



Tuesday, March 10, 2026
Charles County Board of Appeals Meeting

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

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

1. Welcome-Chairperson's Announcements

Call to Order

2. Approval of the Minutes

Approval of Meeting Minutes 2/24/2026

3. Public Notices

Docket # 1459: Administrative Appeal - Rivers Edge

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)

3.a Docket # 1459: Administrative Appeal - Rivers Edge, requests a reversal of the Zoning Officer decision regarding a non-conforming use, that has ceased for more than one year.

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 Public Notice Final_120925.pdf](#)

3.b Docket #1480: Variance - Heritage Memorial Cemetery, Request to Encroach into the Side Building Restriction Line

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Eric Lundy of Heritage Memorial Cemetery, LLC, requesting Variance approval to bring the site into zoning

compliance allowing the encroachment of 10 accessory structures and a concrete block wall into the rear building restriction line of the property, as outlined in §297-29 Accessory Uses and Structures, C (1), and Article XXV, § 297-416, of the Charles County Zoning Ordinance. The proposed project site is located at 13472 Poplar Hill Road in Waldorf, Maryland, designated as Tax Map 16, Grid 4, Parcel 2, consisting of approximately 79.84 +/- acres of land. The property is located within the Rural Conservation (RC) Zone.

[Docket 1480 Public Notice.pdf](#)

3.c Docket #1481: Variance - Heritage Memorial Cemetery, Request to Disturb the Resource Protection Zone (RPZ)

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Eric Lundy of Heritage Memorial Cemetery, LLC, requesting variance approval to bring the site into zoning compliance allowing the Resource Protection Zone (RPZ) to be disturbed as the site is currently being used as a gravel lot storage yard. Variance approval is required as outlined in Article II, §297-182 and Article XXV of the Charles County Zoning Ordinance. The proposed project site is located at 13472 Poplar Hill Road in Waldorf, Maryland, designated as Tax Map 16, Grid 4, Parcel 2, consisting of approximately 79.84 +/- acres of land. The property is located within the Rural Conservation (RC) Zone.

[Docket 1481 Public Notice.pdf](#)

4. Public Hearings

Docket # 1459: Administrative Appeal - Rivers Edge

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[Docket #1459 RIVERS EDGE DEMOLITION STATUS 3.9.26](#)

[Docket #1459 260310 River's Edge Board of Appeals Status Report](#)

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[Docket #1480 - Exhibit 1 Heritage Memorial Cemetery Variance](#)

[Docket # 1480 - Exhibit 2 Pastor Willie Hunt Letter of Support](#)

[Docket #1480 - Exhibit 3 Kimberly Bowling Letter of Support](#)

[Docket #1480 Special Exception Docket #264 - Signed Decision and Order](#)

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[Docket #1481 - Exhibit 1 Heritage Memorial Cemetery Variance](#)

5. Other Business

6. Adjournment

7. Virtual Meeting Information

Public Content

- The Board of Appeals meetings will be held in a Virtual 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.

8. Signed Decision and Orders
