



Tuesday, January 13, 2026
Charles County Board of Appeals Meeting

[LINK: Live Steaming \(Day of Meeting\)](#)

[LINK: Meeting on Demand \(Previously Recorded Meeting\)](#)

1. Welcome-Chairperson's Announcements

Call to Order

2. Approval of the Minutes

Approve of Meeting Minutes: 12/09/25

3. Public Notices

3.a Docket #1475: Sheetz - Special Exception Use Approval for Motor Vehicle Sales Associated with Commercial Uses > 3,500 sq. ft.

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Jeff Parana, of the Charles County Resource Investors, LLC, requesting Special Exception use approval for Motor vehicle fuel sales associated with commercial uses > 3,500 square feet, Use #6.03.321, as defined in § 297-212 of the Zoning Ordinance. Filed under SPEX-250002, Docket #1475, the Applicant seeks to construct a 6,132 +/-square foot food and beverage convenience store (Sheetz), with 5 multi-product gas dispenser (pumps) or 10 fueling positions. The site is located at the corner of northbound US Route 301 Crain Highway and Pembrooke Square. The subject property is located at 11355 Pembrooke Square, and is further identified as Tax Map 15, Grid 2, Parcel 643, Lot 1, consisting of approximately 8 acres. 1.8983 acres of which are subject to the request. The property is zoned Central Business (CB) and Highway Corridor (HC) overlay.

[Docket #1475 - Public Notice](#)

4. Public Hearings

4.a Continuance for Docket #1459: Rivers Edge - Administrative Appeal of a Zoning Officers Decision for Abandonment of a Legal Non-Conforming Use

Notice is hereby given that the Board of Appeals for Charles County, Maryland, has received a petition from Zachary S. Gilreath, on behalf of George Holmes, appealing a Zoning Officer's Decision issued by letter dated February 8, 2023. In that decision, the Zoning Officer determined that the Applicant's non-conforming use had ceased for more than one year and, pursuant to the applicable zoning regulations, the non-conforming use is considered abandoned. The subject property is located at 7320 Benedict Avenue, Benedict, Maryland, and is further identified as Tax Map 49, Grid 4, Parcel 20, Lot

15, consisting of approximately 23,744 square feet. The property is zoned Village Commercial (CV).

[Docket #1459 - Rivers Edge Appeal](#)
[Docket #1459 - Zoning Officer Letter](#)
[Docket #1459 - Location Map](#)
[Docket #1459 - Zoning Map](#)
[Docket #1459 - Adjacent Property Owners Map](#)
[Docket #1459 - Adjacent Property Owners List](#)
[Docket #1459 - Aerial Map](#)
[Docket #1459 - Staff Supplemental Documents](#)
[Docket #1459 - Staff Supplemental Document Health Dept Correspondence](#)
[Docket #1459 - Elizabeth Shaw Public Comments.pdf](#)
[Docket #1459 - Gail Welch Public Comments.pdf](#)
[Docket #1459 - Melissa Tyner Public Comments.pdf](#)
[Docket #1459 - Michael Olup Public Comments.pdf](#)
[Docket #1459 Applicant Supplemental Document - Tab 1](#)
[Docket #1459 Applicant Supplemental Document - Tab 2](#)
[Docket #1459 Applicant Supplemental Document - Tab 3](#)
[Docket #1459 Applicant Supplemental Document - Tab 4](#)
[Docket #1459 Applicant Supplemental Document - Tab 5](#)
[Docket #1459 Applicant Supplemental Document - Tab 6](#)
[Docket #1459 Applicant Supplemental Document - Tab 7](#)
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[Docket #1459 Applicant Supplemental Document - Tab 29](#)
[Docket #1459 Applicant Supplemental Document - Tab 30](#)

4.b Docket #1475: Sheetz - Special Exception Use Approval for Motor Vehicle Sales Associated with Commercial Uses > 3,500 sq. ft.

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Jeff Parana, of the Charles County Resource Investors, LLC, requesting Special Exception use approval for Motor vehicle fuel sales associated with commercial uses > 3,500 square feet, Use #6.03.321, as defined

in § 297-212 of the Zoning Ordinance. Filed under SPEX-250002, Docket #1475, the Applicant seeks to construct a 6,132 +/- square foot food and beverage convenience store (Sheetz), with 5 multi-product gas dispenser (pumps) or 10 fueling positions. The site is located at the corner of northbound US Route 301 Crain Highway and Pembroke Square. The subject property is located at 11355 Pembroke Square, and is further identified as Tax Map 15, Grid 2, Parcel 643, Lot 1, consisting of approximately 8 acres. 1.8983 acres of which are subject to the request. The property is zoned Central Business (CB) and Highway Corridor (HC) overlay.

[Docket #1475 - Location Map](#)
[Docket #1475 - Staff Report](#)
[Docket #1475 - Adjacent Property Owner Map](#)
[Docket #1475 - Zoning Map](#)
[Docket #1475 - Adjacent Property Owner's List](#)
[Docket #1475 - Aerial Map](#)
[Docket #1475 - Exhibit B, Statement of Justification](#)
[Docket #1475 - Exhibit A, Conceptual Site Development Plan](#)
[Docket #1475 - Exhibit 5, Owner Affidavit](#)
[Docket #1475 - Consistency Analysis](#)
[Docket #1475 - Consistency Analysis](#)
[Docket #1475 - TIA \(Revised 10.23.2025\)](#)

5. New Business

6. Adjournment

7. Virtual Meeting Information

Public Content

Board of Appeals Virtual Meeting Information

The Board of Appeals meetings will be held in an In-Person format only. The live meeting link is listed at the top of the agenda. This link will enable you to listen to the live meeting only. You will not be able to submit comments via this platform. Those unable to view or participate in the live meeting, may view the full recording of the Public Hearing at <https://reflectcharlescountymd.cablecast.tv/CablecastPublicSite/?channel=1> the following business day. If you would like to provide a public comment for inclusion in the record, you must appear in person and be sworn in.

8. Signed Decision and Orders

Adopt Decision and Orders for the following:

Docket #1468: Variance - Ennis Pool
Docket #1470: Special Exception: Mission Educate
Docket #1472: Variance - Mission Educate
Docket #1471: Special Exception - Bona Terra

Approval Items

All or a portion of this session may be closed pursuant to Section 3-305 (b)(7) of the General Provision

Article of the Annotated Code of Maryland to receive legal advice on the resolution of a Court case.