



Tuesday, January 28, 2025
Charles County Board of Appeals Meeting

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

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

1. Welcome-Chairperson's Announcements

2. Approval of the Meeting Minutes

Approval of Meeting Minutes – 01/14/2025

3. Public Notices

3.a Docket #1467: Special Exception – Tower More Than 50-ft Tall

[Docket #1467 Public Notice](#)

4. Public Hearings

4.a Docket #1467: Special Exception - Tower More Than 50-ft Tall

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Network Towers II, LLC, for Special Exception use approval from the Board of Appeals for a Tower more than 50 feet tall, Use #4.06.300, as provided in Article XIII, Section 297-212 and Article XXV, Section 297-415 of the Charles County Zoning Ordinance. The Applicant seeks to install a 199' monopole cell tower (195' monopole with a 4' lightning rod) within a 34'x70' fenced compound. The overall leased area will be 36'x72'. The project site, designated as Parcel 538 (Lot 3), within Grid 22, on Tax Map 33, consists of approximately 19.664 acres and is located within the Rural Residential (RR) zone. The property tax account number is #0901073524. The address of the subject property is 6655 Old La Plata Farm Place, La Plata, Maryland 20646.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[Adjacent Property Map](#)

[Adjacent Property Owners List](#)

[Exhibit A - Conceptual Site Plan](#)

[Exhibit B - Justification Statement](#)

[Exhibit C - Altairis Technology Partners Analysis and Findings](#)

[Exhibit F - Non-Interference Letter and FCC Compliance](#)

[Exhibit D - Propagation Maps \(Existing Coverage and Proposed Coverage\)](#)

[Exhibit E - Balloon Test Photosimulations \(Views 1-12\)](#)

[Exhibit G - FCC NEPA Environmental Checklist Report \(NEPA Study\)](#)

[Exhibit H - Letter of Intent from Verizon to Network Towers, LLC](#)

Exhibit I - Determination of No Hazard to Air Navigation
Exhibit J - 5 Year Master Plan Map
Exhibit K - Notification to Charles Regional Medical Center
Exhibit L - Option and Lease Agreement
Exhibit M - Co-Location Opportunity Correspondence (T-Mobile)
Exhibit N - Co-Location Opportunity Correspondence (ATT)

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.

5. New Business

6. Adjournment

7. Meeting Information

Public Content

The Board of Appeals meeting 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.
- 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

Docket #1465: Special Exception Request - Dunkin Donuts Drive Thru