



**Tuesday, August 26, 2025**  
**Charles County Board of Appeals Meeting**

[Link: Live Streaming \(Day of Meeting\)](#)

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

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**1. Welcome-Chairperson's Announcements**

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Call to Order

**2. Approval of the Minutes**

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Approval of Meeting Minutes for 08/12/2025

**3. Public Notices**

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3.a Docket #1469: Variance - Encroachment into front BRL to allow placement of a Solar Energy System

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Michael Bowling, requesting variance approval for the encroachment into the front building restriction line of the property, to allow placement of the proposed solar energy system, as outlined in Chapter §297-29 Accessory uses and structures, B(4); § 297-212, Uses Corresponding with Table of Permissible Uses, Use Code 7.07.100 Solar energy system, small, (C) Setbacks, and Article XXV, § 297-416, of the *Charles County Zoning Ordinance*. The proposed project site is located at 10445 Edgewater Drive in Faulkner, Maryland, designated as Tax Map 73, Grid 11, Parcel 157, consisting of approximately 3 acres of land. The property is located within the Agricultural Conservation (AC) Zone.

[Docket #1469 - Public Notice](#)

3.b Docket #1476: Special Exception - Surface Mining Greater than 10 acres

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Edward Gibbs, Jr. of Gibbs and Haller on behalf of Percontee, Inc. requesting Special Exception approval to allow Surface Mining of greater than 10 acres, as provided in Article XIII, § 297-212 Use Code #7.05.110 with associated conditions, and Article XXV § 297-415 of the Charles County Zoning Ordinance. The proposed project site is located at 14935 Poplar Hill Road in Waldorf, Maryland, designated as Tax Map 17, Grid 2, Parcels 3 and 175, consisting of approximately 233 acres of land. The property is located within the Agricultural Conservation (AC) Zone.

[Docket #1476 - Public Notice](#)

#### 4. Public Hearings

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##### 4.a Docket #1469: Variance - Encroachment into front BRL to allow placement of a Solar Energy System

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[Docket #1469 - Staff Report](#)  
[Docket #1469 - Location Map](#)  
[Docket #1469 - Zoning Map](#)  
[Docket #1469 - Adjacent Property Owners Map](#)  
[Docket #1469 - Adjacent Properties Owner List](#)  
[Docket #1469 - Aerial Map](#)  
[Docket #1469 - Justification Statement](#)  
[Docket #1469 - Plat of Subdivision](#)  
[Docket #1469 - Revised Solar Plans](#)

##### 4.b Docket #1476: Special Exception - Surface Mining Greater than 10 acres

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[Docket #1476 - Aerial Map](#)  
[Docket #1476 - Justification Statement](#)  
[Docket #1476 - Aerial Exhibit](#)  
[Docket #1476 - Buffer and Setback Exhibit](#)  
[Docket #1476 - Environmental Features](#)  
[Docket #1476 Mining Exhibit](#)  
[Docket #1476 - Reclamation Exhibit](#)

## **Approval Items**

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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.

## **5. New Business**

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## **6. Adjournment**

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## **7. Virtual Meeting Information**

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### **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://reflect-charlescountymd.cablecast.tv/CablecastPublicSite/?channel=1> the following business day.

If you would like to submit public comments for inclusion in the record, they can be submitted in the following ways:

- In Person
- Register to speak on this item for inclusion in the meeting record. To register, please fill out the Public Comment Form. This form can be located on the Charles County website here: <https://www.charlescountymd.gov/government/boards-commissions/board-of-appeals/board-of-appeals-public-comment-and-speaker-registration-form>
- Comments can also be submitted in the form of a voicemail by calling 240-776-6686.
- Written comments can be emailed to [BoardofAppeals@CharlesCountyMD.gov](mailto:BoardofAppeals@CharlesCountyMD.gov).
- Comments should be received by 4:30 pm, the Monday before the scheduled Board of Appeals meeting to ensure that the Board of Appeals members have adequate time to review the comments.

## **8. Signed Decision and Orders**

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