



**Monday, April 7, 2025**  
**Charles County Planning Commission Meeting**

**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 limited 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**

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**2. APPROVAL OF THE AGENDA - no public comments**

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**3. APPROVAL OF THE MINUTES**

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**3.a March 3, 2025 Minutes**

**3.b March 17, 2025 Minutes**

**4. CHAIRPERSON'S COMMENTS - no public comments**

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

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**6. PUBLIC HEARING: PUBLIC COMMENTS**

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**6.a Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways for Agritourism and Ecotourism**

The Planning Commission will conduct a Public Hearing on staff's request for Amendments to the Charles County Zoning Ordinance to allow for relief from Section 297-337, which speak to the required widths of aisles and driveways for Agritourism and Ecotourism projects. The Planning Commission is holding a second Public Hearing to consider these proposed Amendments, which have been revised after feedback was received from previous Public Hearings with both the Planning Commission and the Board of County Commissioners.

**Staff:**

Kelly Palmer, CFM, Planner III

Kirby Blass, Planner III

**Public Participation:**

The Hearing 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, April 4, 2025** in order to allow the Planning Commission time to review them prior to the Hearing. 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.

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[Bill 2024-16 Required Aisles and Driveways for Agritourism; Memo to County Commissioners 3-6-2025](#)

[Public Notice ZTA 24 182 Required Widths of Aisles and Driveways for Agritourism and Ecotourism  
ZTA #24-0182 Ag. Tourism\\_FINAL DRAFT March 2025](#)

## **7. PUBLIC MEETING: PUBLIC COMMENTS**

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### **7.a South Park West, CSP-240003**

**Application:** The Applicant, Soltesz, Inc., is requesting review of a Conceptual Subdivision Plan for a Major Subdivision in accordance with the Charles County Subdivision Regulations, Section 298-23, Major subdivision applications review stages. South Park West is zoned as High Density Suburban Residential (RH) and Community Commercial (CC) and is proposing a mixed residential and commercial subdivision consisting of apartments, townhomes, and commercial development.

**Notification:** The Applicant is required to provide notice of the Public Meeting, via certified mail, to the property owners of properties within 200 feet of the proposed site. The Applicant is also required to post the property with signs advertising the Public Meeting. One sign on the side of the property that abuts a public or private road is required, and two signs are required for properties with a street frontage of more than 200 feet. In this instance, the signs shall be posted as to be faced in opposite directions so as to be visible by the public and traffic traveling in either direction parallel to the street frontage.

**Planning Commission Action:** The Planning Commission does not take action on Conceptual Subdivision Plans. The primary purpose of the Public Meeting is to acquire public input on the conceptual subdivision. In accordance with § 278-251 of the Subdivision Regulations, a list of comments and concerns as articulated at the Public Meeting will be prepared and presented by PGM staff to the Applicant, to which a response is required from the Applicant as part of their future application of a Preliminary Subdivision Plan.

#### **Applicant (Agent):**

Soltesz, Inc.

#### **Staff:**

Melissa Hively, Planner II

**Public Participation:**

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1. Memo to the Planning Commission
2. Conceptual Subdivision Plan, South Park West, CSP-240003
3. South Park West Location Map
4. South Park West Zoning Map
5. South Park West Aerial Map
6. South Park West Adjacent Property Map
7. Adjacent Property Owner List
8. Letter of Notification
9. Document Guide for South Park West CSP-240003

**7.b Lake Acton Business Park, PSP-220003**

The Applicant is requesting approval of a new Preliminary Subdivision Plan Titled Lake Acton Business Park, PSP-220003. Lake Acton Business Park includes approximately 106 acres on the western side of Mattawoman Beantown Road (MD Route 5), directly north of the Mattawoman Beantown Road Park and Ride station in Waldorf, Maryland. The property is known as Parcels 220, 355, 378, 379-R, 388, and 543 found on Tax Map 8, in the 6<sup>th</sup> election district. The Preliminary Subdivision Plan is for a total of seven lots intended for a convenience store, gas station, retail, and flex commercial uses. The remainder of the property is designated as Residue.

The Conceptual Subdivision Plan for this project was presented to the Planning Commission on April 18, 2022.

**Applicant (Agent):**

Crip Properties Business Trust c/o John Dixon (Soltesz, Inc.)

**Staff:**

Melissa Hively, Planner II

**Public Participation:**

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1. [Lake Acton Business Park PSP-220003 - Staff Report to PC](#)
2. [Lake Acton Business Park Location Map](#)
3. [Lake Acton Business Park Zoning Map](#)
4. [Lake Acton Business Park Aerial Map](#)
5. [Applicant's Response to Pubic Comments](#)
6. [Lake Acton Business Park Traffic Mitigation Proposal](#)
7. [Lake Acton Business Park PSP-220003](#)

#### **8. WORK SESSIONS: No Public Comments**

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#### **9. UNFINISHED BUSINESS: No Public Comments**

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##### **9.a Affordable Housing Update**

Staff: Joel Binkley, AICP, Planning Supervisor

#### **10. NEW BUSINESS: No Public Comments**

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#### **11. DIRECTOR'S REPORT: No Public Comments**

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#### **12. ADJOURNMENT**

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#### **13. VIRTUAL MEETING INFORMATION**

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#### **14. Signed Minutes**

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#### **POLL OF PLANNING COMMISSION MEMBERS FOR NEW BUSINESS**

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# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** April 7, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Minutes

**AGENDA SECTION:** APPROVAL OF THE MINUTES

**SUBJECT:** **March 3, 2025 Minutes**

**SUGGESTED ACTION:**

**ATTACHMENTS:**

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** April 7, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Minutes

**AGENDA SECTION:** APPROVAL OF THE MINUTES

**SUBJECT:** **March 17, 2025 Minutes**

**SUGGESTED ACTION:**

**ATTACHMENTS:**

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** April 7, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Approval Item(s)

**AGENDA SECTION:** PUBLIC HEARING: PUBLIC COMMENTS

**SUBJECT:** **Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways for Agritourism and Ecotourism**

The Planning Commission will conduct a Public Hearing on staff's request for Amendments to the Charles County Zoning Ordinance to allow for relief from Section 297-337, which speak to the required widths of aisles and driveways for Agritourism and Ecotourism projects. The Planning Commission is holding a second Public Hearing to consider these proposed Amendments, which have been revised after feedback was received from previous Public Hearings with both the Planning Commission and the Board of County Commissioners.

**Staff:**

Kelly Palmer, CFM, Planner III  
Kirby Blass, Planner III

**Public Participation:**

The Hearing 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, April 4, 2025** in order to allow the Planning Commission time to review them prior to the Hearing. 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.

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**SUGGESTED ACTION:**



**ATTACHMENTS:**

[Bill 2024-16 Required Aisles and Driveways for Agritourism; Memo to County Commissioners 3-6-2025](#)  
[Public Notice ZTA 24 182 Required Widths of Aisles and Driveways for Agritourism and Ecotourism1](#)  
[ZTA #24-0182 Ag. Tourism\\_FINAL DRAFT March 2025](#)

# INTEROFFICE MEMORANDUM

Equal Opportunity Employer



<b>TO:</b>	Charles County Commissioners
<b>THRU;</b>	Jason R. Groth, AICP, Acting Director <i>Department of Planning and Growth Management</i>  <small>Jason R. Groth (Mar 7, 2025 08:31 EST)</small>
<b>FROM:</b>	Charles R. Rice, AICP, Planning Director <i>Department of Planning and Growth Management</i>  <small>Charles Rice (Mar 6, 2025 13:28 EST)</small>
<b>SUBJECT:</b>	Bill 2024-16 (Zoning Text Amendment 24-182) Required Widths of Aisles and Driveways for Agritourism
<b>DATE:</b>	March 6, 2025

On January 28, 2025, the County Commissioners held a Work Session to discuss comments received from the public regarding the above referenced Bill. The Commissioners deferred acting on the Bill to provide staff the opportunity to work with the Charles County Farm Bureau to address concerns they raised and to explore potential revisions to the Bill. Staff met with representatives of the Farm Bureau and worked through their concerns and recommended changes. As a result, staff is proposing a revised Bill. In summary, the revised Bill would:

1. Include both Agritourism and Ecotourism as land uses that are subject to the provisions of the Bill.
2. Refer directly to the terms Agritourism and Ecotourism, as defined, and delete the word “projects”.
3. Exempt Agritourism and Ecotourism, that provide 50 or fewer parking spaces, from both the Parking Standard Table and the driveway width standards (Article XX, § 297-337 A. and B.).
4. Clarify that a sketch plan is required for Agritourism and Ecotourism, regardless of the number of parking spaces provided.
5. Remove the proposed standard criteria in Article XX, § 297-339 regarding parking area surfaces for smooth surfaces free of holes and dips, brush, long grass.

The proposed changes to the Bill are substantive and will require the Planning Commission to conduct a new public hearing and to make a recommendation to the Commissioners. The Commissioners will subsequently conduct another public hearing.

Staff will be asking the County Commissioners to reopen the record for Bill 2024-16 and to send the revised Bill back to the Planning Commission for a public hearing and recommendation.

Attachment: Proposed Amended Bill 2024-16

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2024 Legislative Session

Bill No. 2024-16 (ZTA #24-182)

Chapter. No. 297

Introduced by

Date of Introduction October 22, 2024

BILL

AN ACT concerning

REQUIRED WIDTHS OF AISLES AND DRIVEWAYS FOR AGRITOURISM AND ECOTOURISM

FOR the purpose of

*Amending certain provisions of the Charles County Zoning Ordinance to provide regulations specific to Agritourism and Ecotourism.*

BY Amending:

Chapter 297 – ZONING ORDINANCE

Article XX, § 337 – Required Widths of Aisles and Driveways

*Code of Charles County, Maryland*

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

**Article XX, § 297-337. Required widths of aisles and driveways.**

- A. **AT A MINIMUM**, parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking.

Type of Traffic	Parking Angle				
	0° Aisle Width (feet)	30° Aisle Width (feet)	45° Aisle Width (feet)	60° Aisle Width (feet)	90° Aisle Width (feet)
One-way	12	11	13	18	24
Two-way	20	20	21	23	24

- 1 B. Excluding curb offset, driveways shall be not less than 10 feet nor exceed 12 feet in  
2 width for one-way traffic and not less than 18 feet nor exceed 24 feet in width for  
3 two-way traffic, except that ten-foot-wide driveways are permissible for two-way  
4 traffic when: [Amended 5-7-2008 by Bill No. 2008-01]
- 5 (1) The driveway is not longer than 50 feet;
- 6 (2) It provides access to not more than six spaces; and
- 7 (3) Sufficient turning space is provided so that vehicles need not back into a public  
8 street.
- 9 C. Driveways through Resource Protection Zone (RPZ), wetland or other conservation  
10 areas should be designed as narrow and as close to grade as feasible, with minimal or  
11 no shoulder or curbing, and with canopy closure to allow for continuous wildlife  
12 migratory corridor. Protective bollards and signage shall be provided to alert drivers  
13 to the wildlife crossing area. Stormwater runoff shall be treated prior to entering the  
14 conservation area. [Added 5-7-2008 by Bill No. 2008-01]
- 15 D. AGRITOURISM AND ECOTOURISM, AS DEFINED IN §297-49, ARE EXEMPT  
16 FROM THE REQUIREMENTS OF CRITERIA A. AND B. ABOVE WHEN  
17 PROVIDING FIFTY (50) OR FEWER PARKING SPACES. CRITERIA A. AND B.  
18 ABOVE APPLY TO AGRITOURISM AND ECOTOURISM WHEN PROVIDING  
19 FIFTY-ONE (51) OR MORE PARKING SPACES.
- 20
- 21 AT A MINIMUM, AGRITOURISM AND ECOTOURISM, REGARDLESS OF  
22 THE NUMBER OF PARKING SPACES PROVIDED, SHALL ILLUSTRATE ON  
23 A SKETCH PLAN, ADEQUATE AREA FOR PARKING SPACES AND DRIVE  
24 AISLES AND APPROPRIATE VEHICULAR INGRESS AND EGRESS TO A  
25 PUBLIC ROAD.
- 26
- 27 E. AGRITOURISM AND ECOTOURISM, REGARDLESS OF THE NUMBER OF  
28 PARKING SPACES PROVIDED, MUST MEET THE CRITERIA LISTED IN  
29 §297-212 (14.1).
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**SECTION 2.** BE IT FURTHER ENACTED, that this act shall take effect forty-five (45) calendar days after it becomes law.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2025.

COUNTY COMMISSIONERS  
CHARLES COUNTY, MARYLAND

\_\_\_\_\_  
Reuben B. Collins II, Esq., President

\_\_\_\_\_  
Ralph E. Patterson II, M.A., Vice President

\_\_\_\_\_  
Thomasina O. Coates, M.S.

\_\_\_\_\_  
Amanda M. Stewart, Ed.D

\_\_\_\_\_  
Gilbert O. Bowling, III

ATTEST:

\_\_\_\_\_  
Carol A. DeSoto, CAP, OM, Clerk

## **PUBLIC NOTICE**

### **Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways for Agritourism and Ecotourism**

Notice is hereby given that the Planning Commission of Charles County, Maryland will conduct a Public Hearing on April 7, 2025, at 6:00 p.m. to consider the proposed Zoning Text Amendment (ZTA) # 24-182, Required Widths of Aisles and Driveways for Agritourism and Ecotourism. The meeting will be held in the Government Building Conference Room ("Blue Room") and via video teleconference. The hearing is open to the public, and public testimony is encouraged.

ZTA #24-182 would amend the Charles County Zoning Ordinance to allow for relief from Section 297-337, required widths of aisles and driveway for Agritourism and Ecotourism.

Limited in-person seating will be provided. Citizens can also watch via CCGTV on cable access channels, Comcast: 95 and Verizon FIOS: 10, view online at <https://www.charlescountymd.gov/services/media-services/charles-county-government-television/ccgtv-live-stream>, or use a call-in number to listen to the Public Hearing at 301-645-0500.

Public testimony may be given either in person or virtually. Each speaker is allotted three (3) minutes. If a registered speaker is not available when called, the County has the right to move onto the next caller. Instructions for registering to speak virtually during the Public Hearing and other comment submission options are available at <https://www.CharlesCountyMD.gov/PCVirtualMeetingInfo>. Please contact the Clerk to the Planning Commission at [PlanningCommission@CharlesCountyMD.gov](mailto:PlanningCommission@CharlesCountyMD.gov) with any questions regarding public participation.

The associated documents for this item will be available for inspection on March 21, 2025, in the Department of Planning and Growth Management or online at: <https://charlescountymd.info/ZTA24-182>. For more information, please contact Kelly Palmer, Planner III, at (301) 638-2408 or [palmerk@charlescountymd.gov](mailto:palmerk@charlescountymd.gov); or Kirby R. Blass, Planner III, at (301) 645-0653 or [blask@charlescountymd.gov](mailto:blask@charlescountymd.gov).

### **BY ORDER OF THE CHARLES COUNTY PLANNING COMMISSION**

Kevin Wedding, Chair

In the event the meeting is canceled due to events beyond the County's control, all items scheduled to be considered at the meeting will be rescheduled to a later date.

Charles County Government is an Equal Opportunity Employer

Please publish two (2) times, on **Friday, March 21, 2025**, and **Friday, March 28, 2025**.

cc: Southern Maryland News

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2024 Legislative Session

Bill No. 2024-16 (ZTA #24-182)

Chapter. No. 297

Introduced by

Date of Introduction October 22, 2024

BILL

AN ACT concerning

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Thomasina O. Coates, M.S.

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Amanda M. Stewart, Ed.D

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Gilbert O. Bowling, III

ATTEST:

\_\_\_\_\_  
Carol A. DeSoto, CAP, OM, Clerk

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** April 7, 2025  
**SUBMITTED BY:** Amy Brackett  
**ITEM TYPE:** Administrative  
**AGENDA SECTION:** PUBLIC MEETING: PUBLIC COMMENTS  
**SUBJECT:** South Park West, CSP-240003

**Application:** The Applicant, Soltesz, Inc., is requesting review of a Conceptual Subdivision Plan for a Major Subdivision in accordance with the Charles County Subdivision Regulations, Section 298-23, Major subdivision applications review stages. South Park West is zoned as High Density Suburban Residential (RH) and Community Commerical (CC) and is proposing a mixed residential and commercial subdivision consisting of apartments, townhomes, and commercial development.

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**Applicant (Agent):**

Soltesz, Inc.

**Staff:**

Melissa Hively, Planner II

**Public Participation:**

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**SUGGESTED ACTION:**

**ATTACHMENTS:**

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6. South Park West Adjacent Property Map
7. Adjacent Property Owner List
8. Letter of Notification
9. Document Guide for South Park West CSP-240003

# INTEROFFICE MEMORANDUM

Equal Opportunity Employer



<b>TO:</b>	Charles County Planning Commission
<b>FROM:</b>	Melissa Hively, Planner II, Planning Division <i>Department of Planning &amp; Growth Management (PGM)</i>
<b>SUBJECT:</b>	Conceptual Subdivision Plan: South Park West, CSP-240003
<b>DATE:</b>	March 21, 2025

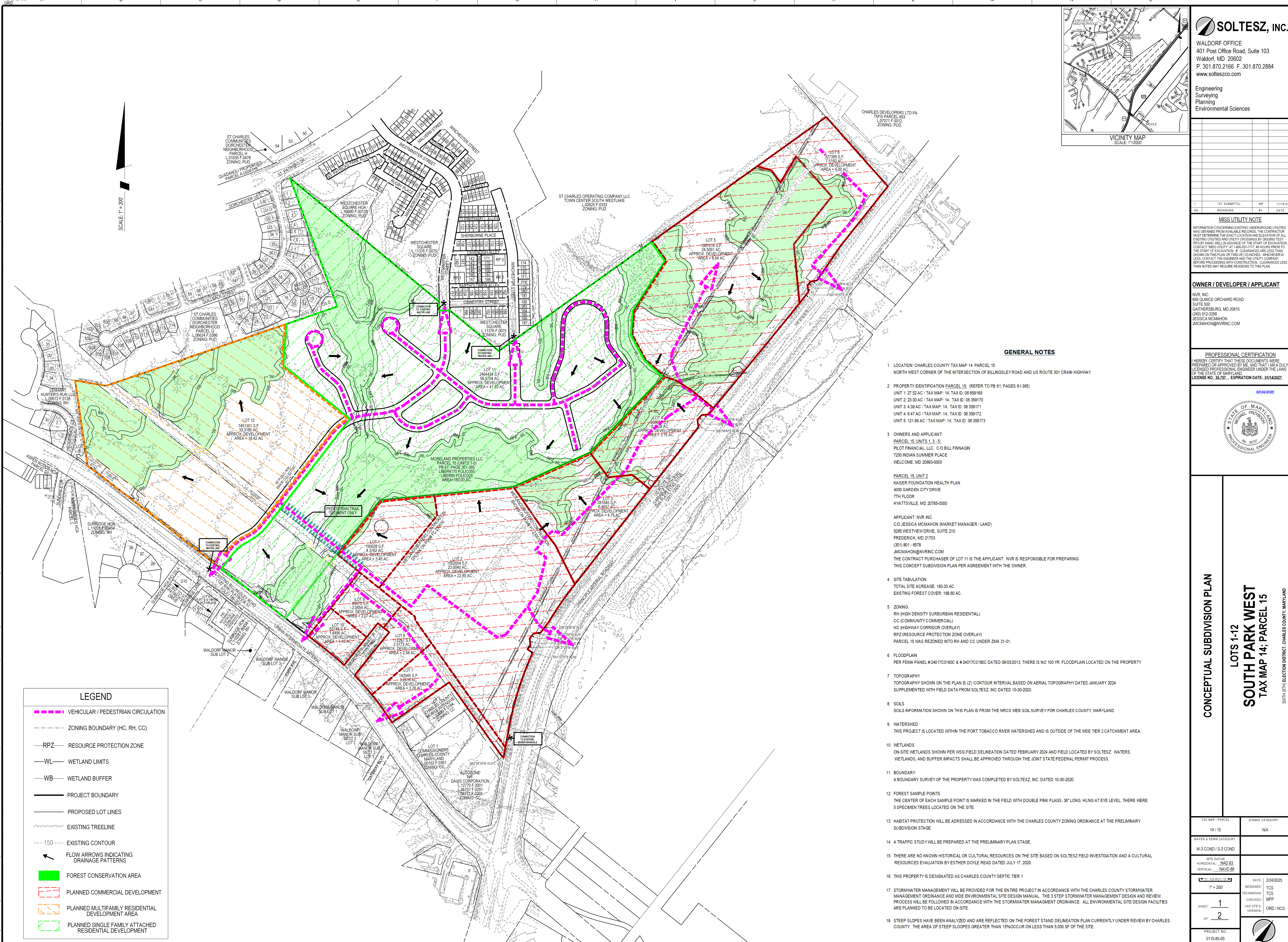
Conceptual Subdivision Plans (CSP) are “sketch” plans that are basic in nature, providing the details that define the project, and are required to comply with the requirements of Appendix A of the Subdivision Regulations (attached). Further details and approvals such as Stormwater Management, Forest Conservation, Traffic Impact Study, and Archaeology are not required at this time.

Section 278-23A(2) of the Subdivision Regulations outlines the review process for Conceptual Subdivision Plans (CSP). The CSP is required to be submitted prior to the Preliminary Subdivision Plan (PSP) and is to be presented to the Planning Commission at a Public Meeting in order to afford the public an opportunity to become better informed regarding proposed development within the County. Signs are required to be posted to the subject property and notification is required to be mailed to the adjacent property owners. The Planning Commission hosts the Public Meeting but does not issue an approval of the CSP. A summary of the public comments voiced at the Public Meeting will be prepared by PGM staff and provided to the Applicant, who will be required to provide a written response to the summary as part of the future PSP submittal. The Applicant will have one (1) year to submit a PSP following the presentation of the CSP to the Planning Commission.

On November 20, 2024, Soltesz, Inc. submitted its Conceptual Subdivision Plan for South Park West, CSP-240003. The Plan has been reviewed by staff for compliance with applicable regulations and, in accordance with § 278-23A(2) of the Subdivision Regulations, the Public Meeting with the Planning Commission is scheduled for April 7, 2025. As a result, a copy of the following items are attached for consideration: (1) the Conceptual Subdivision Plan; (2) Location, Zoning, and Aerial maps of the property subject to the CSP; (3) Adjacent Property Owner Map & Listing prepared by PGM staff that identifies the properties (within 200 feet of the boundary lines of the property subject to the CSP) whose owners must receive notification; and, (4) a copy of the notification being sent (by the applicant).

cc: Charles Rice, AICP, Planning Director  
Heather Kelley, AICP, Planning Supervisor  
CSP-240003 (via Amy Brackett)

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Engineering  
Surveying  
Planning  
Environmental Sciences

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER / DEVELOPER / APPLICANT**

NVR, INC.  
856 QUINCE ORCHARD ROAD  
SUITE 500  
GAITHERSBURG, MD 20815  
(240) 912-3088  
JESSICA MCMAHON  
JMCMAHON@NVRINC.COM

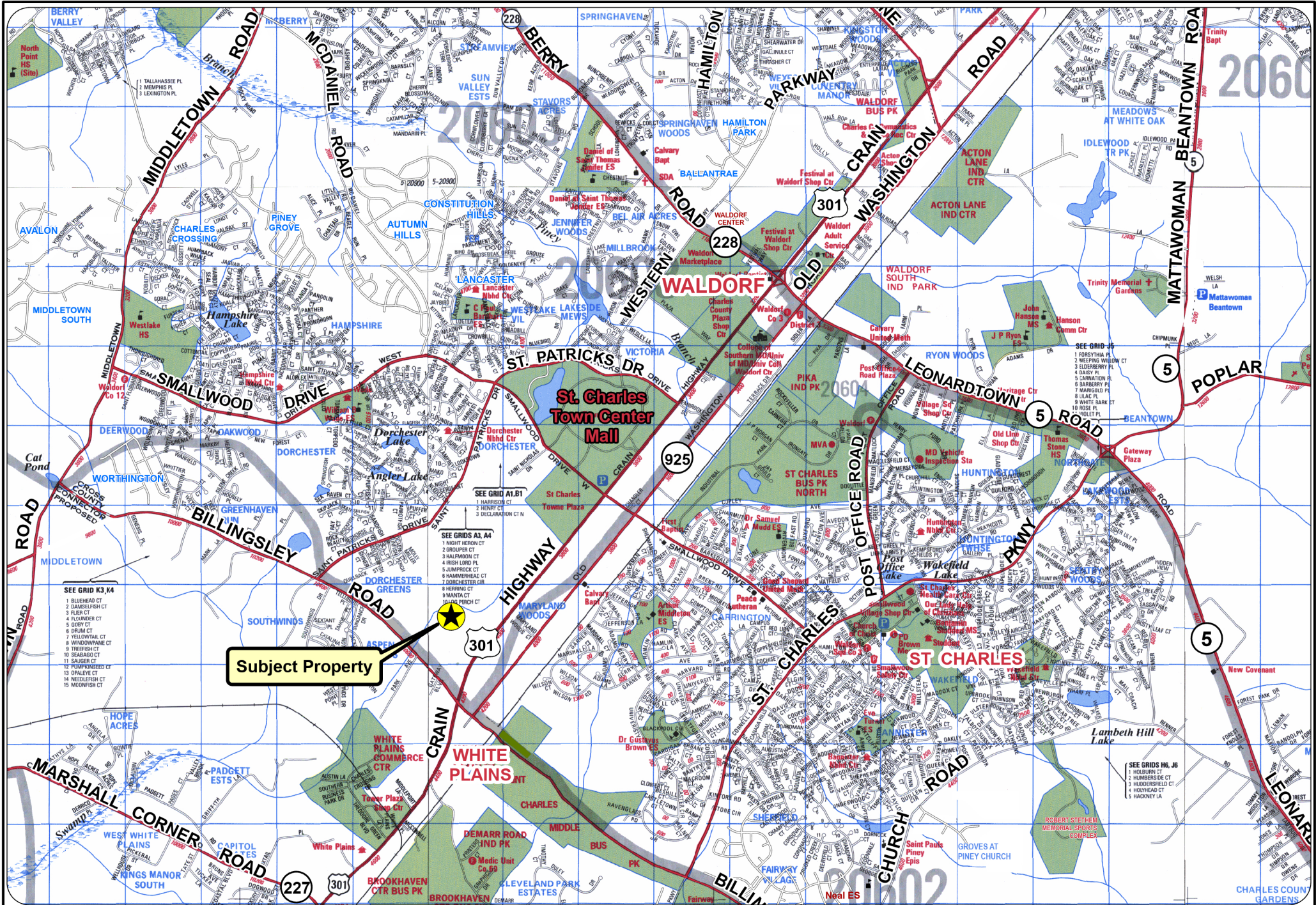
**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 36737, EXPIRATION DATE: 01/01/2027



**CONCEPTUAL SUBDIVISION PLAN**  
**LOTS 1-12**  
**SOUTH PARK WEST**  
**TAX MAP 14; PARCEL 15**  
SIXTH (6TH) ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

TAX MAP / PARCEL	14 / 15	ZONING CATEGORY:	N/A
WATER & SEWER CATEGORY	W-3 COND / S-3 COND		
SITE DATUM	HORIZONTAL: NAD 83 VERTICAL: NAVD 88	DATE:	2/24/2025
DESIGNED:	TCS	CHECKED:	MFP
CAD STOPS:	ORD / NCS	VERSION:	
SHEET	1	OF	2
PROJECT NO.	0110-85-00		



0 2,000 4,000 8,000 Feet



SCALE	 <b>CHARLES COUNTY GOVERNMENT</b> Department of Planning and Growth Management 200 Baltimore St La Plata, MD 20646 (301)645-0627	DATE
DRAWN BY:		MARCH 2025
CHECKED BY:		

**SOUTH PARK WEST**

**PSP 220003**

**LOCATION MAP**

CHARLES COUNTY, MD

BASE ZONES

AC

AGRICULTURAL CONSERVATION

RC

RURAL CONSERVATION

WCD

WATERSHED CONSERVATION DISTRICT

RR

RURAL RESIDENTIAL

RV

VILLAGE RESIDENTIAL

RL

LOW DENSITY SUBURBAN RESIDENTIAL

RM

MEDIUM DENSITY SUBURBAN RESIDENTIAL

RH

HIGH DENSITY SUBURBAN RESIDENTIAL

RO

RESIDENTIAL / OFFICE

CER

CORE DEVELOPMENT / RESIDENTIAL

CMR

CORE MIXED RESIDENTIAL

CRR

CORE RETAIL RESIDENTIAL

CN

NEIGHBORHOOD COMMERCIAL

CC

COMMUNITY COMMERCIAL

CB

CENTRAL BUSINESS

CV

VILLAGE COMMERCIAL

BP

BUSINESS PARK

IG

LIGHT INDUSTRIAL

IH

HEAVY INDUSTRIAL

AUC

ACTON URBAN CENTER

WC

WALDORF CENTRAL

OVERLAY ZONES

HIGHWAY CORRIDOR

RESOURCE PROTECTION

CRITICAL AREA BOUNDARY

FLOATING ZONES

PRD

PLANNED RESIDENTIAL DEVELOPMENT

PMH

PLANNED MOBILE HOME PARK

PEP

PLANNED EMPLOYMENT/INDUSTRIAL PARK

MX

PLANNED MIX USE

PUD

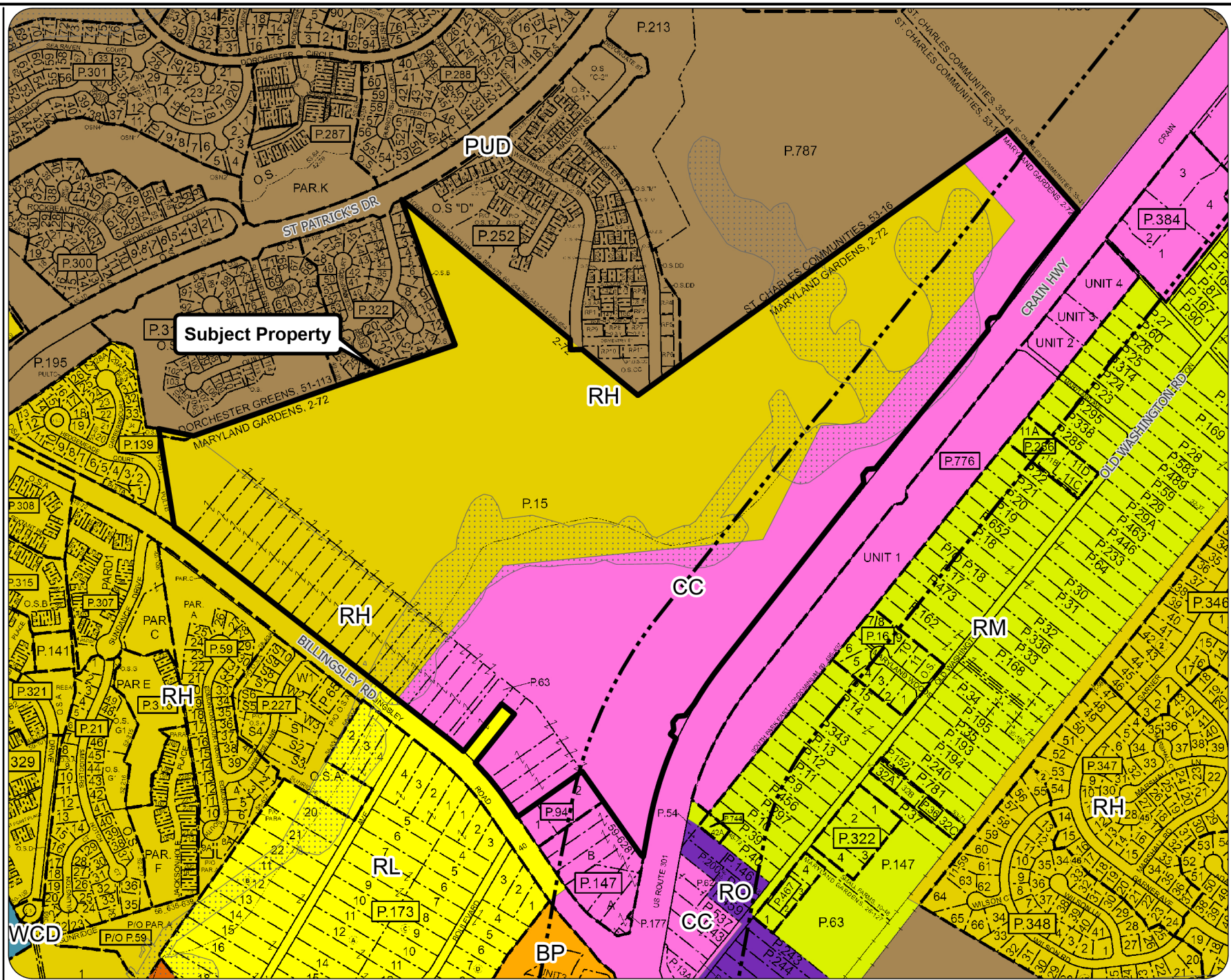
PLANNED UNIT DEVELOPMENT

WPC

WATERFRONT PLANNED COMMUNITY

TOD

TRANSIT ORIENTED DEVELOPMENT



05001,0002,000Feet

Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.

SCALE

DRAWN BY:

CHECKED BY:

CHARLES COUNTY GOVERNMENT

Department of Planning and Growth Management

200 Baltimore St

La Plata, MD 20646

(301)645-0627

DATE

MARCH 2025

SOUTH PARK WEST




CSP 240003

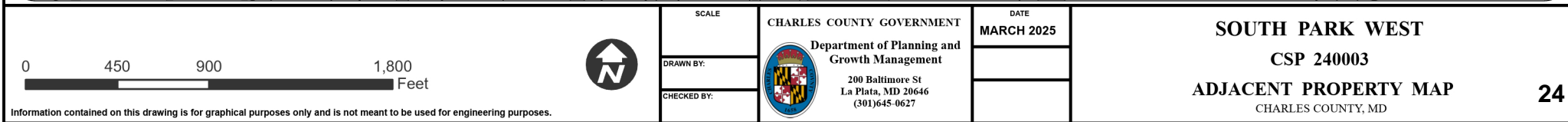
ZONING MAP

CHARLES COUNTY, MD

22



 Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.		SCALE	 CHARLES COUNTY GOVERNMENT Department of Planning and Growth Management 200 Baltimore St La Plata, MD 20646 (301)645-0627	DATE MARCH 2025	<b>SOUTH PARK WEST</b> CSP 240003 AERIAL MAP CHARLES COUNTY, MD
		DRAWN BY:			
CHECKED BY:					23



Owner data current as of December 2024

										OWNER MAILING																			
PROP NUM	ACCTID	PREMISE ADDRESS	CITY	STATE	ZIP	OWNNAME1	OWNNAME2	OWNER MAILING ADDRESS 1	ADDRESS 1	OWNCITY	OWNSTATE	OWNERZIP	LEGAL1	LEGAL2	LEGAL3	DR1LIBER	DR1FOLIO	LOT	MAP	GRID	PARCEL								
1	0906282504	3750 CRAIN HWY	WALDORF	MD	20602	WALDORF PROSPERITY LLC		3750 CRAIN HWY		WALDORF	MD	20602	IMPS LOT 1 = 2.843 AC	HAMPTON INN	WALDORF PARK SUB	09664	0473	1	15	7	384								
2	0906357106		WALDORF	MD	20601	POTOMAC PROPERTY GROUP LLC		22 HUNTING COURT		EDGEWATER	MD	21037	UNIT 4 - 2.010 AC	SOUTH PARK EAST CONDOMIN		10152	0386	0	15	13	776								
3	0906357105		WALDORF	MD	20601	PILOT FINANCIAL LLC		7200 INDIAN SUMMER PL		WELCOME	MD	20693	UNIT 3 - 1.060 AC	SOUTH PARK EAST CONDOMIN		10382	0412	0	15	13	776								
4	0906357104		WALDORF	MD	20601	CHESAPEAKE PINES MD 3 LLC		6211 S HIGHLAND DR	# 3051	HOLLADAY	UT	84121	UNIT 2 - 1.176 AC	SOUTH PARK EAST CONDOMIN		12736	0471	0	15	13	776								
5	0906360039		WALDORF	MD	20601	PILOT FINANCIAL LLC		7200 INDIAN SUMMER PL		WELCOME	MD	20693	UNIT 1B = 5.6577 AC	SOUTH PARK EAST CONDOMIN		10382	0412	0	15	13	804								
6	0906281141		WALDORF	MD	20601	WANAMAKER PROPERTIES VII LLC		415 RIVERSIDE DR		PRINCE FREDERICK	MD	20678	UNIT 1A = 11.5576 AC	SOUTH PARK EAST CONDOMIN		12432	0170	0	15	13	776								
7	0906038298	4110 CRAIN HWY	WALDORF	MD	20602	PBJ COMMERICAL PROPERTIES LLC		PO BOX 737		WALDORF	MD	20604	IMPS P/O L 43 S-1	P/O 2&3 S-3	MD GARDENS SUB	09619	0446	43	14	24	54								
8	0906057373	4120 CRAIN HWY	WALDORF	MD	20602	STONE ELMER A JR & MARY L		4120 CRAIN HWY		WALDORF	MD	20603	IMPS P/O L-44 S-1		MD GARDENS SUB	00136	0104	44	15	19	200								
9	0906022448	4140 CRAIN HWY	WALDORF	MD	20602	KENNEDY CHIROPRACTIC PC		4140 CRAIN HWY		WALDORF	MD	20602	IMPS LOT 89 SEC 1 = .474 AC		MD GARDENS SUB	09643	0195	89	15	19	62								
10	0906032435	4120 ROYAL BENGAL PL	WHITE PLAINS	MD	20695	AUTOZONE DEVELOPMENT LLC		123 S FRONT STREET		MEMPHIS	TN	38103	IMPS LOT A - 2.3005	ALL L 52-57 SEC 1	MD GARDENS SUB	08717	0203	50	14	24	147								
11	0906360072		WHITE PLAINS	MD	20695	MOMEN LLC		2317 POINT CHESAPEAKE QUAY	UNIT 3012	VIRGINIA BEACH	VA	23451	RESIDUE = 1.6453 AC	LANDS OF MOMEN LLC		05757	0291	0	14	24	354								
12	0906354583		WHITE PLAINS	MD	20695	PTV 1168 LLC		400 PENN CENTER BLVD	BLDG 4 SUITE 1000	PITTSBURGH	PA	15235	LOT B-1 = 1.5216 AC	LANDS OF MOMEN LLC		12770	0001	0	14	24	147								
13	0906228461	10700 BILLINGSLEY RD	WHITE PLAINS	MD	20695	CHARLES COUNTY MOBILE INTNSVE CARE		PO BOX 366		WHITE PLAINS	MD	20695	IMPS LOT 2 SEC 1 = 1.6077		MARYLAND GARDENS	02020	0184	2	14	24	94								
14	0906228453	10710 BILLINGSLEY RD	WHITE PLAINS	MD	20603	COUNTY COMMISSIONERS CHAS CO MD		PO BOX 2150		LA PLATA	MD	20646	LOT 1 SEC 1 = .6880		MARYLAND GARDENS	00152	0361	1	14	24	94								
15	0906036589		WHITE PLAINS	MD	20695	BELTWAY ENTERPRISES LLC		11745 PIKA DR		WALDORF	MD	20602	LOT 3 BLK D		WALDORF MANOR SUB	08686	0026	3	14	24	173								
16	0906039596	4125 GATEWAY BLVD	WHITE PLAINS	MD	20695	TEMAH MACMILLAN ETAL	TEMAH ROLAND A	4125 GATEWAY BLVD		WHITE PLAINS	MD	20695	IMPS P/O L-3 B-C S-2		WALDORF MANOR SUB	11299	0239	3	14	24	173								
17	0906025021	10685 BILLINGSLEY RD	WHITE PLAINS	MD	20695	ULLOA ERICK D		10685 BILLINGSLEY RD		WHITE PLAINS	MD	20695	IMPS LOTS 1-2 B-C S-2		WALDORF MANOR SUB	06331	0216	1	14	24	173								
18	0906039316	10675 BILLINGSLEY RD	WHITE PLAINS	MD	20695	LANHAM KATHERINE P		10675 BILLINGSLEY RD		WHITE PLAINS	MD	20695	IMPS LTS 1-2 BLK A		WALDORF MANOR SUB	01352	0578	1	14	24	173								
19	0906060846	10660 BILLINGSLEY RD	WHITE PLAINS	MD	20695	WILLETT GEORGE G JR TRS ET AL		PO BOX 82		WHITE PLAINS	MD	20695	IMPS P/O LOT 64 SEC 1		MD GARDENS SUB	07175	0482	64	14	18	63								
20	0906029566	10655 BILLINGSLEY RD	WHITE PLAINS	MD	20695	BRAWNER LAWRENCE L		10655 BILLINGSLEY RD		WHITE PLAINS	MD	20695	IMPS LOTS 3-4 BLK A		WALDORF MANOR SUB	04826	0714	3	14	24	173								
21	0906034268		WHITE PLAINS	MD	20695	GAGNON ARLENE R		PO BOX 282		WEST KINGSTON	RI		0 P/O LTS 3-4 BLK-B		WALDORF MANOR SUB	00199	0356	3	14	18	173								
22	0906034241		WHITE PLAINS	MD	20695	GAGNON ARLENE R		PO BOX 282		WEST KINGSTON	RI		0 LOT 2 BLK B		WALDORF MANOR SUB	00261	0313	2	14	24	173								
23	0906351663		WHITE PLAINS	MD	20695	SUNRIDGE HOMEOWNERS	ASSOCIATION INC	PO BOX 258		UPPER MARLBORO	MD	20773	P/O OP A - 1.3439 AC	S SI BILLINGSLEY RD	SUNRIDGE SUB SEC 1	11028	0454	0	14	18	227								
24	0906027628		WHITE PLAINS	MD	20695	ASHBURNE WAYMAN P	ASHBURNE PATRICE	10750 ESPIRIT PL		WHITE PLAINS	MD	20695	.4998 AC	S/SI BILLINGSLEY RD		12933	0223	0	14	18	65								
25	0906351650	4082 SUNRIDGE LN	WHITE PLAINS	MD	20695	MCFARLANE KURT N	MCFARLANE NIKEIA	4082 SUNRIDGE LN		WHITE PLAINS	MD	20695	IMPS LOT W1 - 0.4132 AC	S SI BILLINGSLEY RD	SUNRIDGE SUB SEC 1	09428	0001	0	14	18	227								
26	0906351662	4081 SUNRIDGE LN	WHITE PLAINS	MD	20695	CASTOR YSMAILLE		4081 SUNRIDGE LN		WHITE PLAINS	MD	20695	IMPS LOT S10 - 0.1909 AC	S SI BILLINGSLEY RD	SUNRIDGE SUB SEC 1	08516	0438	0	14	18	227								
27	0906351629	4008 EDMONTON CT N	WHITE PLAINS	MD	20695	CLINKSCALES JOHN T JR	CLINKSCALES PHYLI	4008 N EDMONTON CT		WHITE PLAINS	MD	20695	IMPS LOT 28 - 0.1909 AC P	S SI BILLINGSLEY RD	SUNRIDGE SUB SEC 2	09177	0149	28	14	18	59								
28	0906351628	4004 EDMONTON CT N	WHITE PLAINS	MD	20695	DEGOH IVO	DEGOH OLGA	4004 N EDMONTON CT		WHITE PLAINS	MD	20695	IMPS LOT 27 - 0.2081 AC P	S SI BILLINGSLEY RD	SUNRIDGE SUB SEC 2	09186	0343	27	14	18	59								
29	0906351627	4000 EDMONTON CT N	WHITE PLAINS	MD	20695	DOLES MICHAEL		4000 EDMONTON COURT NORTH		WHITE PLAINS	MD	20695	IMPS LOT 26 - 0.1937 AC P	S SI BILLINGSLEY RD	SUNRIDGE SUB SEC 2	09112	0101	26	14	18	59								
30	0906351643		WHITE PLAINS	MD	20695	SUNRIDGE HOMEOWNERS	ASSOCIATION INC	PO BOX 358		UPPER MARLBORO	MD	20773	P/O PAR A - 3.0720 A	S SI BILLINGSLEY RD	SUNRIDGE SUB SEC 2	11028	0454	0	14	18	59								
31	0906351645			MD		EDMONTON LLC		PO BOX 10		BRYANTOWN	MD	20617		S SI BILLINGSLEY RD	SUNRIDGE SUB SEC 2			0	14	18	59								
32	0906234690		WHITE PLAINS	MD	20695	ASPEN WOODS HOMEOWNERS ASSOC INC		C/O QUEENTREE MANAGEMENT	PO BOX 604	CHARLOTTE HALL	MD	20622	PAR C SEC 1 PLAT 2		ASPEN WOODS	06140	0689	0	14	17	307								
33	0906234704		WHITE PLAINS	MD	20695	ASPEN WOODS HOMEOWNERS ASSOC		4401 SO BUSINESS PARK DR		WHITE PLAINS	MD	20695	PAR D1 SEC 1 PLT 1A		ASPEN WOODS	02325	0543	0	14	17	307								
34	0906300588		WHITE PLAINS	MD	20601	LENHART HUNTERS RUN COMM ASSOC INC		3947 HEDGE MEADE CT		WHITE PLAINS	MD	20695	OPSP PARCEL A-1		HUNTERS RUN SUB	05739	0315	0	14	18	139								
35	0906300529		WHITE PLAINS	MD	20695	LENHART HUNTER'S RUN	COMMUNITY ASSOC	PO BOX 1831		LA PLATA	MD	20646	PUBLIC USE LOT A		HUNTERS RUN SUB	09072	0126	0	14	18	139								
36	0906300480	3951 HEDGE MEADE CT	WHITE PLAINS	MD	20695	NCHOTU LEVY	HAWTHORNE NCHO	3951 HEDGE MEADE CT		WHITE PLAINS	MD	20695	IMPS LOT 1 PL 2		HUNTERS RUN SUB	10458	0214	1	14	18	139								
37	0906300499	3947 HEDGE MEADE CT	WHITE PLAINS	MD	20695	KITTRELL MARCO F & DOROTHY D		3947 HEDGE MEADE CT		WHITE PLAINS	MD	20695	IMPS LOT 2 PL 2		HUNTERS RUN SUB	05619	0413	2	14	18	139								
38	0906300502	3943 HEDGE MEADE CT	WHITE PLAINS	MD	20695	MAGANA GUADALUPE L & MARIA E		3943 HEDGE MEADE CT		WHITE PLAINS	MD	20695	IMPS LOT 3 PL 2		HUNTERS RUN SUB	05127	0747	3	14	18	139								
39	0906300537		WHITE PLAINS	MD	20695	LENHART HUNTER'S RUN	COMMUNITY ASSOC	PO BOX 1831		LA PLATA	MD</																		

70	0906268552	3804 MOLLY MILLER CT	WALDORF	MD	20603	JEFFERIES LAWRENCE	JEFFERIES SHEILA	3804 MOLLY MILLER CT	WALDORF	MD	20603	IMPS LOT 15, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	11413	0139	15	14	18	322	
71	0906268544	3802 MOLLY MILLER CT	WALDORF	MD	20603	SNYDER JENNIFER		3802 MOLLY MILLER CT	WALDORF	MD	20603	IMPS LOT 14, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	10029	0154	14	14	18	322	
72	0906268536	3800 MOLLY MILLER CT	WALDORF	MD	20603	LEMPIN MICHAEL & DONNA CHINN		3800 MOLLY MILLER CT	WALDORF	MD	20603	IMPS LOT 13, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	07238	0077	13	14	18	322	
73	0906269036		WALDORF	MD	20603	DORCHESTER NEIGHBORHOOD ASSOC INC		3352 OLD WASHINGTON RD	WALDORF	MD	20602	OPSPD =0.873 AC PH 1	DORCHESTER GREENS	ST CHARLES SUB	06624	0386	0	14	18	322	
74	0906268528	3801 MOLLY MILLER CT	WALDORF	MD	20603	BENES JAMES	BENES CARRIE	3801 MOLLY MILLER CT	WALDORF	MD	20603	IMPS LOT 12, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	09862	0162	12	14	18	322	
75	0906268501	3803 MOLLY MILLER CT	WALDORF	MD	20603	ALLEN ANITA GRACE		3803 MOLLY MILLER CT	WALDORF	MD	20603	IMPS LOT 11, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	09736	0407	11	14	18	322	
76	0906268498	3805 MOLLY MILLER CT	WALDORF	MD	20603	GARVIN JERIME		3805 MOLLY MILLER CT	WALDORF	MD	20603	IMPS LOT 10, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	11995	0438	10	14	18	322	
77	0906268471	3807 MOLLY MILLER CT	WALDORF	MD	20603	ELSHAFEI MAYSA A		1410 DIXIE BOWIE WAY	UPPER MARLBORO	MD	20774	IMPS LOT 9, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	02788	0484	9	14	18	322	
78	0906268463	10616 QUILLBACK ST	WALDORF	MD	20603	MALLIK BUDDHADEB		10616 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 8, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	12922	0478	8	14	18	322	
79	0906268455	10614 QUILLBACK ST	WALDORF	MD	20603	CELESTINE SEAN K & CONNIE J		10614 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 7, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	05033	0701	7	14	18	322	
80	0906268447	10612 QUILLBACK ST	WALDORF	MD	20603	MILLER LAVANIOL		10612 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 6, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	06603	0423	6	14	18	322	
81	0906268439	10610 QUILLBACK ST	WALDORF	MD	20603	BAYANE EL MEHIDI		10610 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 5, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	05773	0166	5	14	18	322	
82	0906268420	10608 QUILLBACK ST	WALDORF	MD	20603	ROOTS EBONIE	BROWN BRAIDON E	10608 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 4, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	12691	0080	4	14	18	322	
83	0906268412	10606 QUILLBACK ST	WALDORF	MD	20603	MCADAMS STEVEN & ROSA L		10606 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 3, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	07818	0377	3	14	18	322	
84	0906269001		WALDORF	MD	20603	DORCHESTER NEIGHBORHOOD ASSOC INC		3352 OLD WASHINGTON RD	WALDORF	MD	20602	OPSPB = 0.214 AC	DORCHESTER GREENS PH 1	ST CHARLES SUB	06624	0386	0	14	18	322	
85	0906268404	10602 QUILLBACK ST	WALDORF	MD	20603	BAYANE EL MEHIDI		501 SAINT PAUL ST	BALTIMORE	MD	21202	IMPS LOT 2 PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	11574	0084	2	14	18	322	
86	0906268390	10600 QUILLBACK ST	WALDORF	MD	20603	SCROGGINS ANTWOINE D		10600 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 1 PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	12355	0177	1	14	18	322	
87	0906268994		WALDORF	MD	20603	DORCHESTER NEIGHBORHOOD ASSOC INC		3352 OLD WASHINGTON RD	WALDORF	MD	20602	OPSPA =0.096 AC PH 1	DORCHESTER GREENS	ST CHARLES SUB	06624	0386	0	14	18	322	
88	0906268765	10611 QUILLBACK ST	WALDORF	MD	20603	SCOTT MARVIN L & LAVERNE A		10611 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 35, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	07217	0242	35	14	18	322	
89	0906268757	10609 QUILLBACK ST	WALDORF	MD	20603	JOYNER ANDRE E	JOYNER PEARLINE K	PO BOX 805	WALDORF	MD	20604	IMPS LOT 34, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	11703	0013	34	14	18	322	
90	0906268749	10607 QUILLBACK ST	WALDORF	MD	20603	POWELL ROSALIE E		10607 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 33, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	05301	0049	33	14	18	322	
91	0906268730	10605 QUILLBACK ST	WALDORF	MD	20603	ROBERTSON YVETTE N & JOHN E		10605 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 32, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	06565	0584	32	14	18	322	
92	0906268722	10603 QUILLBACK ST	WALDORF	MD	20603	ELMORE CHRISTOPHER JERMAINE	HARRIS MARKESHA C	10603 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 31, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	12144	0322	31	14	18	322	
93	0906268714	10601 QUILLBACK ST	WALDORF	MD	20603	BASS PRINCESS J		10601 QUILLBACK ST	WALDORF	MD	20603	IMPS LOT 30, PHASE 1	DORCHESTER GREENS	ST CHARLES SUB	04409	0006	30	14	18	322	
94	0906269028		WALDORF	MD	20603	DORCHESTER NEIGHBORHOOD ASSOC INC		3352 OLD WASHINGTON RD	WALDORF	MD	20602	OPSPC = 0.515 AC	DORCHESTER GREENS PH 1	ST CHARLES SUB	06624	0386	0	14	18	322	
95	0906360095		WALDORF	MD	20603	GUADAGNOLI PROPERTIES INC		PO BOX 250	WALDORF	MD	20604	OPSP PARCEL A = 2.49	DORCHESTER LANDINGS II	ST CHARLES SUB	11161	0039	0	14	12	355	
96	0906213219		WALDORF	MD	20603	DORCHESTER NEIGHBORHOOD ASSN INC		PO BOX 638	LA PLATA	MD	20646	OPSP PAR H=0.784 AC	DORCHESTER NEIGHBORHOOD	ST CHARLES SUB	01635	0478	0	14	12	288	
97	0906213537	5912 PARROTFISH CT	WALDORF	MD	20603	PRICE THOMAS W JR		5912 PARROTFISH CT	WALDORF	MD	20603	IMPS LOT 54 PAR H	DORCHESTER NEIGHBORHOOD	ST CHARLES SUB	09686	0313	54	14	12	288	
98	0906213529	5910 PARROTFISH CT	WALDORF	MD	20603	COATES VIVIAN		3287 RYON CT	WALDORF	MD	20601	LOT 53 PAR H	DORCHESTER NEIGHBORHOOD	ST CHARLES SUB	11631	0038	53	14	12	288	
99	0906213375		WALDORF	MD	20603	DORCHESTER NEIGHBORHOOD ASSN INC		PO BOX 638	LA PLATA	MD	20646	OPSP PAR-H=0.370 AC	DORCHESTER NEIGHBORHOOD	ST CHARLES SUB	01635	0478	0	14	12	288	
100	0906354831	10921 SAINT PATRICKS PARK ALY	WALDORF	MD	20603	WILLIAMS MONEY JR		637 ALGER ST	DETROIT	MI	48202	IMPS LOT 1 0.0546 AC PHAS	TWN CTR SOUTH	ST CHARLES SUB	09695	0031	1	14	12	252	
101	0906354832	10919 SAINT PATRICKS PARK ALY	WALDORF	MD	20603	JOHNSON JEFFREY	JOHNSON COLBY	10919 ST PATRICKS PARK ALY	WALDORF	MD	20603	IMPS LOT 2 0.0385 AC P	TWN CTR SOUTH	ST CHARLES SUB	09694	0492	2	14	12	252	
102	0906354833	10917 SAINT PATRICKS PARK ALY	WALDORF	MD	20603	OLIVARES ELIECER L	OLIVARES MICHELLE	10917 ST PATRICKS PARK ALLEY	WALDORF	MD	20603	IMPS LOT 3 0.0385 AC P	TWN CTR SOUTH	ST CHARLES SUB	12072	0451	3	14	12	252	
103	0906354885		WALDORF	MD	20603	WESTCHESTER SQUARE HOA INC		C/O MICHAEL FAERBER	7811 MONTROSE RD	POTOMAC	MD	20854	P/O OPSP PARCEL D 1.	TWN CTR SOUTH	ST CHARLES SUB	10650	0133	0	14	12	252
104	0906354886		WALDORF	MD	20603	WESTCHESTER SQUARE HOA INC		C/O MICHAEL FAERBER	7811 MONTROSE RD	POTOMAC	MD	20854	P/O OPSP PARCEL D 1.	TWN CTR SOUTH	ST CHARLES SUB	10650	0133	0	14	12	252
105	0906356145	3728 MARLBOROUGH PL	WALDORF	MD	20603	WATKINS KIMBERLY		3728 MARLBOROUGH PL	WALDORF	MD	20603	IMPS LOT 35 0.0670 AC P	TWN CTR SOUTH	ST CHARLES SUB	10328	0408	0	14	12	252	
106	0906356146	3726 MARLBOROUGH PL	WALDORF	MD	20603	BROWN JOI		3726 MARLBOROUGH PL	WALDORF	MD	20603	IMPS LOT 36 0.04119AC P	TWN CTR SOUTH	ST CHARLES SUB	10328	0384	36	14	12	252	
107	0906356147	3724 MARLBOROUGH PL	WALDORF	MD	20603	HAILU BEZA MENGESHA	GEBREKIDAN TAMIRL	3724 MARLBOROUGH PL	WALDORF	MD	20603	IMPS LOT 37 0.0418 AC P	TWN CTR SOUTH	ST CHARLES SUB	13305	0001	37	14	12	252	
108	0906356148	3722 MARLBOROUGH PL	WALDORF	MD	20603	ALLEN NATOSHA YVONNE		3722 MARLBOROUGH PL	WALDORF	MD	20603	IMPS LOT 38 0.0547 AC	TWN CTR SOUTH	ST CHARLES SUB	11989	0197	38	14	12	252	
109	0906356123		WALDORF	MD	20603	WESTCHESTER SQUARE HOMEOWNERS	ASSOCIATION INC	C/O 1282 SMALLWOOD DR W	PMB #546	WALDORF	MD	20603	P/O OPEN SPACE PARCE	TOWN CENTER SOUTH	ST CHARLES SUB	11376	0075	0	14	12	252
110	0906357573		WALDORF	MD	20603	WESTCHESTER SQUARE HOMEOWNERS	ASSOCIATION INC	C/O 1282 SMALLWOOD DR W	PMB #546	WALDORF	MD	20603	OPSP PARCEL AA PH 3	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11376	0075	0	14	18	252
111	0906357952	10967 BARTHOLOMEW ALY	WALDORF	MD	20603	WILKINS LACY C		10967 BARTHOLOMEW ALLEY	WALDORF	MD	20603	IMPS LOT 148 PH 3 = 0.054	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11252	0274	148	14	18	252	
112	0906357953	10969 BARTHOLOMEW ALY	WALDORF	MD	20603	JOHNSON JAZZMIN MONET		10969 BARTHOLOMEW ALY	WALDORF	MD	20603	IMPS LOT 149 PH 3 =0.0385	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11241	0487	149	14	18	252	
113	0906357954	10971 BARTHOLOMEW ALY	WALDORF	MD	20603	KIRKLAND JULYIA		10971 BARTHOLOMEW ALY	WALDORF	MD	20603	IMPS LOT 150 PH 3 = 0.057	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11242	0001	150	14	18	252	
114	0906357982	11003 OSWESTRY ST	WALDORF	MD	20603	ROSS BRIAN	NGUYEN PHUONG	11003 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT151 PH 3 = 0.0534	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11463	0034	151	14	18	252	
115	0906357983	11001 OSWESTRY ST	WALDORF	MD	20603	HUFF BRADFORD C	VIGIL WHITNIE M	11001 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 152 PH 3 = 0.038	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	12997	0499	152	14	18	252	
116	0906357984	10999 OSWESTRY ST	WALDORF	MD	20603	VAR SIVOUTH A	VAR SIENNA HENG	10999 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 153 PH 3 = 0.038	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11462	0450	153	14	18	252	
117	0906357985	10997 OSWESTRY ST	WALDORF	MD	20603	GREEN ALPHEUS		10997 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 154 PH 3 = 0.054	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11456	0255	154	14	18	252	
118	0906357587		WALDORF	MD	20603	WESTCHESTER SQUARE HOMEOWNERS	ASSOCIATION INC	C/O 1282 SMALLWOOD DR W	PMB #546	WALDORF	MD	20603	OPSP PARCEL Y PH 3 =	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11376	0075	0	14	18	252
119	0906357978	10993 OSWESTRY ST	WALDORF	MD	20603	KOIWOOD JONETTE	KOIWOOD JOYA	10993 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 155 PH 3 = 0.054	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11289	0190	155	14	18	252	
120	0906357979	10991 OSWESTRY ST	WALDORF	MD	20603	FARID WALI IBN		10991 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 156 PH 3 = 0.038	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	13319	0422	156	14	18	252	
121	0906357980	10989 OSWESTRY ST	WALDORF	MD	20603	MARTIN GWENDOLYN ALICIA	KERR TIFFANY YVON	10989 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 157 PH 3 = 0.038	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11302	0405	157	14	18	252	
122	0906357981	10987 OSWESTRY ST	WALDORF	MD	20603	BALL KEITH		10987 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 158 PH 3 = 0.054	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11306	0366	158	14	18	252	
123	0906357989	10996 OSWESTRY ST	WALDORF	MD	20603	COLEMAN BETTINA RENEE		10996 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 196 PH 3 = 0.054	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11670	0479	196	14	18	252	
124	0906357988	10994 OSWESTRY ST	WALDORF	MD	20603	COLE CARLOS		10994 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 195 PH 3 = 0.038	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11659	0428	195	14	18	252	
125	0906357987	10992 OSWESTRY ST	WALDORF	MD	20603	WALKER TAMYRA		10992 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 194 PH 3 = 0.038	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11653	0358	194	14	18	252	
126	0906357986	10990 OSWESTRY ST	WALDORF	MD	20603	DIXON LAKESHIA		10990 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 193 PH 3 = 0.054	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11653	0310	193	14	18	252	
127	0906357575		WALDORF	MD	20603	WESTCHESTER SQUARE HOMEOWNERS	ASSOCIATION INC	C/O 1282 SMALLWOOD DR W	PMB #546	WALDORF	MD	20603	P/O OPSP PARCEL CC P	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11376	0075	0	14	18	252
128	0906357994	10986 OSWESTRY ST	WALDORF	MD	20603	JONES ALICIA NANCY		10986 OSWESTRY ST	WALDORF	MD	20603	IMPS LOT 192 PH 3 = 0.054	TOWN CENTER SOUTH - LOT	ST CHARLES SUB	11622	0113	192	14	18	252	
129																					

143	0906266363		WALDORF	MD	20602 ST CHARLES OPERATING COMPANY LLC	PO BOX 1928	LA PLATA	MD	20646 TWN CTR SOUTH-49.844	WESTLAKE	ST CHARLES SUB	02625	0333	0	15	7	787
144	0906157939	1170 SMALLWOOD DR	WALDORF	MD	20601 ST CHARLES TOWNE PLAZA LLC	C/O WP GROUP	4900 E DUBLIN GRAN COLUMBUS	OH	43081 IMPS RESIDUE - 38.7265 AC	REGIONAL SHOPPING CENTER	ST CHARLES SUB-WESTLAKE	07071	0012	0	15	7	653

**Public Meeting: South Park West, CSP-240003**  
**April 7, 2025 with the Planning Commission**

**WHAT is this Letter of Notification all about?**

- This letter of notification is being sent from NVR, Inc. to owners of property within 200’ of the boundary of South Park West so they are aware of an application for a Conceptual Subdivision Plan.
- South Park West is zoned as High Density Suburban Residential (RH) and Community Commercial (CC) and is proposing a mixed residential and commercial development of apartments, townhomes, and commercial development.

**WHY is this on the Agenda for the Planning Commission?**

- The Charles County Subdivision Regulations require Conceptual Subdivision Plans be presented for public input at a Public Meeting conducted by the Planning Commission.
- The Planning Commission does not issue an approval for Conceptual Subdivision Plans. The purpose of the meeting is to gather public input to which the Applicant will be required to respond when applying for a formal Preliminary Subdivision Plan.

**WHO does this amendment affect?**

- This affects residents of surrounding neighborhoods.

**WHEN is this Conceptual Subdivision Plan being discussed and voted on, and when would it possibly take effect?**

- This Conceptual Subdivision Plan will have a hybrid (in-person and virtual) Public Meeting on Monday, April 7, 2025 at 6:00 p.m.
- Conceptual Subdivision Plans do not require approval; however, the Applicant will be required to address the public comments received when applying for the future Preliminary Subdivision Plan (PSP). The Applicant will have one (1) year from the date of the meeting to submit their PSP. The PSP will require approval by the Planning Commission.

**WHERE can I go to learn more?**

- You can view the Conceptual Subdivision Plan and other documents beginning March 21, 2025 at: <https://bit.ly/SouthParkWestCSP240003> or scan here:



- You can attend the Public Meeting about this Conceptual Subdivision Plan on **April 7, 2025**:
  - **Attend in person:** the Charles County Government Building (200 Baltimore Street, La Plata, MD 20646)
  - **View the meeting virtually:** There are a variety of viewing/streaming options including livestream available at [www.CharlesCountyMD.gov/CCGTV](http://www.CharlesCountyMD.gov/CCGTV).
  - **View the recording at a later time:** Public Meetings are recorded and posted online at: [www.CharlesCountyMD.gov/VOD](http://www.CharlesCountyMD.gov/VOD).

**HOW can I share my opinion and hear from other residents, speakers, and the Planning Commission?**

Individuals or representatives of groups wishing to make oral or written comments are encouraged to attend the meeting and can submit comments in the following ways:

- **Comment In-person:** Speaker sign-up will begin 30 minutes prior to the meeting at the Charles County Government Building (200 Baltimore Street, La Plata) on April 7, 2025 and will end at the commencement of the meeting. Each speaker will be allotted three minutes to speak.
- **Comment Virtually:** Virtual speaker sign-up begins Friday, March 21, 2025 and will close Friday, April 4, 2025 at 4:30 p.m. If you are not available to speak when you are called, we have the right to move on to the next caller. Each speaker will be allotted three minutes to speak. Register to

- **Provide Written or Voicemail Comments:** Written or voicemail comments may be submitted in lieu of oral testimony, or to expand upon oral testimony, and will be accepted Friday, March 21, 2025 through Friday, April 4, 2025 at 4:30 p.m.:

- <https://www.charlescountymd.gov/government/boards-commissions/planning-commission/planning-commission-public-comment-and-speaker-registration-form>

2. **Leave a voicemail** (recorded message) by calling 301-645-0652

- Department of Planning and Growth Management  
c/o Clerk to the Planning Commission  
200 Baltimore Street  
La Plata, Maryland 20646

**LEGEND**

- VEHICULAR PROPOSED INFRASTRUCTURE
- ZONING BOUNDARY (P.C. 14.02)
- RESOURCE PROTECTED ZONE
- WETLAND UNITS
- WETLAND BUFFER
- PROJECT BOUNDARY
- PROPOSED LOT LINES
- EXISTING TREES
- EXISTING CONTOUR
- FLOW ARROWS INDICATING DRAINAGE PATTERNS
- FOREST COMMERCIAL WILDLIFE
- PLANNED COMMERCIAL DEVELOPMENT
- PLANNED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
- PLANNED SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT

**NOTES**

- LOCATION: CHESAPEAKE COUNTY TAXMAP 14 NORTH-WEST CORNER OF THE INTERSECT
- PROPERTY IDENTIFICATION: PARCELS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786

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CHARLES COUNTY GOVERNMENT  
**Department of Planning & Growth Management**

**Jason R. Groth, AICP**  
Acting Director

Phone | 301-645-0692  
Email | [PGMadmin@CharlesCountyMD.gov](mailto:PGMadmin@CharlesCountyMD.gov)

### **South Park West, CSP-240003**

South Park West, CSP-240003 is a Conceptual Subdivision Plan that proposes a mixed residential and commercial subdivision consisting of apartments, townhomes, and commercial development on approximately one hundred eighty-three (183) acres zoned High Density Suburban Residential (RH) and Community Commercial (CC) off Billingsley Road and US 301 in Waldorf, Maryland.

#### **Staff Contact:**

[Melissa Hively, Planner II](#)

**Please click the blue links below to view the documents.**

#### **Documents available on March 21, 2025**

Memo to the Planning Commission  
South Park West, CSP-240003  
Location Map  
Zoning Map  
Aerial Map  
Adjacent Property Owner Map

[Click here to submit Public Comment for the April 7, 2025 Planning Commission Public Meeting](#)

(Comments accepted beginning March 21, 2025)

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** April 7, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Approval Item(s)

**AGENDA SECTION:** PUBLIC MEETING: PUBLIC COMMENTS

**SUBJECT:** **Lake Acton Business Park, PSP-220003**

The Applicant is requesting approval of a new Preliminary Subdivision Plan Titled Lake Acton Business Park, PSP-220003. Lake Acton Business Park includes approximately 106 acres on the western side of Mattawoman Beantown Road (MD Route 5), directly north of the Mattawoman Beantown Road Park and Ride station in Waldorf, Maryland. The property is known as Parcels 220, 355, 378, 379-R, 388, and 543 found on Tax Map 8, in the 6<sup>th</sup> election district. The Preliminary Subdivision Plan is for a total of seven lots intended for a convenience store, gas station, retail, and flex commercial uses. The remainder of the property is designated as Residue.

The Conceptual Subdivision Plan for this project was presented to the Planning Commission on April 18, 2022.

### **Applicant (Agent):**

Crip Properties Business Trust c/o John Dixon (Soltesz, Inc.)

### **Staff:**

Melissa Hively, Planner II

### **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, April 4, 2025** 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, April 4, 2025**.

#### **SUGGESTED ACTION:**

#### **ATTACHMENTS:**

1. [Lake Acton Business Park PSP-220003 - Staff Report to PC](#)
2. [Lake Acton Business Park Location Map](#)
3. [Lake Acton Business Park Zoning Map](#)
4. [Lake Acton Business Park Aerial Map](#)
5. [Applicant's Response to Public Comments](#)
6. [Lake Acton Business Park Traffic Mitigation Proposal](#)
7. [Lake Acton Business Park PSP-220003](#)



# Charles County Planning Commission Meeting of April 7, 2025

## Department of Planning and Growth Management Staff Report

**Project Name & Number: Lake Acton Business Park, PSP-220003**

**Type of Project: Preliminary Subdivision Plan**

**Presented by Melissa Hively, Planning Division**

**For questions, please contact the Planning Division at 301-638-2409**

### TABLE OF CONTENTS

<u>ITEM</u>	<u>PAGE NUMBER</u>
I. Project & Applicant Information	2
II. Environmental, Historical & Archeological Information	3
III. Project Consistency, Impacts and Findings	4
IV. Conclusions & Recommendations	9
V. Appendices:	Attached & <a href="#">Online</a>
a. Location Map, Zoning Map, Aerial Map	
b. Applicant's Response to Public Comments dated August 22, 2022	
c. Applicant's Traffic Mitigation Proposal dated December 27, 2024	
d. Preliminary Subdivision Plan – Lake Acton Business Park, PSP-220003	

## I. Project & Applicant Information:

### A. Project Name: Lake Acton Business Park

Owner: Crip Properties Business Trust  
Applicant: Crip Properties Business Trust c/o John Dixon  
Consultant: Soltesz, Inc.

### B. Project Number: PSP-220003

**C. Subject Property:** The Preliminary Subdivision Plan includes approximately 106 acres on the western side of Mattawoman Beantown Road (MD Route 5), directly north of the Mattawoman Beantown Road Park and Ride station in Waldorf, Maryland. The property is known as Parcels 220, 355, 378, 379-R, 388, and 543 found on Tax Map 8, in the 6<sup>th</sup> election district. Location, Zoning, and Aerial maps of the property area are attached and have been uploaded to the [County Website](#).

**D. Land Use & Zoning Category:** The subject property is zoned BP – Business Park. Additionally, 14.58 acres of Parcel 379-R is zoned RM – Medium Density Residential, which is not included in this application and is shown as Residue on the Preliminary Subdivision Plan. The property is located inside of the Development District and the Priority Funding Area, and is located within Tier 2 on the “*Sustainable Growth and Agricultural Preservation Act Tier Area Designations Map*” most recently updated on July 12, 2016.

**E. General Description of the Request:** The request is for approval of a Preliminary Subdivision Plan (PSP) for Lake Acton Business Park, PSP-220003, for a total of seven (7) lots intended for a convenience store, gas station, retail, and flex commercial uses. The remainder of the property is designated as Residue.

### F. Background-Previous Applications:

#### 1. Conceptual Subdivision Plan:

- a. The Subdivision Regulations, § 278-25A states in part: “**Only after presentation of the conceptual subdivision plan to the Planning Commission may the Applicant submit the more detailed preliminary subdivision plan for consideration.**”

**Staff Comment:** The Conceptual Subdivision Plan was presented to the Planning Commission at their April 18, 2022 meeting.

- b. The Subdivision Regulations, § 278-25I states in part: “**No preliminary subdivision plan shall be considered for Planning Commission action until it has been reviewed, recommendations have been made by the TRC [Technical Review Committee], and a conceptual subdivision plan**

has been presented to the Planning Commission. Prior to taking action on the preliminary subdivision plan, the Department of Planning and Growth Management shall provide a list of public comments from the conceptual subdivision plan meeting in writing to the Applicant within 30 days for consideration to incorporate into the preliminary plan. The Applicant is required to respond in writing to the public comments on the conceptual subdivision plan as a part of the preliminary subdivision plan application. The Commission will review the application, public testimony, the report from the Planning Director, as well as any review agency comments, and public comments on the Conceptual Subdivision Plan, on the Preliminary Subdivision Plan at a public meeting. The Applicant shall post signs on the project site as notice to the public of the date and time of the Planning Commission's consideration of the Preliminary Subdivision Plan.”

**Staff Comment:** The Preliminary Subdivision Plan has been reviewed by the TRC. The Applicant provided a written response to the public comments on the Conceptual Subdivision Plan as outlined in the attached letter dated August 22, 2022. The application, report from the Planning Director, and any review agency comments are being presented in the form of the subject report and attachments. The Applicant has posted signs on the project site advertising the Planning Commission’s consideration of the Preliminary Subdivision Plan at the April 7, 2025 meeting.

## **II. Environmental, Historical & Archeological Information:**

### **A. Environmental Information, Resources, Watershed:**

1. Sustainable Growth and Agricultural Preservation Act of 2012 (the “septic bill”): Lake Acton Business Park is within Tier 2 per the SGAP Act Tier Area Designations map approved by the County Commissioners July 12, 2016. The project is serviced by public water and sewer.
2. Forest Conservation: This project is subject to Forest Conservation requirements. A Forest Stand Delineation was approved on July 14, 2022, and the Preliminary Forest Conservation Plan was approved on December 14, 2023. The plan proposes 22.07 acres of Forest Conservation onsite to meet the break-even point of 21.95 acres.
3. Watershed: This project is located within the Zekiah Swamp Watershed.
4. Habitat Protection Plan: This project site is located within the headwaters of the Zekiah Swamp that is designated as a Nontidal Wetland of Special State Concern. The Zekiah Swamp provides a habitat for many documented rare, threatened, endangered species and therefore a Habitat Protection Plan was required per

Appendix A(1) of the Subdivision Regulations. Notes for the Habitat Protection measures are provided on Sheet #1.

5. Resource Protection Zone (RPZ): The project area contains streams and non-tidal wetlands; therefore, the RPZ is applicable to this project. The project proposes to disturb the RPZ (road crossings, stormwater management devices, etc.); therefore, the Applicant will be required to address § 297-174C of the Zoning Ordinance for these impacts.

**B. Historic & Archeological:** The Applicant previously submitted a Phase I Archaeological Report, which was reviewed and approved by the County Archaeologist; therefore, no further archaeological investigation is necessary for the proposed Lake Acton Business Park. Section 297-55 & Appendix A, item 19b, of the Charles County Subdivision Regulations have been satisfied for this Preliminary Subdivision Plan.

### III. Project Consistency, Impacts, and Findings:

#### A. Adequate Public Facilities (APF) - (Zoning Ordinance § 297-257):

The following provides a review of impacts and findings for applicable public facilities:

1. APF-Roads: In order to address § 297-257 "Adequate Public Facilities – Roads" of the Zoning Ordinance, the Applicant submitted a Traffic Impact Study which analyzed the expected impact the project would have on the nearby road system. The intersections studied by the proposed Project are located in the "Development District" of the Charles County Comprehensive Plan, which requires a Level of Service (LOS) of "C" or better. Further, some of the intersections are located in the "Transit Corridor," which instead requires a Level of Service (LOS) of "D" or better.

The Applicant analyzed the seven (7) intersections and one (1) road link that were outlined in the approved Preliminary Adequate Public Facilities (PAPF) Application. The Applicant performed Critical Lane Analysis and Highway Capacity Manual (Software) analyses, when necessary, for the AM, PM, and Saturday peak hour "Future" traffic condition for the intersections and road link. A review of the analysis follows.

##### a. Intersection of MD 5 @ Mattawoman Drive/Nike Drive:

Traffic analyses under *signalized conditions* show that in the Future condition, the intersection is projected to function at a Level of Service (LOS) "A" during the AM peak hour and a Level of Service "B" during the PM and Saturday peak hours utilizing the Highway Capacity Manual Signalized methodology. Since the intersection LOS is "D" or better (Transit Corridor), **this intersection meets the standards of Section 257 of the Zoning Ordinance.**

b. Intersection of MD 5 @ Substation Road:

Traffic analyses under an *unsignalized condition* show that in the Future condition, the intersection is projected to function with reserve capacity on the stop-controlled movements in the AM, PM, and Saturday peak hours. An overall Level of Service (LOS) was calculated to be “A” in the AM, PM, and Saturday peak hours utilizing the Highway Capacity Manual Signalized methodology. Since the intersection LOS is “D” or better (Transit Corridor), **this intersection meets the standards of Section 257 of the Zoning Ordinance.**

c. Intersection of MD 5 @ Median break north of Chaney Place (formerly Acton Lane)/ Site Access:

Traffic analyses under an *unsignalized condition* show that in the Future condition, the intersection is projected to function with reserve capacity on the stop-controlled movements in the AM, PM and Saturday peak hours. An overall Level of Service (LOS) was calculated to be “A” in the AM, PM and Saturday peak hours utilizing the Unsignalized Highway Capacity Manual. Since the Intersection LOS is “C” or better (Development District) and reserve capacity is available, **this intersection meets the standards of Section 257 of the Zoning Ordinance.**

d. Intersection of MD 5 @ Chaney Place (formerly Acton Lane):

Traffic analyses under an *unsignalized condition* show that in the Future condition, the intersection is projected to function with reserve capacity on the stop-controlled movements during the AM and Saturday peak hours. However, the intersection is projected to function without reserve capacity for the Eastbound left movement during the PM peak hour. An overall Level of Service (LOS) was calculated to be “A” during the AM and Saturday peak and an LOS of “C” during the PM peak utilizing the Unsignalized Highway Capacity Manual.

Due to the lack of reserve capacity at this intersection, a Traffic Signal Warrant Analysis was conducted, and the results indicate that this intersection could be a candidate for traffic signalization upon build out of the subject property. The Applicant is proposing to install a half-signal at this location upon future approval by the Maryland Department of Transportation State Highway Administration. A Highway Capacity Manual analysis was conducted assuming a half-signal in place at this location, which indicated that the intersection will operate at acceptable LOS of “B” with the half-signal in place.

**With this half-signal in place, the intersection Level of Service is**

**projected to be a “C” or better (Development District); therefore, this intersection will meet the standards of Section 257 of the Zoning Ordinance with the proposed mitigation.**

e. Intersection of MD 5 @ Convenience Store Access (proposed Felton Place):

Traffic analyses under an *unsignalized condition* show that in the Future condition, the intersection is projected to function with reserve capacity on the stop-controlled movements in the AM, PM and Saturday peak hours. An overall Level of Service (LOS) was calculated to be “A” in the AM, PM, and Saturday peak hours utilizing the Unsignalized Highway Capacity Manual. Since the intersection LOS is “C” or better (Development District) and reserve capacity is available, **this intersection meets the standards of Section 257 of the Zoning Ordinance.**

f. Intersection of MD 5 @ Poplar Hill Road:

Traffic analyses under *signalized conditions* show that in the Future condition, the intersection is projected to function at a Level of Service (LOS) “C” during the AM peak hour and an LOS “B” during the PM and Saturday peaks hour utilizing the Highway Capacity Manual Signalized methodology. Since the intersection LOS is “C” or better (Development District) and reserve capacity is available, **this intersection meets the standards of Section 257 of the Zoning Ordinance.**

g. Intersection of MD 5 @ St. Charles Parkway:

Traffic analyses under *signalized conditions* show that in the Future condition, the intersection is projected to function at a Level of Service (LOS) “F” during the AM, PM, and Saturday peak hours utilizing the Highway Capacity Manual Signalized methodology. The volume to capacity ratio will increase by more than 1%; therefore, mitigation is required.

The Applicant proposes to address the inadequacy, as discussed below, by constructing an additional left turn lane along northbound St. Charles Parkway. The outbound lane use would become L/LT/T/R (Left only, Left and Thru, Thru, Right only) with the proposed additional lane. The proposed additional lane outbound on St. Charles Parkway is projected to improve the operating condition of the intersection by improving the overall intersection delay by 9.3 seconds per vehicle during the AM peak period, 14.4 seconds per vehicle during the PM peak period, and 19.2 seconds per vehicle during the Saturday peak period.

With the proposed improvement, the overall intersection volume to capacity ratio is projected to improve to a level exceeding background conditions.

Therefore, **this intersection will meet the standards of Section 257 of the Zoning Ordinance with the proposed mitigation.**

h. Road link of MD 5 (between Mattawoman Drive and St. Charles Parkway):

Traffic analyses under *multi-lane highway condition* show that in the Future condition, this road link will operate at Levels of Service “B” and “C” during the AM and PM peak hours. Because the Level of Service is “C” or better, **this road link meets the standards of Section 257 of the Zoning Ordinance.**

Queuing Analysis:

In addition to the Level of Service requirements noted above, a Queuing Analysis was required to determine if dedicated turn lanes will be adequate to accommodate the traffic generated by the proposed development. This queuing analysis was conducted utilizing the State Highway Administration, 95th percentile methodology, which adds a 40% surge factor. The results of the analyses indicate that all turn lanes lengths are adequate to accommodate future traffic volumes, with the following exceptions:

- a. The westbound left turn bay from Poplar Hill Road onto MD 5 is approximately 460’ long. The projected queue length will reach 575’ under background and future conditions during the AM peak. The proposed development will not add traffic or queue to this turn bay; therefore, the Applicant is not proposing improvements to this left turn bay.
- b. The southbound left turn bays from MD 5 onto MD 5 are approximately 750’ long (double) with an additional 180’ of single lane storage, for a total storage area of approximately 1680’. The projected queue length will reach 1532’ under background conditions and 1707’ under future conditions during the PM peak. This is one car length beyond the available storage area. The Applicant analyzed the proposed improvement to St. Charles Parkway utilizing the Highway Capacity Manual methodology and the results indicate that the proposed improvement along St. Charles Parkway is projected to address the vehicle queue issue for southbound MD 5 onto MD 5.

2. APF-Schools: Not applicable to commercial uses.
3. APF-Water Supply: The Project will connect to the public water and sewer system.
4. APF-Fire Suppression: This regulation is not applicable because the Project is connecting to the public water and sewer system.

**Staff Finding:** Staff finds that, with the mitigation proffered, the proposed Preliminary

Subdivision Plan will not adversely affect the adequacy of public facilities serving the area, project or development, as specified in § 297-257 of the County's Zoning Ordinance.

**B. Right of Way and Road Frontage Improvements Per Subdivision Regulations § 278-75:**

The project fronts on a State roadway, Mattawoman Beantown Road (MD Route 5); therefore, Section 278-75 of the Charles County Subdivision Regulations is not applicable.

**C. Consistency with the Comprehensive Plan:**

The Comprehensive Plan establishes goals for the rate and location of growth. In order to implement this goal, it is necessary to track housing development throughout the year.

**Staff Finding:** The Project proposes lots intended for commercial use only; therefore, this project will not contribute to exceeding yearly goals for total residential development inside of the Development District or for Dwelling Unit Type set in the 2016 Charles County Comprehensive Plan.

**D. Consistency with the Zoning Ordinance:**

1. §297-91 Business Park (BP) Zone: The Charles County Zoning Ordinance, Section 297-91A(4) BP Business Park Zone states *“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.”*

**Staff Finding:** Future development on the proposed lots will be subject to Site Development Plan applications. Minimum lot criteria and proposed uses will be consistent with Figure VI-5 and the Table of Permissible Uses subject to the other requirements of the Zoning Ordinance.

2. Site Design and Architectural Review: Site design and architectural review ("SDAR") of site plans and buildings for all commercial construction in the BP Zones must be obtained. An "Alternative Design and Development Code" is permitted to be submitted by the Applicant as described below. The Planning Commission is authorized to review and approve the alternative design and development code.

**Staff Finding:** The Applicant will submit a proposed Alternative Design and Development Code for the Lake Acton Business Park at the Site Development Plan (SDP) application stage of the entitlement process. Initial approval of this document, filed in conjunction with the SDP, is the responsibility of the Planning Commission at a subsequent public meeting. As recommended in the conditions below, the proposed Alternative Design and Development Code for Lake Acton Business Park shall be utilized by County staff to conduct the County's required Site Design and Architectural Review (SDAR) of any development applications in the Lake Acton Business Park property. 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. 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.

#### **E. Consistency with Other Codes – Stormwater Management:**

A "Step 1" Concept Stormwater Management (SWM) Plan (CSWM-220032) was approved for the site on April 6, 2022 in accordance with current SWM regulations requiring Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP).

#### **IV. Conclusions & Recommendations:**

Based on the analysis and findings contained in this Staff Report, staff recommends approval of the Preliminary Subdivision Plan subject to the following conditions:

##### Adequate Public Facilities:

1. Per Section 6.2 of the APF Manual, "Phasing to lessen the degree of inadequacy is not acceptable without some other form of mitigation." The entire Development, inclusive of the subdivided lots and residues, will be counted as one (1) Development for the sake of total traffic analyses. Therefore, this Application and each subsequent Site Development Plan and/or Preliminary Subdivision Plan Revision will be combined to achieve an analysis of the total impact on the surrounding road network.
2. At each Site Development Plan (SDP), the developer of Lake Acton Business Park will conduct a Traffic Signal Warrant Analysis. Once approved for installation by the Maryland State Highway Administration, the Lake Acton Business Park developer will design and construct the new half-signal at their expense.
3. The Development Services Permit (DSP) for the additional left turn lane along northbound St. Charles Parkway (as outlined in the APF Traffic Mitigation Proposal)(the "Offsite Improvement") must be bonded and issued prior to the issuance of the Use and Occupancy for the first building in the development. No

further Development Services Permits for onsite work, beyond those needed to support development of the first lot and 1st building permit, will be issued until the Offsite Improvement has obtained substantial completion acceptance. This shall be ratified in the form of an Adequate Public Facilities (APF) Agreement per the Zoning Ordinance Section 297-264C. A draft of this agreement will be submitted to the County by the Applicant prior to approval of a Site Development Plan (SDP) and approved/recorded prior to issuance of any Development Services Permit (DSP).

Subdivision Review:

4. A draft Business Owner's Association (BOA) agreement document shall be provided when the Alternative Design Code is sought through Zoning Ordinance § 297-91E(1) with a Site Development Plan.
5. The future Alternative Design Code and Business Owner's Association documentation shall include references to the community facilities and supporting amenities which will support the "parklike" setting intended for the subject BP Zone in accordance with the Zoning Ordinance § 297-91A(4).

Site Design & Architectural Review:

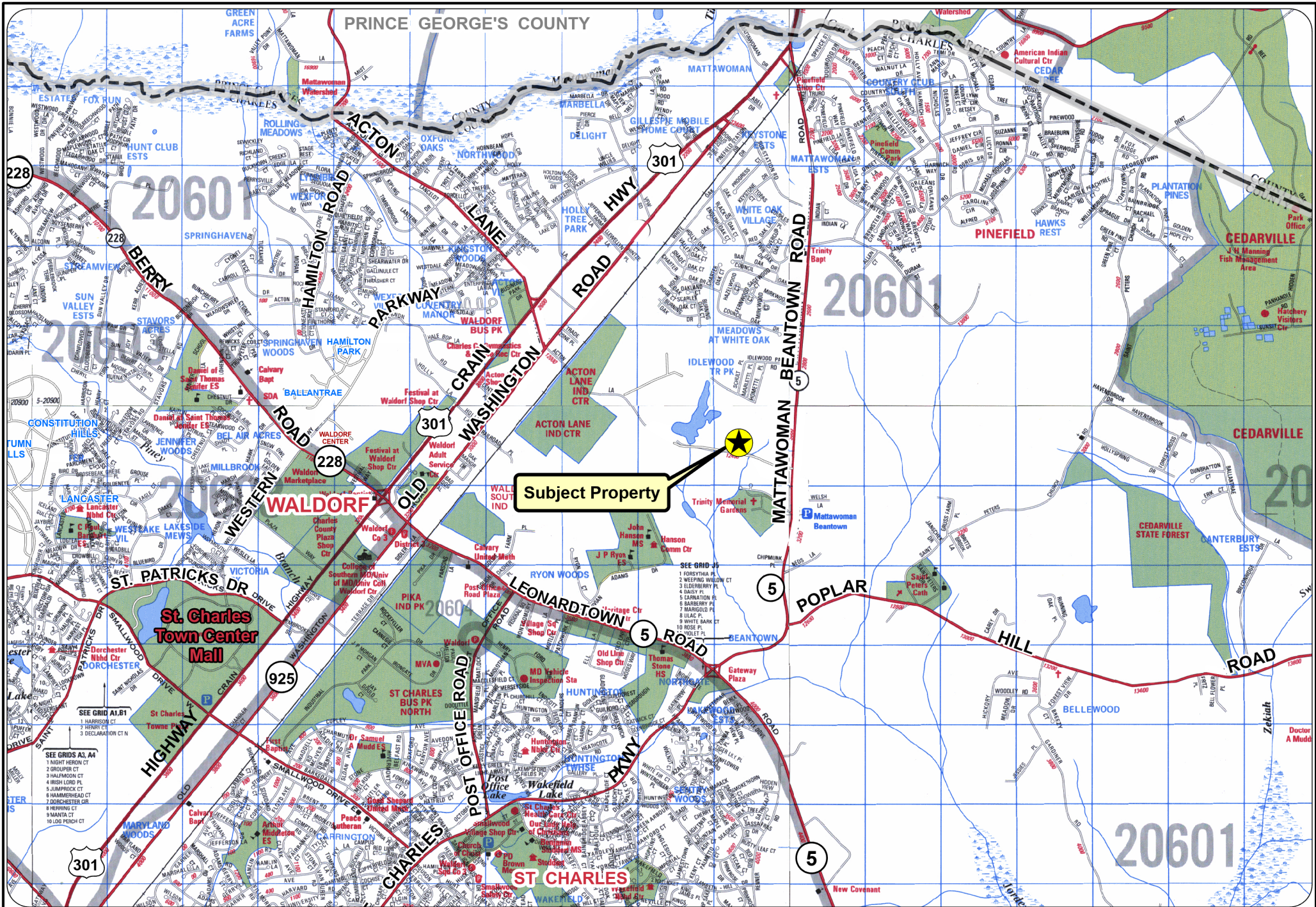
6. The Applicant will submit a proposed Alternative Design and Development Code for the Lake Acton Business Park at the Site Development Plan (SDP) application stage of the entitlement process. Initial approval of this document, filed in conjunction with the SDP, is the responsibility of the Planning Commission at a subsequent public meeting. The proposed Alternative Design and Development Code for Lake Acton Business Park shall be utilized by County staff to conduct the County's required Site Design and Architectural Review (SDAR) of any development applications in the Lake Acton Business Park property. 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 subsequent Site Development Plan (SDP) review and the associated approval process for each lot/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.
7. The planned inclusion of the 10' wide shared use path along the property's entire Mattawoman Beantown Road frontage will be coordinated with the County and MSHA as the development proposal proceeds with the entitlement process. The shared use path will include a pedestrian crossing at the Chaney Place entrance which is accessible and demarcated in accordance with applicable ADA/MAC requirements.



8. The parking tabulations shown for individual lots on PSP-220003 are for reference only. A detailed analysis of applicable parking requirements will be provided within the subsequent Site Development Plan (SDP) application(s) for approval consideration. It is understood that the Applicant intends to pursue an Alternative Design and Development Code, which is required to include a master parking plan, in accordance with Chapter 297-91 E(1)(b)(ix) of the Zoning Ordinance.

Environmental Planning:

9. Any disturbance to the Resource Protection Zone (RPZ) will need to provide final justification, per Section 297-174C of the Zoning Ordinance, at the time of Development Services Permit or plat, whichever comes first.

**V. Appendices** (attached and on the [County Website](#))



 0 2,000 4,000 8,000 Feet	SCALE	 CHARLES COUNTY GOVERNMENT Department of Planning and Growth Management 200 Baltimore St La Plata, MD 20646 (301)645-0627	DATE MARCH 2025	<b>LAKE ACTON BUSINESS PARK</b> PSP 220003 <b>LOCATION MAP</b> CHARLES COUNTY, MD
	DRAWN BY:			
Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.	CHECKED BY:			<b>44</b>

- BASE ZONES

AC

AGRICULTURAL CONSERVATION

RC

RURAL CONSERVATION

WCD

WATERSHED CONSERVATION DISTRICT

RR

RURAL RESIDENTIAL

RV

VILLAGE RESIDENTIAL

RL

LOW DENSITY SUBURBAN RESIDENTIAL

RM

MEDIUM DENSITY SUBURBAN RESIDENTIAL

RH

HIGH DENSITY SUBURBAN RESIDENTIAL

RO

RESIDENTIAL / OFFICE

CER

CORE DEVELOPMENT / RESIDENTIAL

CMR

CORE MIXED RESIDENTIAL

CRR

CORE RETAIL RESIDENTIAL

CN

NEIGHBORHOOD COMMERCIAL

CC

COMMUNITY COMMERCIAL

CB

CENTRAL BUSINESS

CV

VILLAGE COMMERCIAL

BP

BUSINESS PARK

IG

LIGHT INDUSTRIAL

IH

HEAVY INDUSTRIAL

AUC

ACTON URBAN CENTER

WC

WALDORF CENTRAL

OVERLAY ZONES

HIGHWAY CORRIDOR

RESOURCE PROTECTION

CRITICAL AREA BOUNDARY

FLOATING ZONES

PRD

PLANNED RESIDENTIAL DEVELOPMENT

PMH

PLANNED MOBILE HOME PARK

PEP

PLANNED EMPLOYMENT/INDUSTRIAL PARK

MX

PLANNED MIX USE

PUD

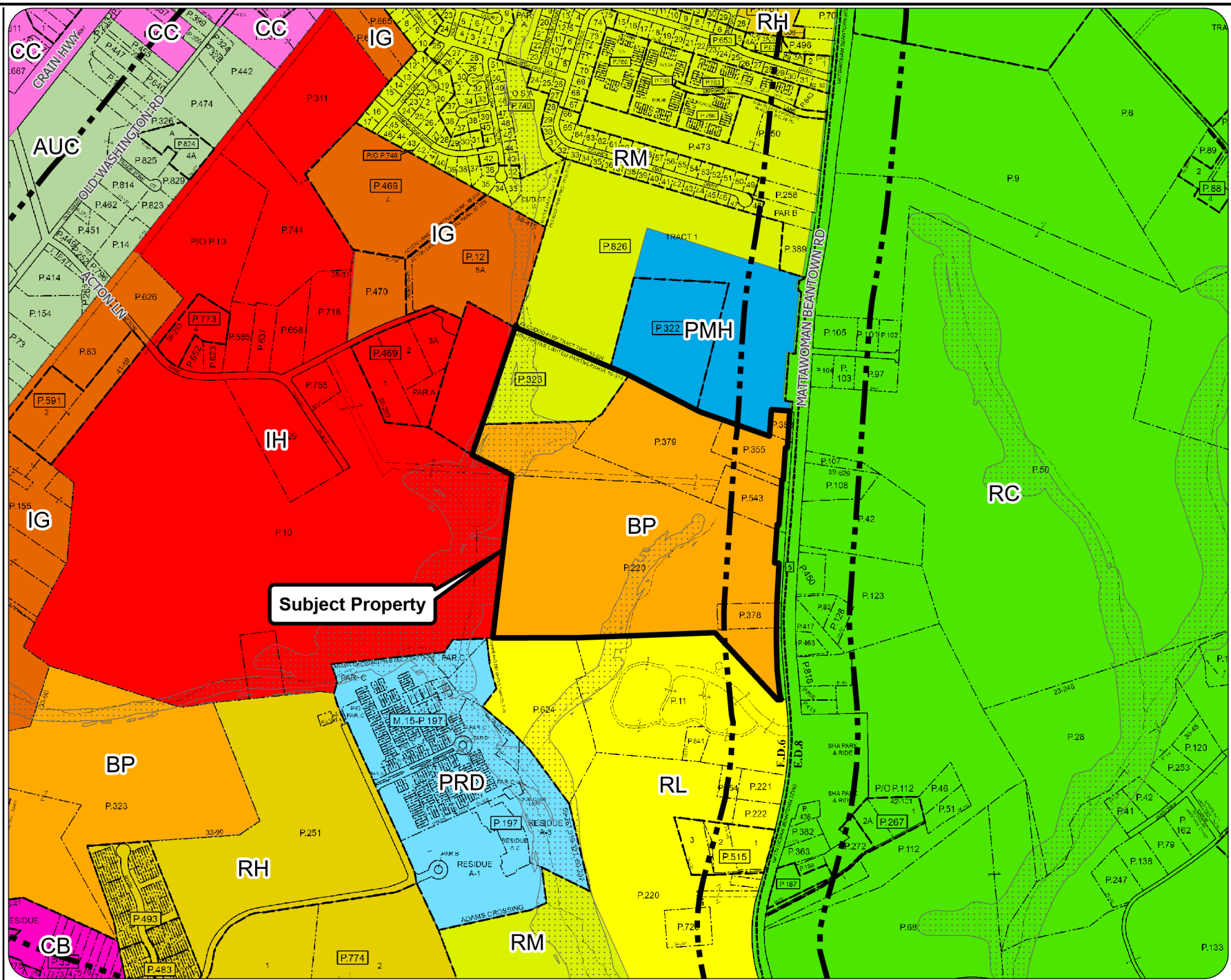
PLANNED UNIT DEVELOPMENT

WPC

WATERFRONT PLANNED COMMUNITY

TOD

TRANSIT ORIENTED DEVELOPMENT



0 500 1,000 2,000 Feet

Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.

SCALE

DRAWN BY:

CHECKED BY:

CHARLES COUNTY GOVERNMENT

Department of Planning and Growth Management

200 Baltimore St

La Plata, MD 20646

(301)645-0627

DATE

MARCH 2025

LAKE ACTON BUSINESS PARK

PSP 220003

ZONING MAP

CHARLES COUNTY, MD

45



<p>0 300 600 1,200 Feet</p> <p>Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.</p>	<p>SCALE</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p>	<p>CHARLES COUNTY GOVERNMENT</p> <p>Department of Planning and Growth Management</p> <p>200 Baltimore St La Plata, MD 20646 (301)645-0627</p>	<p>DATE</p> <p>MARCH 2025</p>	<p>LAKE ACTON BUSINESS PARK</p> <p>PSP 220003</p> <p>AERIAL MAP</p> <p>CHARLES COUNTY, MD</p> <p>46</p>
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August 22, 2022

Mr. Ben Yeckley  
Planner III  
Charles County Department of Planning & Growth Management  
200 Baltimore Street  
La Plata, MD 20646

Re: Lake Acton Business Park, #CSP-200004  
Response to Public Comments

Dear Mr. Yeckley,

We are in receipt of list of public comments voiced at the Lake Acton Business Park Conceptual Subdivision Plan meeting held on April 18, 2022 in accordance with the Charles County Subdivision Regulations, Section 278-23A(2)(b). We offer the following point by point responses to each below.

**Comments of Support:**

- *No comments of support were provided by speakers.*  
**This project is proposed within the BP (Business Park) zone with a total acreage of 104.96. We are proposing 15 single-story buildings, ranging in size from 14,700 sq. ft. to 48,750 sq. ft.**

**Comments relative to concern for the Environment:**

- *Multiple comments of concern were made regarding the impacts on the Zekiah Watershed.*  
**All environmental features such as streams and non-tidal wetlands have been field delineated and are shown on the approved Forest Stand Delineation plan. These wetland areas, streams and buffers will continue to be shown on all subsequent development plans. Development of the property will be in accordance with the State and local regulations which include the standards for which development may occur with consideration to wildlife habitat and the protection of environmental features such as streams and non-tidal wetlands and to minimize any impacts to established buffers.**

**Comments with Questions Regarding Traffic:**

- *Multiple comments were made with concerns of increased traffic and congestion in and around the general area of the project.*
- *Multiple comments were made with concerns regarding the infrastructure of the general area.*  
**A traffic study is underway and will be provided under separate cover prior to Preliminary Plan formal approval. The purpose of the Traffic impact study is to ensure that the Level of Service will meet standards set forth by the Zoning**

**Ordinance, Section 257. The proposed private rights-of-way and their connection to MD Route 5 will be developed in accordance with the requirements of the Maryland State Highway Administration and the Charles County Department of Planning and Growth Management.**

**Comments with Questions Regarding Funding:**

- *Multiple comments were made with concerns regarding the financial impact on taxpayers. Due to the project consisting of private roadways and utilities, there will be little to no effect on taxpayers. All development costs will be borne by the developer. The water and sewer mains will be dedicated to Charles County as public facilities and will require maintenance. As these facilities are to be installed per Ordinance standards to reduce the need for maintenance and promote longevity, the maintenance costs are anticipated to be quite low and more than offset by the tax-base gained by the new businesses that will occupy the lots proposed under this plan.*

**Comments with Questions Regarding Notification:**

- *Multiple comments were made with concerns regarding the notification/ signs posted to the property.*  
**The proper signage was posted in accordance with the standards set forth by the Zoning Ordinance.**

If you have any further comments or questions, please do not hesitate to contact our office.

Sincerely,

Soltesz, Inc.

Michael Przybocki, PE. PLA  
Associate



# TRAFFIC CONCEPTS, INC.

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

December 27, 2024

Mr. Jason R. Groth, AICP  
Acting Director  
Department of Planning and Growth Management  
Charles County Government  
200 Baltimore Street  
La Plata, MD 20646

RE: Lake Acton Business Park  
PSP-220003  
APF Traffic Mitigation  
TC #2221

Dear Mr. Groth:

The Lake Acton Business Park project will create a mix of business park and commercial uses. The project is planned for 158,250 gross square feet of business park, 41,000 gross square feet of retail space, and a 6,139 gross square foot convenience store with 12 vehicle fueling positions.

A traffic impact study dated January 2024 has been reviewed and approved by your office and by the Maryland State Highway Administration. The study indicates all key intersections and road links will operate at acceptable levels of service under future traffic conditions, with the following exceptions:

1. The unsignalized intersection of MD 5 @ Acton Lane (site access) will operate without reserve capacity during the PM peak hour. Further study of the intersection indicates that traffic signalization will be necessary with the full build out of the Lake Acton Business Park.
2. The signalized intersection of MD 5 @ MD 5 Business/St. Charles Parkway is projected to operate at an "F" level of service under future traffic conditions during the AM, PM, and Saturday peak periods. The proposed development will have an impact greater than 1% on this intersection, and therefore, mitigation is required.

The developer of the Lake Acton Business Park project proposes the following traffic mitigation at the above-noted intersections:

#### MD 5 @ Acton Lane (Site Access)

The traffic impact study indicates that MD 5 @ Acton Lane will operate at acceptable levels of service “A” during the AM and Saturday peak periods, and “C” during the PM peak period. However, the eastbound (Acton Lane) left turn movement is projected to operate without reserve capacity during the PM peak hour.

Due to the lack of reserve capacity, a traffic signal warrant analysis was included in the traffic impact study to determine if the intersection is a candidate for traffic signalization. The results of the signal warrant analysis indicated that a traffic signal will be warranted with the full build out of the Lake Acton Business Park.

The developer is proposing to install a half-signal at this location, which will allow the northbound MD 5 traffic to flow freely by operating independently of the new signal. Since this intersection is owned/maintained by the Maryland State Highway Administration, the half-signal will be installed when warranted and approved by this agency. The developer will provide updated traffic signal warrant analyses at periodic points during the build out of the project for review and approval by the Maryland State Highway Administration.

**Once approved for installation by the Maryland State Highway Administration, the Lake Acton Business Park developer will design and construct the new half-signal at their expense.**

**With the half-signal in place, the intersection is projected to operate at acceptable “B” levels of service during the AM, PM, and Saturday peak time periods, thereby meeting the standards of the Zoning Ordinance, §297-257.**

#### MD 5 @ MD 5 Business/St. Charles Parkway

The traffic impact study indicates that MD 5 @ MD 5 Business/St. Charles Parkway will operate at unacceptable “E” and “F” levels of service during the AM, PM and Saturday peak periods under background and future traffic conditions. The build out of the entire Lake Acton Business Park will increase the volume to capacity ratio by more than 1%, therefore, traffic mitigation is required.

**To address the deficiency of this intersection under total build out conditions of the Lake Acton Business Park, the developer proposes to construct an additional left turn lane along northbound St. Charles Parkway. See the attached concept plan.**

**The Maryland State Highway Administration shall have issued all permits and approvals for the construction of the improvement and the improvement will be bonded prior to the issuance of any use and occupancy permits associated with the Lake Acton Business Park.**

**This improvement will reduce delay at the intersection by 9.3 seconds per vehicle during the AM peak period, 14.4 seconds per vehicle during the PM peak period, and 19.2 seconds per vehicle during the Saturday peak period. The overall intersection volume to capacity ratio is improved to a level exceeding background conditions, thereby meeting the standards of the Zoning Ordinance, §297-257.**

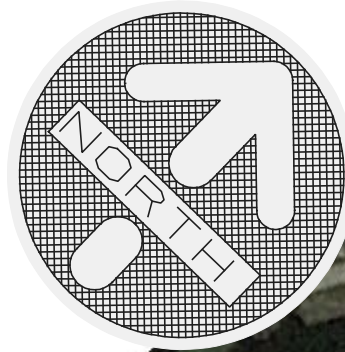
The improvements discussed above will mitigate the impact of the development on the road network. This mitigation proposal will meet the requirements of the Charles County Zoning Ordinance §297-257 and 297-264.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
TRAFFIC CONCEPTS, INC.

*Jackie L. Chandler*

By: Jackie L. Chandler  
[JChandler@traffic-concepts.com](mailto:JChandler@traffic-concepts.com)



ST CHARLES PKWY

INSTALL DEDICATED  
LEFT TURN LANE



LEGEND

PROPOSED CONDITIONS - ———

PROPOSED LANE USE ———→

EXISTING LANE USE ———→

TRAFFIC CONCEPTS, INC.  
7525 Connelley Drive  
Suite B  
Hanover, MD 21076  
(410) 760-2911  
EMAIL: TRAFFIC@TRAFFIC-CONCEPTS.COM

PLOTTED: Tuesday, January 30, 2024 AT 09:35 AM  
FILE: M:\2200\2221\Concept Plans\MD 5 at St Charles Pkwy - Concept.dgn

CONCEPT PLAN

MD 5 AT ST CHARLES PARKWAY  
CHARLES COUNTY

DRAWN BY: B. PEEK	DESIGNED BY: B. PEEK	CHECKED BY: J. CHANDLER
DATE: 1-30-2024	SHEET NO: 1 OF 1	SCALE: 1" = 40'

### GENERAL NOTES

- PROJECT SITE AREA: 105.94 ACRES
- PARCEL 220: 76.75 AC. (OWNER: CRIP PROPERTIES BUSINESS TRUST)
- PARCEL 256: 4.03 AC. (OWNER: CRIP PROPERTIES BUSINESS TRUST)
- PARCEL 378: 1.98 AC. (OWNER: CRIP PROPERTIES BUSINESS TRUST)
- PARCEL 378A: 32.65 AC. (OWNER: CRIP PROPERTIES BUSINESS TRUST), 14.58 AC. ZONED RM NOT INCLUDED IN THIS APPLICATION
- PARCEL 388: 0.95 AC. (OWNER: LAKE ACTION, LLC)
- FORMERS: + BENJAMIN WENDLER FARM, LTD. PARTNERSHIP
- PARCEL 343: 3.82 AC. (OWNER: CRIP PROPERTIES BUSINESS TRUST)
2. ZONING:  
BP (BUSINESS PARK)
- CONVENIENCE STORE - USE CODE 6.01.140  
GAS STATION - USE CODE 6.03.320  
RETAIL - USE CODE 6.01.100  
FLX UELTS - USE CODE 9.01.100
3. PROPOSED LOTS:
- LOT 1: 6.21 AC.  
LOT 2: 6.00 AC.  
LOT 3: 5.11 AC.  
LOT 4: 6.82 AC.  
LOT 5: 4.53 AC.  
LOT 11: 4.42 AC.  
LOT 8: 4.96 AC.
- PARCEL 220/256-RS RESIDUE: 55.02 AC.  
PARCEL 388 RESIDUE: 0.95 AC.  
PARCEL A OPEN SPACE: 7.09 AC.  
PARCEL B OPEN SPACE: 0.74 AC.
- PRIVATE ROADS
- CHANEY PLACE: 1.78 AC.  
FELTON PLACE: 1.57 AC.  
FUTURE PARKING CONNECTION: 0.27 AC.
4. THE RESOURCE PROTECTION ZONE (RPZ) MAPPING ON THIS PLAN IS APPROXIMATE AND IS SUBJECT TO REVISION DURING THE PREPARATION OF SUBSEQUENT PLANS.
5. DIMENSIONAL REQUIREMENTS FOR LOTS IN THE BP ZONE:
- MIN. TRACT AREA = 10 ACRES  
MIN. AREA = 2 ACRES  
MAX. INTENSITY = 0.35 FAR  
MAX. SR = 70%
- HIGHWAY CORRIDOR ZONE BUILDING SETBACK FROM EXISTING MATTAWOMAN-BEANTOWN RD + 75' WITH A (25') BUFFERWAY\* C'.  
SIDE BUILDING SETBACK FROM THE PROPOSED 80' COLLECTOR STREET + 50' WITH A (15') BUFFERWAY\* B'.  
SIDE BUILDING RESTRICTION LINE = 20' REAR BUILDING RESTRICTION LINE = 25' \*
- \* PER BILL 2021-08, AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE WILL BE PROPOSED AT THE TIME OF THE FIRST LOT SITE DEVELOPMENT SUBMITTAL.
6. THE APPLICANT WILL PROTECT THE ZEKIAH WATERSHED BY LEAVING ANY SLOPES GREATER THAN 25% WHICH ARE CONTIGUOUS TO THE RESOURCE PROTECTION ZONE UNDISTURBED TO THE TOP OF THE 25% SLOPES. THIS SLOPE PROTECTION AREA WILL NOT BE INCLUDED IN ANY INDIVIDUAL LOT APPLICATION.
7. ON-SITE WETLANDS SHOWN PER WSSJ FIELD DELINEATION DATED SEPTEMBER 2020 AND FIELD LOCATED BY SOILSEZ. WATERS, WETLAND, AND BUFFER MAPS WILL BE FURNISHED THROUGH THE JOINT STATE/FEDERAL PERMIT PROCESS.
8. SWMT BEST MANAGEMENT PRACTICES AND EROSION CONTROL PLANS SHALL BE INCORPORATED INTO THE DESIGN OF THE LAKE ACTION BUSINESS PARK AND APPROVED ACCORDING TO STATE, LOCAL, AND FEDERAL REGULATIONS. A CONCEPTUAL STORMWATER MANAGEMENT PLAN (CSWMP) SUBMITTED ON 4/25/21 FOR FUTURE INDIVIDUAL LOT DEVELOPMENT WILL BE SUBJECT TO INDIVIDUAL DEVELOPMENT SERVICES PERMITS.
9. THIS PROJECT IS LOCATED WITHIN TIER 2 PER THE CHARLES COUNTY TIER MAP.
10. ALL UTILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CHARLES COUNTY WATER & SEWER ORDINANCE. CONSTRUCTION STANDARDS & SPECIFICATIONS MANUAL AND DETAIL MANUAL, AT THE TIME OF ENGINEERING SUBMISSION AND THE START OF CONSTRUCTION. THE AGENCY OF OFF-SITE WATER AND SEWER FACILITIES SHALL BE ADDRESSED AND APPROVED BY THE COUNTY PRIOR TO THE APPROVAL OF THE ENGINEERING PLANS. HYDRAULIC ANALYSIS OF THE WATER AND SEWER SYSTEM ARE REQUIRED AT FINAL ENGINEERING SUBMISSION. SUITABLE SITES FOR PUMPED PUMP STATIONS, WELLS AND WATER STORAGE FACILITIES, AS NEEDED TO SUPPORT DEVELOPMENT WILL BE PROVIDED AT NO COST TO THE DEVELOPER.
11. THE SHADDED AREA, REFERRED TO AS "ANTICIPATED DEVELOPED" OPEN SPACE, RESIDUE AREA IS AN APPROXIMATION OF THE PROPOSED OPEN SPACE AND MAY BE SUBJECT TO ADJUSTMENTS AS NECESSARY FOR FUTURE GRADING AND DESIGN.
12. STRUCTURES:  
THERE ARE NO EXISTING PERMANENT STRUCTURES OR CULTURAL RESOURCES LOCATED ON THE SITE. ALL TEMPORARY PORTABLE STRUCTURES ON-SITE WILL BE REMOVED.
13. URBAN ROAD STANDARDS SHALL BE UTILIZED FOR CHANEY PLACE AND FELTON PLACE IN THIS DEVELOPMENT.
14. A PHASING LOGIC OF PLANNED ACTIVITIES TO INCLUDE THE LOCATION, TYPE, AND NUMBER, WILL BE INCORPORATED INTO THE DESIGN AND DEVELOPMENT OF THE PROJECT TO BE PROVIDED AT THE SITE PLAN STAGE. THE LAYOUT DEPICTED ON THESE PLANS IS CONCEPTUAL IN NATURE AND ACTIVITIES WILL BE CONSIDERED AND INCORPORATED AT THE SITE DEVELOPMENT PLAN STAGE DURING PREPARATION OF THE ALTERNATE SITE DESIGN. ALL ACTIVITIES LOCATED WITHIN OPEN SPACE AREAS AND WITHIN AND ALONG PAVED RIGHT OF WAY, INCLUDING SHARED USE PATHS, BUS STOP LOCATIONS, SEATING AREAS, MALIBOVES, AND LANDSCAPING ARE TO BE DESCRIBED WITH THE BUSINESS OWNER'S CONCEPTUAL DESIGN DOCUMENTS. THE LOCATION, TYPE, AND NUMBER OF ACTIVITIES WILL BE PROVIDED AT THE SITE PLAN STAGE.

AMENITY PHASING	
PHASE	AMENITY
1	SHARED USE PATH, BUS STOP, SEATING AREA
2	BENCHES, SEATING AREA, COVERED SEATING

PHASE 1 CONSTRUCTION TO INCLUDE THE SHARED US PATH ALONG MATTAWOMAN-BEANTOWN ROAD, A BUS STOP, AND A SEATING AREA ON LOT 1.

PHASE 2 AMENITY FINAL TYPE AND LOCATIONS TO BE DETERMINED WITH THE DESIGN CODE WITH THE SITE DEVELOPMENT PLANS.

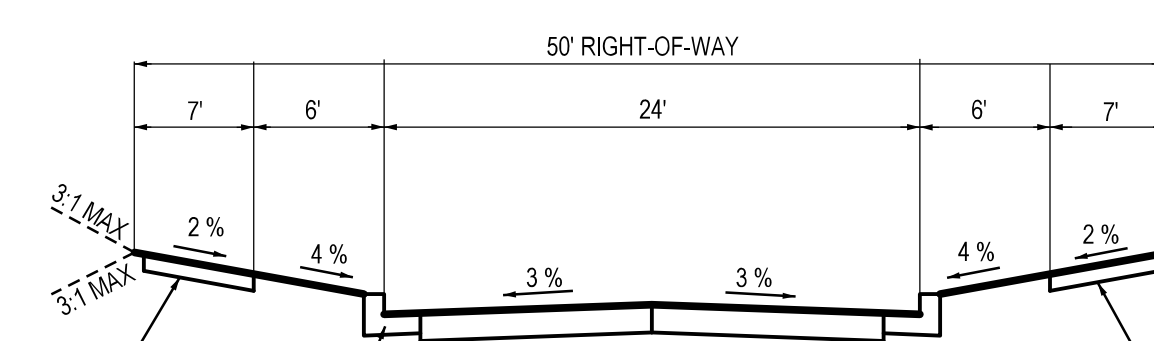
- [illegible]

## PRELIMINARY SUBDIVISION NOTES

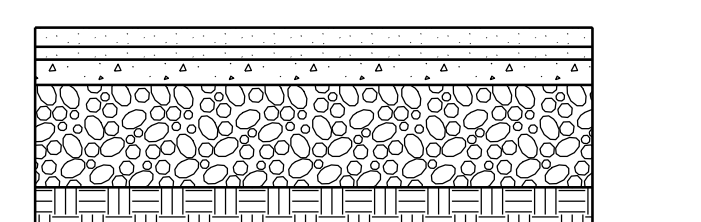
1. APPROVAL OF A PRELIMINARY SUBDIVISION PLAN ESTABLISHES GENERAL CONSISTENCY WITH THE CHARLES COUNTY COMPREHENSIVE PLAN AND COMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS KNOWN TO BE APPLICABLE TO THE PROJECT.
2. THE PRELIMINARY PLAN IS A CONCEPT PLAN ONLY, AND SHALL NOT BE CONSIDERED AS A FINAL ENGINEERING DRAWING MEETING ALL APPLICABLE CODES. A DETAILED ENGINEERING REVIEW OF THIS PLAN HAS NOT BEEN DONE AT THIS TIME. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ASSURE THAT THIS PLAN IS CONSISTENT WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES, AND ALL APPLICABLE FEDERAL AND STATE MANUALS. THE ENGINEERING REVIEW SHALL NOT PRECLUDE THE RIGHT OF CHARLES COUNTY OR ANY OTHER AGENCY TO ENFORCE APPLICABLE CODES WITHOUT NOTICE. THE ENGINEERING REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR ANY OF ITS FEATURES, NOR SPECIFICALLY GRANTED IN WRITING. DISCREPANCIES, BETWEEN THIS PLAN AND THE COUNTY REGULATIONS WILL BE CORRECTED. PER THE ENGINEERING REVIEW, THE PLAN IS NOT COMPLETE AT THE TIME OF ENGINEERING SUBMITTAL. SUCH REQUIREMENTS OR REVISIONS MAY AFFECT LOT SIZE OR DEVELOPMENT INTENSITY.
3. IF THE EXISTING SOILS WITHIN THE PROJECT SITE ARE CLASSIFIED AS WEIR, MODERATE OR VERY LIMITED AS NOTED ON THE PRELIMINARY SUBDIVISION PLAN, SOILS TREATMENT, THEN AN ENGINEERING STUDY WILL BE REQUIRED AT THE PERMIT PHASE THAT WILL ADDRESS LIMITATION OF THE WEIR, MODERATE OR VERY LIMITED SOILS.

## HABITAT PROTECTION NOTES

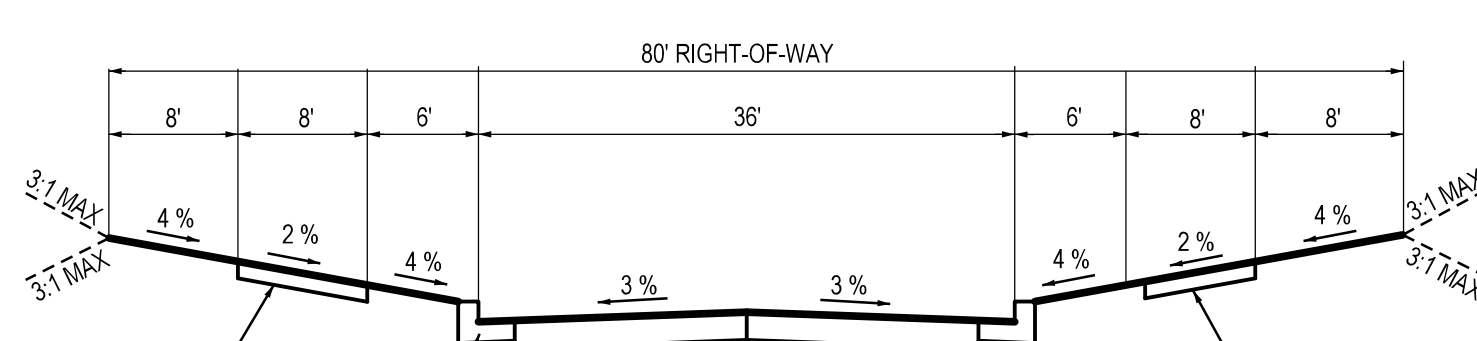
2. PURSUE ENVIRONMENTALLY SENSITIVE DESIGN TO ADDRESS STRAIGHTENED RUNOFF BY PROMOTING THE USE OF NONSTRUCTURAL BEST MANAGEMENT PRACTICES TO THE MAXIMUM EXTENT. THE GOAL IS TO MINIMIZE NATURAL FLOW PATTERNS ACROSS THE SITE IN ORDER TO MAINTAIN THE NATURAL HYDROLOGIC FUNCTION OF THE WATERSHED. BEST MANAGEMENT PRACTICES TO BE CONSIDERED INCLUDE: CONVEY ROADWAY ROADSIDE (E.G. ROADSIDE SWALES), DISCONNECTION OF ROOF AND NON-ROOF RUNOFF, METHODS OF BIORETENTION SUCH AS PERMEABLE PAVING, ETC.
3. IN ORDER TO MINIMIZE RISK OF SEDIMENTATION IN THE AQUATIC AND WETLAND HABITATS AND TO MINIMIZE CHANGES TO THE HYDROLOGY OF THESE HABITATS:
- A) MINIMIZE CLERGING AND RETAIN FOREST. CONJOINT CLERGING AND CONSTRUCTION IN PHASES IN ORDER TO AVOID HAVING LARGE AREAS CLEARED AT ONE TIME.
  - B) MINIMIZE EROSION. EROSION SHOULD OCCUR IMMEDIATELY (WITHIN 24 HOURS), SPECIAL EFFORT SHOULD BE MADE TO RETAIN FINE PARTICLE SILT, SAND AND CLAY SEDIMENTS. THE INCORPORATION OF REDUNDANT/ADDITIONAL CONJOINT, REQUIREMENTS FOR THE CONSTRUCTION OF EROSION CONTROL MEASURES TO ENSURE THE PROTECTION OF ANY PHASES TO BE SUBSEQUENTLY CONSTRUCTED. STABILIZATION, TWO ROWS OF SILT FENCE SPACED 8 FT APART OR MORE, SUPER SILT FENCE INSTEAD OF SILT FENCE, ETC.).
  - C) MINIMIZE EROSION. EROSION SHOULD OCCUR IMMEDIATELY (WITHIN 24 HOURS), SPECIAL EFFORT SHOULD BE MADE TO RETAIN FINE PARTICLE SILT, SAND AND CLAY SEDIMENTS. THE INCORPORATION OF REDUNDANT/ADDITIONAL CONJOINT, REQUIREMENTS FOR THE CONSTRUCTION OF EROSION CONTROL MEASURES TO ENSURE THE PROTECTION OF ANY PHASES TO BE SUBSEQUENTLY CONSTRUCTED. STABILIZATION, TWO ROWS OF SILT FENCE SPACED 8 FT APART OR MORE, SUPER SILT FENCE INSTEAD OF SILT FENCE, ETC.).
  - D) MINIMIZE EROSION. EROSION SHOULD OCCUR IMMEDIATELY (WITHIN 24 HOURS), SPECIAL EFFORT SHOULD BE MADE TO RETAIN FINE PARTICLE SILT, SAND AND CLAY SEDIMENTS. THE INCORPORATION OF REDUNDANT/ADDITIONAL CONJOINT, REQUIREMENTS FOR THE CONSTRUCTION OF EROSION CONTROL MEASURES TO ENSURE THE PROTECTION OF ANY PHASES TO BE SUBSEQUENTLY CONSTRUCTED. STABILIZATION, TWO ROWS OF SILT FENCE SPACED 8 FT APART OR MORE, SUPER SILT FENCE INSTEAD OF SILT FENCE, ETC.).



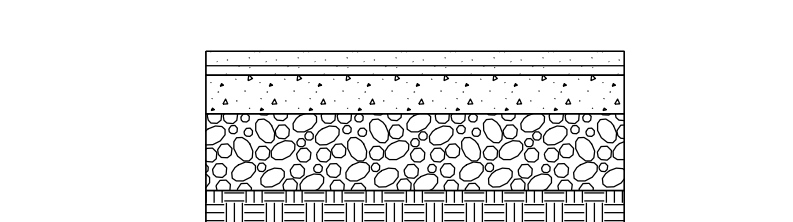
TYPICAL 50' RW CROSS SECTION  
(P-2) PAVING SECTION)  
FELTON PLACE - URBAN LOCAL ROAD  
NOT TO SCALE



STANDARD PAVING SECTION P-2  
NOT TO SCALE



TYPICAL 80' RW CROSS SECTION  
(P-3 PAVING SECTION)  
CHANEY PLACE - URBAN MAJOR COLLECT  
NOT TO SCALE



STANDARD PAVING SECTION P-3  
NOT TO SCALE

ROAD SUMMARY TABLE					
NAME	CLASSIFICATION	R/W	STD. DETAIL	SECTION	DESIGN SPEED
FELTON PLACE	URBAN LOCAL ROAD	50'	SEE THIS SHEET	P-2	25 MPH
CHANAY PLACE	URBAN MAJOR COLLECTOR	80'	SEE THIS SHEET	P-3	35 MPH

SOILS SUMMARY				
SOIL SERIES	SYMBOL	HYDRIC	HIGHLY ERODIBLE	RATING
BELTSVILLE SILT LOAM	BaB	NO	NO	GOOD
BELTSVILLE SILT LOAM	BaC	NO	YES	GOOD
BELTSVILLE - AQUASCO COMPLEX	BaA	NO	MODERATELY	GOOD
BELTSVILLE - GROSTOWN - WOODSTOWN COMPLEX	BgB	NO	MODERATELY	GOOD
BELTSVILLE - URBAN LAND COMPLEX	BuB	NO	MODERATELY	GOOD
GROSTOWN - WOODSTOWN - BELTSVILLE COMPLEX	GwD	NO	MODERATELY	GOOD
LEMIN AND QUINDCOQUA	LqA	YES	YES	LIMITED
PITS, GRAVEL	PT			LIMITED
POTOMAC-ISSUE COMPLEX	Pu	YES	NO	LIMITED
UDORHENTS	UdB	NO	MODERATELY	LIMITED
WATER	W			

SHEET INDEX
1. COVER SHEET
2. OVERALL PLAN
3. PRELIMINARY PLAN 1
4. PRELIMINARY PLAN 2
5. DETAILS

ATTACHMENTS

APPROVED

COVER SHEET

PRELIMINARY PLAN  
LAKE ACTON BUSINESS PARK  
MATTAWOMAN BEANTOWN ROAD

1. CHARLES COUNTY DEPT. OF PLANNING & GROWTH MANAGEMENT  
DEVELOPMENT SERVICES PERMIT
2. NPDES / NOI PERMIT
3. CHARLES SOIL CONSERVATION DISTRICT APPROVAL
4. CHARLES COUNTY HEALTH DEPARTMENT APPROVAL
5. CHARLES COUNTY SITE PLAN APPROVAL (FOR INDIVIDUAL LOTS)
6. STORMWATER MANAGEMENT STEP 1 & 2 APPROVALS

1

[illegible]

TAX MAP	ZONING CATEGORY:
---------	------------------

8 / 24 / 220, 355, 378, 379, 388, 543	BP
------------------------------------------	----

WATER & SEWER CATEGORY	
W3 / S3	

SITE DATUM	
HORIZONTAL: <u>NAD 83/91</u>	
VERTICAL: <u>NAVD 88</u>	

PGM#	
PCD 220002	

PSP-220003	
	DATE: 8/18/2023

1" = 200'	DESIGNED: WDH
	TECHNICIAN: MRL, TCS
	CHECKED: MEP

SHEET 1  
5

OF <u>5</u>	
PROJECT NO.	

1148-07-01

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MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

OFFSITE SEWER CONNECTION

NOTE:  
SHARED USE PATH GEOMETRY AND LOCATION DESIGN TO BE  
COORDINATED WITH MDOT AS PART OF THE ENTRANCE PERMIT  
APPLICATION FOR FUTURE ACTON LANE/CURRENT CHANEY PLACE  
AND FELTON PLACE.

100 50 0 50 100 200

LEGEND	
	EXISTING SITE BOUNDARY
	PROPOSED LOT LINE
	BUILDING RESTRICTION LINE
	FOREST RETENTION EASEMENT
	EXISTING 10' CONTOUR
	SOIL TYPE
	SOIL BOUNDARY
	EXISTING TREELINE
	CENTERLINE OF STREAM
	RESOURCE PROTECTION ZONE
	WETLANDS LIMIT
	WETLANDS BUFFER
	LIMITS OF THE BUSINESS PARK PRELIMINARY PLAN
	POTENTIAL AMENITY LOCATION

**SOLTESZ, INC.**

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www.solteszco.com

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Environmental Sciences

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES  
WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR  
MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL  
EXISTING UTILITIES AND UTILITY DEPT. RECORDS BY READING THE  
FILE BY MAIL. WELL OWNERS OF THE SITE OR OCCUPANTS MUST  
CONTACT "MISS UTILITY" AT 1-800-333-7777 48 HOURS PRIOR TO  
THE START OF CONSTRUCTION. IF CLEARANCES ARE LESS THAN  
SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS  
LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY  
BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS  
THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER / DEVELOPER / APPLICANT

CRIP PROPERTIES BUSINESS TRUST  
C/O MR. JOHN DIXON  
RELIABLE REAL ESTATE SERVICES, LLC  
2410 EVERGREEN ROAD  
GAMBRILLS, MD 21054

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME AND THAT I AM A DULY  
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS  
OF THE STATE OF MARYLAND  
LICENSE NO. 3075, EXPIRATION DATE: 01/14/2025

8/12/2023



COMPOSITE PLAN

PRELIMINARY PLAN  
**LAKE ACTON BUSINESS PARK**  
**MATTAWOMAN BEANTOWN ROAD**

TAX MAP	8/24/2023, 365, 378, 379, 380, 383	zoning category:	BP
WATER & SEWER CATEGORY	WS / S3		
SITE DATA	WALDORF, MD 20602 VERTICAL: NAVD 88		
<b>PGM# PSP-220003</b>		DATE: 8/12/2023	DESIGNED: WDH
1"=100'	4"=100'	TECHNICIAN: MRL, TCS	CHECKED: MFP
SHEET	2	DATE: 8/12/2023	VERSION: V6 / NCS
5			
PROJECT NO.	1148-07-01		

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Environmental Sciences

[illegible]

## MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES. WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MBS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS

## OWNER / DEVELOPER / APPLICANT

CRIP PROPERTIES BUSINESS TRUST  
C/O MR. JOHN DIXON  
RELIABLE REAL ESTATE SERVICES, LLC  
2410 EVERGREEN ROAD  
GAMBRILLS, MD 21054

## PROFESSIONAL CERTIFICATION

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OF THE STATE OF MARYLAND.  
LICENSE NO. 36757, EXPIRATION DATE: 01/14/2025

8/18/202





*Robert F. Kennedy*

## PRELIMINARY PLAN 1

PRELIMINARY PLAN  
LAKE ACTON BUSINESS PARK  
MATTAWOMAN BEANTOWN ROAD

JYTH (8H) ELECTION DISTRICT CHARLES COUNTY MARYLAND

TAX MAP 8/24/220,365 378,379,388,543	ZONING CATEGORY:  BP
WATER & SEWER CATEGORY  W3/S3	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NAVD 83	
<b>PGM#</b> <b>PSP-220003</b>	
 1" = 60' SHEET <b>3</b> OF <b>5</b>	DATE: 8/18/2023 DESIGNED: WDH TECHNICIAN: MRL CHECKED: MFP CAD STOPS: V8/NCS 
PROJECT NO. 1148-07-01	

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[illegible]

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES OBTAINED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL TIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO START OF EXCAVATION. IF CLEARANCES ARE LESS THAN 18 INCHES ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS RESPONSIBLE FOR THE DESIGN SHALL BE REQUIRED TO RECONTACT THE ENGINEER AND THE UTILITY COMPANY IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN 18 INCHES MAY REQUIRE REVISIONS TO THIS PLAN.


**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
 PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS  
 OF THE STATE OF MARYLAND.  
 LICENSE NO. 36757, EXPIRATION DATE: 01/14/2025

STATE OF MARYLAND  
INCORPORATED 1776  
PROFESSIONAL ENGINEER  
No. 30757

*Peter Samoli*

**LAKE ACION BUSINESS PARK  
MATTAWOMAN BEANTOWN ROAD**

Source: (a) Election Districts, Statewide Count; (b) Districts

TAX MAP		ZONING CATEGORY:	
8 / 24 / 2020, 365, 378, 379, 388, 543		BP	
OWNER & SENDER CATEGORY			
W3 / S3			
SITE DATUM			
HORIZONTAL: NAD 83/01			
VERTICAL: NAVD 88			
<div>PGM#</div> <div>SP-220003</div>			
<div> <div>← SAK END →</div> <div>1" = 60'</div> </div>			
HEET		DATE: 8/18/2023	
4		DESIGNED: WDH	
OF		TECHNICAL: MRL, TCS	
		CHECKED: MFP	
		CAD STD. VERSION: V8 / NCS	
PROJECT NO.			
1148-07-01			





# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** April 7, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Update

**AGENDA SECTION:** UNFINISHED BUSINESS: No Public Comments

**SUBJECT:** **Affordable Housing Update**  
Staff: Joel Binkley, AICP, Planning Supervisor

**SUGGESTED ACTION:**

**ATTACHMENTS:**