	RPT	1	Waldorf Park Development Phase II		Yes	2029	59,059	
128	RPT	1	Waldorf Park Development Phase I		Yes	2027	673	
129	RPT	2	Parks Restrooms Replacements		Yes	2027	2,667	
130	DPW	2	White Plains Park Water System Connection		Yes	2027	478	
131	DPW	1	Sidewalk Expansion Program (Parent)		Yes	2027	18,318	
132	DPW	2	White Plains Park Sewer Pump Station Improvements		Yes	2027	1,174	
133	DPW	1	Various Pedestrian and Bicycle Facilities (Parent)		Yes	2027	1,224	
134	DPW	1	Mill Hill Road Sidewalk		Yes	2027	106	
135	PGM	1	Potomac River Water Supply Treatment Plant		Yes	2027	244,626	
136	PGM	1	Waldorf Well #18		Yes	2027	4,244	
137	PGM	1	Bryans Road 1MG Water Tower		Yes	2027	16,487	
138	PGM	1	Waldorf Water Tower #8		Yes	2027	15,855	
139	PGM	1	Acton Lane Water Main Extension		Yes	2027	676	
140	PGM	1	Billingsley Road Water Main Extension		Yes	2027	2,292	
141	PGM	2	Leonardtown Road Water Main Replacement		Yes	2027	8,724	
142	PGM	1	Hughesville Water Line		Yes	2027	18,830	
143	PGM	1	WSSC Waldorf Interconnection		Yes	2027	83,057	
144	PGM	2	Middletown Road-Bensville Road Waterline Interconnection		Yes	2027	7,068	
145	PGM	2	Bryans Village Waterline Interconnection		Yes	2027	4,793	
146	PGM	1	Waldorf Water Tower #8 Water Distribution		Yes	2027	1,503	
147	DPW	2	Utilities Waldorf Regional Facility		Yes	2027	10,395	
148	DPW	2	Utilities Professional Development and Training Center		Yes	2029	1,796	
149	DPW	2	Reclaimed Water Elevated Storage Tank		Yes	2027	14,982	
150	DPW	1	Waldorf Water Tower #6		Yes	2027	20	
151	DPW	1	Old Washington Road Waterline		Yes	2028	4,473	
152	DPW	2	Cliffon Water System Improvements		Yes	2027	52	
153	DPW	2	Benedict Water System Improvements		Yes	2027	954	
154	DPW	2	Chapel Point Reverse Osmosis Wastewater Storage Tank Replacement		Yes	2027	740	
155	DPW	2	Satellite Water Facility Upgrades (PARENT)		Yes	2027	10,672	
156	DPW	2	Automation and Technology Master Plan II		Yes	2027	6,181	
157	PGM	2	Sewer Easement Study and Acquisition		Yes	2027	1,130	
158	PGM	2	Dynamic Sewer Model Update		Yes	2027	118	
159	PGM	1	Hughesville Package Treatment Plant		Yes	2027	24,380	
160	PGM	1	Zekiah Interceptor Sewer Upgrades		Yes	2027	5,797	
161	PGM	1	Hughesville Sewer System		Yes	2027	21,455	
162	PGM	1	Zekiah Pump Station Upgrade		Yes	2027	19,267	
163	PGM	1	Zekiah Pump Station Forcemain Upgrade		Yes	2027	3,915	
164	DPW	1	White Plains Failing Septic Sewer Improvements		Yes	2027	20	

REQUESTED CAPITAL IMPROVEMENT PROGRAM								
Fiscal Year 2027								
Project Number	Requesting Agency	Consistency Rating			New?	Funded Project	Funding Request Year	Est. Total Funding (\$ in thousands)
165	DPW	1		Clifton WWTP Improvements		Yes	2027	2,713
166	DPW	2		Post Office Road Sewer Capacity Improvements		Yes	2027	905
167	DPW	2		Mattawoman Infiltration and Inflow Phase II		Yes	2027	3,980
168	DPW	2		MWWTP Headworks Improvements		Yes	2027	15,424
169	DPW	2		MWWTP Electrical System Replacement Study		Yes	2027	3,277
170	DPW	2		Mattawoman WWTP Automation		Yes	2027	802
171	DPW	2		MWWTP Utility Water System Evaluation and Improvements		Yes	2027	3,844
172	DPW	2		MWWTP Septage/Hauled Waste Receiving Facility		Yes	2027	8,440
173	DPW	2		MWWTP Effluent Filters Improvements		Yes	2027	24,539
174	DPW	2		MWWTP Effluent Pump Station Force Main Surge Management System		Yes	2027	11,714
175	DPW	2		Pump Station Rehabs and Replacements (Parent)		Yes	2027	23,057
176	DPW	2		Satellite Wastewater Facility Upgrades (Parent)		Yes	2027	10,413
177	DPW	2		MWWTP Process Improvements (Parent)		Yes	2027	251,994
178	DPW	2		MWWTP BNR Improvements (Parent)		Yes	2027	17,054
179	DPW	2		Gilbert Run Watershed Dam Repairs		Yes	2027	3,251
180	PGM	1		Full Delivery of Water Quality Improvement		Yes	2027	1,506
181	DPW	1		National Pollutant Discharge Elimination System (NPDES) Retrofit Projects (Parent)		Yes	2027	49,716
182	DPW	2		Automation and Technology Master Plan Phase II		Yes	2027	18
183	DPW	1		Landfill Gas Management		Yes	2027	4,879
184	DPW	1		Landfill Transfer Station Property Acquisition		Yes	2027	12
185	DPW	1		Landfill Convenience Center and Waste Transfer Station		Yes	2027	6,570
186	DPW	1		Landfill Cell 4C		Yes	2027	8,505
187	DPW	2		County Mulching Facility Relocation		Yes	2027	4,663
188	DPW	2		Pisgah Recycling Center Renovation		Yes	2027	2,180

Key

- 1 Consistent with Comprehensive Plan, specifically mentioned. Includes maintenance and upgrades if specifically mentioned in the Comp Plan
- 2 Maintenance or upgrading, general projects that aren't site specific
- 3 Inconsistent with Comprehensive Plan, extraordinary circumstances warrant the project
- 4 Inconsistent with Comprehensive Plan and shouldn't be considered

Projects with a consistency rating of 1 that are requesting funding in FY27
These projects are recommended for priority funding.



Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646
301-645-0692

Kevin Wedding
Chair

William Murray
Vice Chair

Dawud Abdur-Rahman
Secretary

February 1, 2026

Mr. Reuben B. Collins II, Esq., President
Commissioners of Charles County
PO Box 2150
La Plata, Maryland 20646

RE: FY27-FY31 Capital Improvement Program (CIP)

Dear President Collins,

During the annual review of the Requested Capital Improvement Program (CIP), the Planning Commission has identified forty-nine (49) projects (including multiple phases of several projects) which are consistent with the Charles County Comprehensive Plan and are therefore, specifically recommended for funding in the Fiscal Year 2027-31 Capital Improvement Program Budget. The projects highlighted will not only implement the goals and objectives of the 2016 Comprehensive Plan but will also provide necessary facilities and infrastructure to support future growth, preserve important natural resources, stimulate economic development, and increase mobility.

Attachment A, Charles County Planning Commission Report on the Fiscal Year 2027-31 Requested Capital Improvement Program identifies the forty-nine (49) targeted projects in blue. The project listing provides two separate notations for each project. The first column denotes the County Department or agency requesting the capital project. The second column, "Consistency Rating," uses a scoring system of 1-4, described below, to denote the project's compliance with the Comprehensive Plan.

<u>Ranking</u>	<u>Description</u>
1.	The project is found to be consistent with the Comprehensive Plan. It is either specifically mentioned as a project that ought to be constructed or otherwise consistent with the goals, objectives, and implementation strategies as specified in the adopted Comprehensive Plan. This also includes maintenance or upgrades of existing facilities if they are specifically mentioned in the Comprehensive Plan.
2.	The project consists of maintenance or upgrading an existing facility that is consistent with the goals, objectives, and implementation strategies of the Comprehensive Plan or are so minor in nature that a finding of consistency or inconsistency is unrealistic. This also includes projects that are general in nature and not site specific and therefore may occur at a variety of locations.
3.	The project is inconsistent with the Comprehensive Plan. However, extraordinary circumstances exist that warrant the project and no other feasible alternatives exist. <i>We had no projects in this category this year.</i>

4. The project is inconsistent with the Comprehensive Plan and should not be considered for approval. During this year's ranking, all projects were either consistent with the Charles County Comprehensive Plan or consist of maintenance or upgrading of facilities consistent with the Comprehensive Plan. *We had no projects in this category this year.*

Our recommendations are based on our experiences with Land Use Policy, the Adequate Public Facilities Ordinance, reviewing development proposals, and County population projections. We use the following criteria to determine our list of project priorities: (1) review of the APF inadequacies that have been identified; (2) projects which will implement the goals of the comprehensive plan; and (3) identification of any projects found to be inconsistent with the comprehensive plan.

By reviewing the proposed CIP Program, we have satisfied two separate objectives. The first objective is to generate findings regarding the consistency of the requested projects with the County's Comprehensive Plan, as required by the Economic Growth, Resource Protection and Planning Act of 1992. The second objective, is to highlight projects that should receive priority funding in the upcoming fiscal year. Due to the large number of projects that promote the goals and objectives of the 2016 Comprehensive Plan, this year's recommended priority projects were also based on the urgency of the project (how soon funding was needed.) Upon adoption of the final Capital Improvements Program by the County Commissioners, a copy of the report will be sent to the Maryland Department of Planning, thereby satisfying the first objective.

Thank you for the opportunity to participate in the Capital Improvement Budget review process.

Sincerely,

Kevin Wedding, Chairman

Charles County Planning Commission

Attachment (Appendix A-Planning Commission Report on FY2026-30 Requested CIP)

Cc: Gilbert O. Bowling, III, Charles County Commissioners

Thomasina O. Coates, M.S., Charles County Commissioners

Amanda M. Stewart, M.Ed., Charles County Commissioners

Ralph E. Patterson, II, M.A., Charles County Commissioners

Jacob Dyer, Director, Fiscal & Administrative Services

Samantha Chiriaco, Chief of Budget, Fiscal & Administrative Services

TaTanya Bowman, Assistant Chief of Budget, Fiscal & Administrative Services

Jason Groth, Director, PGM

Cathy Thompson, Deputy Director, PGM

Charles Rice, Planning Director, PGM

Martin Harris, Director, DPW

Britta Hertling, Deputy Director of Capital Project Management, DPW

Kelli Beavers, Director, RPT


Sam Drury, Deputy Director, RPT

DRAFT

INTEROFFICE MEMORANDUM

Equal Opportunity Employer



TO:	The Planning Commission
FROM:	Elizabeth Theobalds, Deputy County Attorney <i>Office of the County Attorney</i> 
SUBJECT:	Planning Commission Review of the FY25-29 Capital Improvement Project Request List
DATE:	March 15, 2024

At the March 4 meeting, the agenda included an item for the review of the FY25-29 CIP Request List. Evidently, the version of the chart with the list of projects was incomplete and several questions arose, and everyone agreed to take up the matter at the upcoming meeting. I took the opportunity to consider the questions and have summarized what I have found, below.

The Planning Commission Role In Reviewing the CIP Request List

As you might recall, Mr. Murray referenced a provision in the Land Use Article that pointed to the ability of the Planning Commission to make recommendations about the capital projects. The provision is found in the Land Use Article in reference to implementation of the Comprehensive Plan:

§ 3-302. Recommendation to officials

To implement the plan, the planning commission shall periodically recommend to the appropriate public officials:

- (1) programs for public structures, improvements, and land acquisitions; and
- (2) financing programs.

While researching the phases of the Budget process, it became clear that the periodic recommendations occur by way of Planning Commission's review of the CIP list which is routinely incorporated as part of the annual Budget process. In fact, each Budget Book (available on the County website) states:

As part of the formal review process for new Capital Budgets, the Planning Commission also reviews the CIP requests and provides a report as to its consistency with the goals and objectives of the Comprehensive Plan. The comments made by the Planning Commission are noted on each project page.

Essentially, the County process already incorporates the Planning Commission into the preparation of the annual Budget.

The FY25-29 CIP Request Project List

The CIP Project List is a compilation of projects that are prepared as part of the County's annual budget process. Each agency seeking funding for projects provides its 'wish list' in no particular order or priority. The list merely shows each request by an agency (which is either new or previously unfunded) and estimates a need for funding within a four-year horizon. The color coding in the column on the far right shows the year for which funding is sought. As noted in the Budget Book, the numerical listing in the column towards the left is NOT a ranking or prioritization. Rather, the numbers assigned to each indicate the criteria for evaluating each project. An excerpt from the Budget Book describes the criteria as follows:

During this year's review, emphasis was placed on projects that promote the County's land use and growth management policies, as well as projects that support the County's economic development efforts. The following criteria was used: (1) review of the Adequate Public Facilities (APF) inadequacies that have been identified; (2) review of new and previous CIP requests which were not funded; (3) projects which will implement the goals of the Comprehensive Plan; and (4) identification of any projects found to be inconsistent with the Comprehensive Plan. All projects were found to be consistent with the Charles County Comprehensive Plan or are routine upgrades or maintenance projects.

Even though it might seem that the task of assigning criteria using the categories above leaves the Planning Commission with little to do, there is an opportunity for comments. The Planning Commissioner Course materials provide guidance as to what might be reasonable considerations in evaluating or making recommendations/comments to a CIP list:

Capital Project Evaluation Criteria

In evaluating the merit of a capital project request, the following questions could be asked:

- *Does this project fit within the guidelines of the comprehensive plan and its amendments?*
- *Does this project fit within the guidelines of the State's Smart Growth initiative?*
- *Is this project necessary to continue or improve public safety and the health of the jurisdiction's residents?*
- *Will the impacted community be supportive of this project?*
- *Does this project serve to protect or enhance the environment?*
- *Is the timing for this project appropriate?*
- *Will this project help to leverage non-County funds, thus increasing the efficiency of local government services?*
- *Is this project necessary to comply with federal and State mandates?*
- *Does this project enhance or strengthen communities and neighborhoods?*
- *Does this project serve to repair or replace an existing deteriorated facility?*

- *Is this project part of a systematic replacement strategy that will provide a long-term upgrade of public facilities?*
- *Will this project improve the operating efficiency of a jurisdictional agency, perhaps by reducing future operating budgets?*
- *Is this project coordinated in its scheduling with other related capital projects?*
- *Does this project support or strengthen the jurisdiction's economy?*

In short, the Planning Commission has a role and an opportunity to offer comments and make recommendations as to the project provided on that list. The list you are reviewing is at its preliminary stages; prioritizing the list is part of the budget process which is developed, debated and ultimately adopted by the County Commissioners.

I hope this information has been helpful and can be a framework for your discussion and review on Monday.

c: Charles Rice, Planning Director
Jason Groth, Acting Director, Planning & Growth Management
Cathy Thompson, Assistant to the Planning Director



Capital Improvement Program FY 2027-2031 Projects

Presenters:

- Joel Binkley, AICP, Planning Supervisor

January 26, 2026

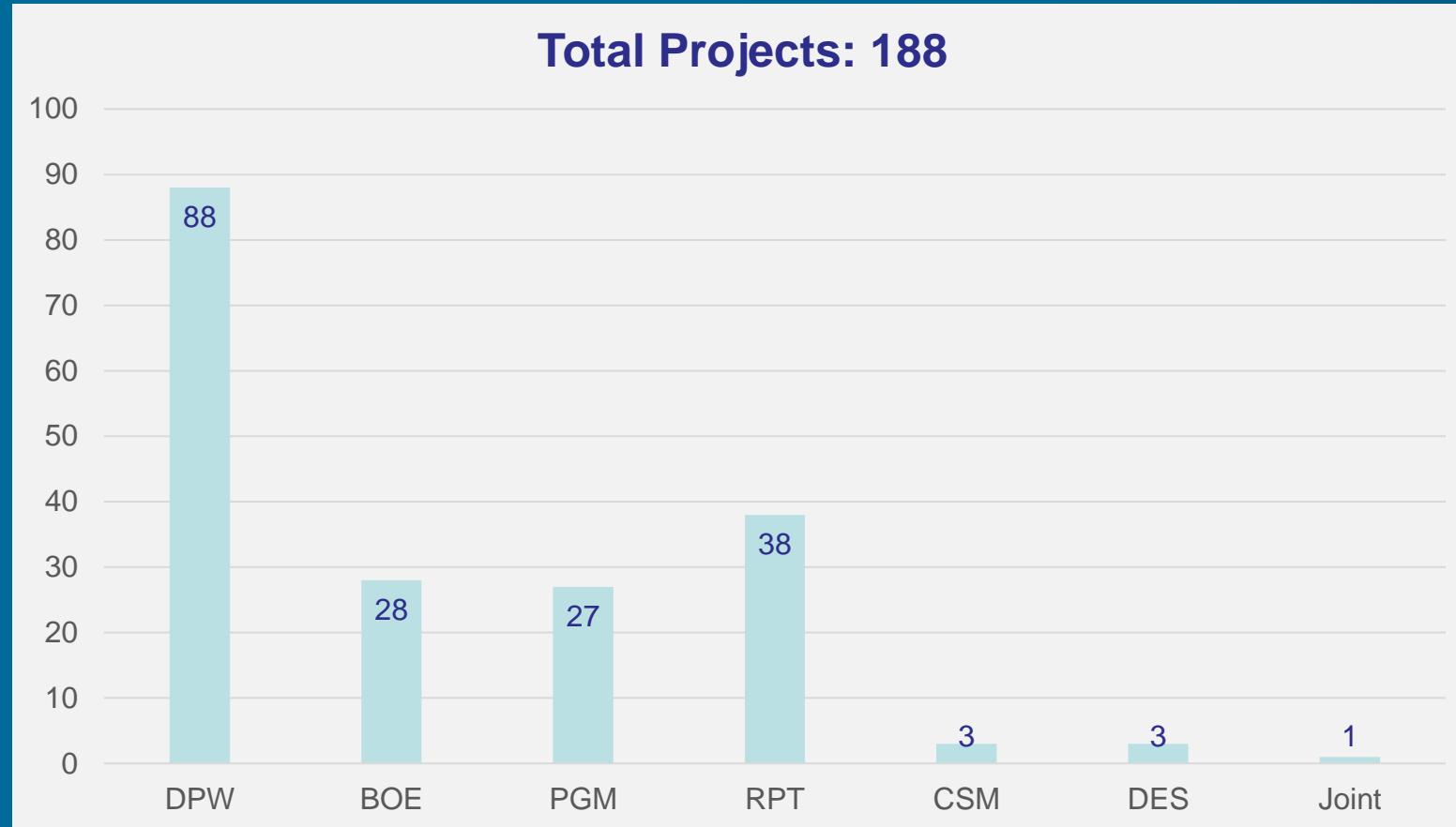
Capital Improvement Program

Project Initiation Phase

- Departmental Queries for Program Needs
- Project Scope Development
- Submit Project Request to Fiscal and Administrative Services (FAS) for Review
- **Comprehensive Plan Coordination**
- Interdepartmental Coordination
- County Administrator Review
- Project Adoption into Capital Improvement Program (CIP)

Capital Improvement Program

FY 2027-2031



Capital Improvement Program

Comprehensive Plan Coordination

- Budget Office Request: report on consistency with goals and objectives of the Comprehensive Plan
 - Scores of 1-4 indicate consistency, *not ranking or prioritization*
- Planning Commission role: offer comments and make recommendations on the list of projects
 - Default recommendation: Projects with score of 1 requesting funding next year
 - Letter to BOCC may include additional comments beyond consistency

Previous Requests

FY 26-30 Projects NOT INCLUDED in FY 27-31 Request

Requesting Agency	Capital Project
BOE	Smallwood M.S. Roof/Chiller/H&V/UV Replacement
BOE	Piccowaxen M.S. Boiler Replacement
BOE	Thornton Elementary School
BOE	Full Day Kindergarten Addition: J.C. Parks E.S.
BOE	Full Day Kindergarten Addition: Wade E.S.
BOE	Mattawoman MS - Roof Replacement
BOE	C. Paul Barnhart ES - Roof Replacement
BOE	Wade ES - Boiler/Chiller Replacement
BOE	Dr. Higdon ES - Roof Replacement

Expenditures	PROJECT EXPENDITURES					FY2026-FY2030
	FY2026	FY2027	FY2028	FY2029	FY2030	Aggregated Total
St. Charles High - Pool Egress Modifications for Joint Use Recreation, Parks and Tourism (RPT)	\$114,000	\$0	\$0	\$0	\$0	\$114,000
Henry E. Lackey High - Pool Egress Modifications for Joint Use Recreation, Parks and Tourism (RPT)	\$391,000	\$0	\$0	\$0	\$0	\$391,000
BOE Contingency	\$511,100	\$723,000	\$4,918,000	\$4,964,000	\$3,590,000	\$14,706,100
Middle School #10	\$0	\$1,406,000	\$34,506,000	\$34,256,000	\$0	\$70,168,000
Thornton Elementary School	\$812,000	\$0	\$0	\$0	\$0	\$812,000
Smallwood Middle School Roof/Chiller/H&V/UV Replacement	\$1,128,000	\$0	\$0	\$0	\$0	\$1,128,000
Piccowaxen Middle School Boiler Replacement	\$1,104,000	\$0	\$0	\$0	\$0	\$1,104,000
Full Day Kindergarten Addition: Wade Elementary School	\$13,072,000	\$489,000	\$0	\$0	\$0	\$13,561,000
Full Day Kindergarten Addition: Dr. Higdon Elementary School	\$1,492,000	\$3,504,000	\$0	\$0	\$0	\$4,996,000
Open Space Enclosure at Dr. James Craik Elementary School	\$1,000,000	\$5,712,000	\$0	\$0	\$0	\$6,712,000
Walter J. Mitchell Elementary School Full Day Kindergarten Addition/Renovation	\$0	\$201,000	\$7,946,000	\$0	\$0	\$8,147,000
Full Day Kindergarten Addition: J.C. Parks Elementary School	\$8,031,000	\$0	\$0	\$0	\$0	\$8,031,000
La Plata High School Modernization and Capacity Addition	\$5,906,000	\$3,906,000	\$33,006,000	\$37,406,000	\$37,308,000	\$117,532,000
FY26 Local Portable Classroom	\$706,000	\$205,000	\$205,000	\$205,000	\$205,000	\$1,526,000
FY26 Board of Education Various Maintenance Projects	\$1,411,000	\$1,411,000	\$1,411,000	\$1,411,000	\$1,411,000	\$7,055,000
EXPENDITURES TOTAL	\$35,678,100	\$17,557,000	\$81,992,000	\$78,242,000	\$42,514,000	\$255,983,100

Approved
FY 26-30
CIP Budget

Previous Requests

FY 26-30 Projects NOT INCLUDED in FY 27-31 Request

Requesting Agency	Capital Project
DPW	Charles County Courthouse HVAC Improvements
DPW	Pinefield EMS Station
DPW	Public Facilities Storage Building
DPW	Courthouse Copula Rehabilitation
DES	Radio Tower Coating Restoration
DPW	EMS Trailer @ La Plata Armory
DPW	Light Rail Transit Station Overflow Parking
DPW	Multi-Purpose Civic Center
PGM	St. Charles Bikeway/Artwalk
PGM/DPW	Bikeway Rail Trail Connectivity
PGM/DPW	Smallwood Drive Shared Use Paths

Deferred Capital Improvement Program

Due to budget, personnel, and other constraints, it is not feasible to include all the projects that are submitted by the various departments into the capital improvement program. Therefore, all project submissions are presented to the County Administrator during the budget process that includes key department and agency stakeholders to determine project priorities. During these discussions, the urgency of the project, the availability of personnel to manage the project, if the project achieves a Commissioner Goal and Objective, as well as the timing of funding availability are used to determine where the project ranks in the list. Projects that are already started but require additional funding to complete are the highest priority. Currently, a work group is working towards creating a scoring system that will apply a "score" to each requested county department project that will allow for easier project ranking.

The following is a list of projects that were either deferred, removed, did not require additional funding, or the scope of the project was substantially reduced from the prior approved FY2025-FY2026 program.

GENERAL GOVERNMENT

- Circuit Court Interior Renovations
- Charles County Courthouse HVAC Improvements

WATERSHED PROTECTION AND RESTORATION

- Floodplain Analysis Studies
- Forest Conservation Watershed Program (Parent)

WATER AND SEWER

- Gleneagles 2MG Water Tower
- Ellenwood, Mariellen and Newtown Connection

Other Questions

Potomac Water Treatment Plant

Some potential locations for an intake/pump station and separate treatment facilities have been identified but cannot be currently shared due to ongoing negotiations. Potential locations are ideally along the northern stretches of the Potomac River due to the salinity concerns further south. Over the next 1-2 years the public will be given additional information as it becomes available.

US 301 Traffic Studies

Corridor improvements in Priority Letter, no current SHA studies in White Plains specifically.

Next Steps

Discussion of any additional comments on CIP projects.

Request:

Approval of consistency ratings, along with any comments or recommendations to forward to Board of County Commissioners



Presented By:
Charles County Government
Planning & Growth Management
301-645-0692 • binkleyj@charlescountymd.gov
200 Baltimore Street, La Plata, MD 20646
MD Relay Service: 7-1-1

Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

www.CharlesCountyMD.gov

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 2, 2026

SUBMITTED BY: Amy Brackett

ITEM TYPE: Administrative

AGENDA SECTION: NEW BUSINESS: No Public Comments

SUBJECT: **Officer Elections**

The Planning Commission will nominate and elect the Vice Chair and Secretary for the Planning Commission.

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 2, 2026

SUBMITTED BY: Amy Brackett

ITEM TYPE: Administrative

AGENDA SECTION: NEW BUSINESS: No Public Comments

SUBJECT: Poll of the Planning Commission members for new business.

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 2, 2026

SUBMITTED BY: Amy Brackett

ITEM TYPE: Administrative

AGENDA SECTION: DIRECTOR'S REPORT: No Public Comments

SUBJECT: **Director's Report**

SUGGESTED ACTION:

ATTACHMENTS:

[Comprehensive Plan Public Meeting Schedule](#)

2026 Comprehensive Plan: Public Meeting Dates

Public Meeting Dates cont'd

- Inclement weather date

8:00 pm

Comprehensive Plan: Other Community Engagement Opportunities

We want your input!



vey!

<https://bit.ly/cs>

Residents and Businesses are Encouraged to GET INVOLVED!

Contact Amy Blessinger, Planner III

Email: BlessingA@CharlesCountyMD.gov OR Telephone: (301) 645-0650.

