Monday, September 18, 2023
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 www.CharlesCountyMD.gov/our-county/ccgtv-live-stream. Residents without internet service can listen to the meeting at 301-645-0500.

1. Call to Order

2. APPROVAL OF THE AGENDA - no public comments

3. APPROVAL OF THE MINUTES

3.a **August 21, 2023 Meeting Minutes**

4. CHAIRPERSON'S COMMENTS - no public comments

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

6. PUBLIC HEARING: PUBLIC COMMENTS

6.a

Public Hearing: Aviation Business Park ZTA 23-176/ZMA 23-02

The Planning Commission will conduct a Public Hearing on staff's request for Zoning Text and Map Amendments for a new Aviation Business Park (ABP) Zone.

Staff:

Amy Blessinger, AICP, 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, September 15, 2023** 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.

Those wishing to provide comments by speaking during the Public Comment portion of the Hearing may choose to either speak virtually or attend the Hearing 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, September 15, 2023.**

Document Guide
Staff Report
Draft ZTA #23-176
Draft ZMA #23-02
Slideshow Presentation
Public Notice
Public Comment - Donahue
Public Comment - McAfee
Public Comment - Crank
Public Comment - Connor
Public Comment - Jones
Public Comment - Bick
Public Comment -Bick - Supplemental Documentation

7. PUBLIC MEETING: PUBLIC COMMENTS

8. WORK SESSIONS: No Public Comments

8.a **ZTA 22-173, Independent Living Senior Housing Complex**

The Planning Commission will conduct a Work Session on ZTA 22-173, Independent Living Senior Housing Complex to create a new land use, 3.04.600 and permit it with conditions in the Watershed Conservation District (WCD).

History: The Planning Commission was briefed during the Planning Commission hearing held on June 5, 2023. A Public Hearing was held on June 26, 2023, at which time the record was held open until 4:30 p.m. on July 27, 2023. A Work Session is scheduled for September 18, 2023. The additional Public Comments received during the open record period are attached. All agendas for these dates (after July 1, 2022) can be found HERE.

Email from Kelly Palmer - (August 10, 2023) - ZTA 22-173
Transmittal - Kelly Palmer - TMCC
Letter to Kelly Palmer
Memo to the Planning Commission
ZTA 22-173 - Draft Text Amendment
Public Comment - WilliamsA
Memo to the Planning Commission - Public Comments
Public Comment - Gillison
Public Comment - WilliamsR
Public Comment - GillisonE
Public Comment - WilliamsV
Public Comment - Green
Public Comment - WilliamsV
Public Comment - Hall

Public Comment - Winters
Public Comment - Harris
Public Comment - Matthews
Public Comment - Chris Dudley
Public Comment - Hayden
Public Comment - MatthewsS
Public Comment - Conservancy for CC
Public Comment - Henderson
Public Comment - McClearen
Public Comment - Hicks
Public Comment - McClearn
Public Comment - Adamson
Public Comment - Hillian
Public Comment - MCCoy
Public Comment - AdamsonE
Public Comment - House of Hope
Public Comment - McSwain
Public Comment - Austin
Public Comment - Isaac
Public Comment - Myers
Public Comment - Bailey
Public Comment - Leake
Public Comment - Nelson
Public Comment - Bailey-Simmons
Public Comment - Lee
Public Comment - PritchettK
Public Comment - Barlow
Public Comment - Marbell
Public Comment - PritchettT
Public Comment - Battle
Public Comment - Queen
Public Comment - Beckett
Public Comment - Rawls .pdf
Public Comment - BeckettL
Public Comment - Rawls
Public Comment - BeidlemanA
Public Comment - Rawls2
Public Comment - BeidlemanC
Public Comment - Roberts
Public Comment - Brannon
Public Comment - Robinson
Public Comment - Brown
Public Comment - Simmons
Public Comment - Collins
Public Comment - Smith
Public Comment - Corbett
Public Comment - Smith-Collins
Public Comment - Covington
Public Comment - SmithV
Public Comment - Dekle
Public Comment - Starks
Public Comment - Douglas
Public Comment - Upchurch
Public Comment - Drummond

Public Comment - Vincent
Public Comment - Elbert
Public Comment - Walker
Public Comment - Epps
Public Comment - Wesley
Public Comment - Friendship Church
Public Comment - Wiggins
Public Comment - Frye
Public Comment - Williams
Public Comment - Garrett

9. UNFINISHED BUSINESS: No Public Comments

10. NEW BUSINESS: No Public Comments

10.a **Briefing: ZTA #23-177 -Amendments to TOD Zone**

The Planning Commission will be briefed on proposed amendments to the Charles County Zoning Ordinance. A Public Hearing will be scheduled for a later date.

TOD Zoning Map

10.b **Briefing: ZTA #23-180, Cannabis**

The Planning Commission will be briefed on a proposed amendment to the Charles County Ordinance. A Public Hearing will be scheduled for a later date.

11. DIRECTOR'S REPORT: No Public Comments

12. ADJOURNMENT

AGENDA ITEM NO. 3.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: September 18, 2023

SUBMITTED BY: Amy Brackett

ITEM TYPE: Minutes

AGENDA SECTION: APPROVAL OF THE MINUTES

SUBJECT: **August 21, 2023 Meeting Minutes**

SUGGESTED ACTION:

ATTACHMENTS:

AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: September 18, 2023

SUBMITTED BY: Amy Brackett

ITEM TYPE: Approval Item(s)

AGENDA SECTION: PUBLIC HEARING: PUBLIC COMMENTS

SUBJECT:

Public Hearing: Aviation Business Park ZTA 23-176/ZMA 23-02

The Planning Commission will conduct a Public Hearing on staff's request for Zoning Text and Map Amendments for a new Aviation Business Park (ABP) Zone.

Staff:

Amy Blessinger, AICP, 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, September 15, 2023** 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:

Document Guide
Staff Report
Draft ZTA #23-176
Draft ZMA #23-02
Slideshow Presentation
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Public Comment - Donahue
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Public Comment - Crank
Public Comment - Connor
Public Comment - Jones
Public Comment - Bick
Public Comment -Bick - Supplemental Documentation

CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management
Jason R. Groth, AICP
Acting Director

Phone | 301-645-0692
Email | PGMadmin@CharlesCountyMD.gov

Aviation Business Park

Zoning Text Amendment (ZTA) #23-176 and Zoning Map Amendment (ZMA) #23-02

The purpose of ZTA #23-176 and ZMA #23-02 is to allow development compatible with the Maryland Airport and to support economic development. ZTA #23-176 would amend certain provisions of the Charles County Zoning Ordinance to establish a new base zoning district, the Aviation Business Park (ABP) Zone. ZMA #23-02 would amend the Charles County Zoning Maps to rezone certain properties around the airport to the new ABP Zone, with certain properties along Ray Drive being rezoned to Light Industrial.

Please click the blue links below to view the documents.

- Staff Report
- Draft ZTA #23-176
- Draft ZMA #23-02
- Slideshow Presentation
- Public Notice

September 18, 2023 Planning Commission Public Hearing:

- Public Comment and Speaker Registration
- Meeting Participation Information
- Watch Live
- Agenda

Charles County Planning Commission
Meeting of September 18, 2023

Department of Planning and Growth Management Staff Report

Project Name: ABP Aviation Business Park District

ZTA #23-176

ZMA #23-02

Type of Project: Zoning Text Amendment (ZTA) and Zoning Map Amendment (ZMA)

Prepared by:

Amy Blessinger, Planner III, Planning Division

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Staff Findings	3
Recommendation	4
Appendices	Attached

BACKGROUND

Established in 1943, the Maryland Airport is a privately owned, general aviation airport located in western Charles County that provides charter service. The Maryland Airport is considered an important economic asset for the County. According to the Charles County Economic Development Department (EDD) report entitled, "Current Conditions and Economic Assessment of Bryans Road" (April 2020), the area surrounding the Maryland Airport could support considerable employment supporting development over the next twenty to thirty years, with the potential to provide jobs and increase the County's commercial tax base. The airport has completed several improvements with the assistance of federal and state funding, including a new runway that was constructed in 2013.

In 2017, approximately 565 acres of land surrounding the Maryland Airport were rezoned from Light Industrial (IG) and Business Park (BP) to Watershed Conservation District (WCD), significantly restricting the potential for economic development in areas of proximity to the airport. Since that time, the Economic Development Department has received inquiries and interest from various investors who are interested in locating near the airport. In 2018 the Maryland Airport property was acquired by a new owner, who has continued to invest in improvements to the airport. There has been an increase in operations at the airport since their purchase.

On October 19, 2021, the County Commissioners adopted Resolution # 2021-26 which officially amended the County's 2016 Comprehensive Plan to change the land use designation for this area from Watershed Conservation District to Employment and Industrial District. The adoption of this amendment to the 2016 Comprehensive Plan allows the County to proceed with the proposed ABP rezoning now under consideration. Rezoning is required to allow businesses that would be compatible and synergistic with a general aviation airport to locate to the area.

REQUESTED AMENDMENTS

General Description of the Request: Zoning Text Amendment (ZTA) #23-176 would revise the Charles County Zoning Ordinance to add provisions and requirements for the new Aviation Business Park (ABP) Zone. Zoning Map Amendment (ZMA) #23-02 would amend the Charles County Zoning Maps to rezone properties surrounding the airport to the new ABP Zone. The amendments are described in more detail below.

Zoning Text Amendment (ZTA) #23-176:

Definitions and Interpretations (Article III, Section 297-49): The ZTA adds a definition for a new use, Aircraft Maintenance, which is one of the uses that would be permitted in the ABP Zone. This is one of the targeted uses for this zone that is considered compatible with a general aviation airport.

Table of Permissible Uses (Figure IV-1) and the Uses Corresponding with Table of Permissible Uses (Section 297-212): The ZTA establishes the uses that would be permitted in the ABP Zone in the Table of Permissible Uses (Figure IV-1), which is an Attachment to the Charles County Zoning Ordinance that displays which uses are permitted in the various Zones of the County. The uses

proposed to be permitted in the ABP Zone are those that would be compatible with a general aviation airport, such as research and development, aircraft maintenance and avionics, office and flex space, light industrial uses, and food and beverage uses. The ZTA also amends § 297-212, a section of Article XIII of the Zoning Ordinance, to establish minimum requirements for applicable permitted uses in the ABP Zone. The ZTA further adds a new use code for the Aircraft Maintenance use to the Table of Permissible Uses.

Article VI, Base Zone Regulations, Section 297-91, Commercial Zones. The ZTA establishes the new base zoning district, the ABP Zone, in § 297-91, Commercial Zones. This section of the Ordinance provides the objectives of the ABP Zone in § 297-91.A5., specifies that all development in this new zone must comply with site design and architectural review ("SDAR") in § 297-91.E, and codifies minimum lot, yard, and other standards for development for this zone in Figure VI-5, Schedule of Zone Regulations for Commercial Zones.

The following are additional supporting amendments to other applicable sections of the Zoning Ordinance:

- Establishment of noise standards for the ABP Zone in § 297-32;
- Modifications to prohibit the establishment of Planned Development Zones in the ABP Zone in § 297-102, Figure VII-1, Location of Planned Development Zones;
- Establishment of road buffer and setback requirements for development along roadways in the Highway Corridor portion of properties in the ABP Zone in Figure X-1, Road Corridor Buffer Yard and Building Setback Requirements; and
- Establishment of required bufferyards between the ABP Zone and other zones in Figures XXII-1, XXII-2, and XXII-3, Buffer Yards Between Adjacent Zones.

Zoning Map Amendment (ZMA) #23-02:

ZMA #23-02 would amend the Charles County Zoning Maps to change the base zoning district of approximately 454 acres of land in the vicinity of the Maryland Airport from Watershed Conservation District (WCD) and Business Park (BP) to the new ABP Zone. The ZMA would also amend the Zoning Maps to change the base zoning district of approximately 111 acres of land along Ray Drive from Watershed Conservation District (WCD) to Light Industrial (IG). A map depicting the proposed zoning changes is attached to ZMA #23-02.

It should be noted that the proposed amendments pertain only to those properties as described above. They do not propose to make any changes to the operations or future plans for the airport facilities and property.

STAFF FINDINGS

Staff finds that the proposed amendments support the objectives of the 2016 Comprehensive Plan and the County's economic development policies.

RECOMMENDATION

Staff recommends that the Planning Commission make a recommendation of approval to the County Commissioners.

APPENDICES:

The following items associated with this proposal are attached and have been uploaded Online for your review and consideration:

1. Draft ZTA #23-176, ABP Aviation Business Park Zone
2. Draft ZMA #23-02, ABP Aviation Business Park Zone and IG Light Industrial Zone

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2023 Legislative Session

Bill No. 2023- / Zoning Text Amendment 23-176

Chapter. No. 297

Introduced by Board of Charles County Commissioners

Date of Introduction _____

BILL

AN ORDINANCE concerning:

THE INCORPORATION OF THE AVIATION BUSINESS PARK ZONE PROVISIONS WITHIN THE ZONING ORDINANCE OF CHARLES COUNTY, MARYLAND

FOR the purpose of

Amending certain provisions of the Zoning Ordinance of Charles County, Maryland to add an Aviation Business Park Zone on lands in the vicinity of the Maryland Airport.

BY amending:

Chapter 297 – ZONING ORDINANCE

Article II, General Provisions

Section 297-32, Adding noise requirements for the Aviation Business Park Zone.

Code of Charles County, Maryland

BY amending:

Chapter 297 – ZONING ORDINANCE

Article III, Definitions and Interpretations

Section 297-49, Adding definition for new use.

Code of Charles County, Maryland

DRAFT

Asterisks *** mean intervening code language remaining unchanged
Note: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

BY amending:

Chapter 297 – ZONING ORDINANCE

Article IV, Permissible Uses

Section 297-63, Amending Figure IV-1, Table of Permissible Uses

Code of Charles County, Maryland

BY adding:

Chapter 297 – ZONING ORDINANCE

Article VI, Base Zone Regulations

Section 297-91, Adding a base Aviation Business Park Zone and amending Figure VI-5, to add the Aviation Business Park Zone to the Schedule of Zone Regulations for Commercial Zones.

Code of Charles County, Maryland

BY amending:

Chapter 297 – ZONING ORDINANCE

Article VII, Planned Development Zone Regulations

Section 297-102, Amending Figure VII-1, Location of Planned Development Zones

Code of Charles County, Maryland

BY amending:

Chapter 297 – ZONING ORDINANCE

Article X, Highway Corridor (Overlay Zone)

Section 297-151, Amending Figure X-1, Road Corridor Buffer Yard and Building Setback Requirements

Code of Charles County, Maryland

BY amending:

Chapter 297 – ZONING ORDINANCE

Article XIII, Minimum Standards for Special Exceptions and Uses Permitted with Conditions, Adding Section 7.09.000 and amending Sections 1.01.200, 4.05.310, 4.05.320,

DRAFT

4.06.200, 4.07.100, 6.02.100, 6.02.200, 6.02.330, 7.02.210, 7.02.220, and 7.04.210.
Code of Charles County, Maryland

BY amending:
Chapter 297 – ZONING ORDINANCE
Article XXII, Screening and Trees
Section 297-370, Amending Figures XXII-1, XXII-2, and XXII-3, Buffer Yards Between Adjacent Zones
Code of Charles County, Maryland

PREAMBLE

WHEREAS, the Maryland Airport, established in 1943, is a privately owned, general aviation airport located in western Charles County that provides charter service;

WHEREAS, an Airport Master Plan for the Maryland Airport was approved by the Federal Aviation Administration (FAA) and Maryland Aviation Administration (MAA) in 1999 which has served as a blueprint for improvements, including a new runway that was constructed in 2013;

WHEREAS, in 2017, approximately 565 acres of land surrounding the Maryland Airport were rezoned from Light Industrial (IG) and Business Park (BP) to Watershed Conservation District (WCD), significantly restricting the potential for economic development in areas in the vicinity of and in proximity to the Airport;

WHEREAS, since 2017, the Charles County Economic Development Department (EDD) has received inquiries and interest from various investors who are interested in locating near the Maryland Airport;

WHEREAS, in 2018 a new owner acquired the Maryland Airport property, who has continued to invest in improvements to the airport and has seen an increase in operations at the airport since their purchase;

DRAFT

WHEREAS, the County's Economic Development Department commissioned a report entitled, "Current Conditions and Economic Assessment of Bryans Road," which was published in April 2020;

WHEREAS, the April 2020 report indicates that the area surrounding the Maryland Airport could support considerable employment supporting development over the next twenty to thirty years, with the potential to provide jobs and increase the County's commercial tax base;

WHEREAS, the Maryland Airport is an integral part of the County's economic development strategy because it has the capability to serve a vital role in the National, State and local transportation framework;

WHEREAS, in furtherance of the updated vision for Bryans Road and the immediate vicinity of the Maryland Airport, on October 19, 2021, the Charles County Commissioners adopted Resolution # 2021-26, which amended the County's Comprehensive Plan to change the land use designation for an approximately 565-acre area surrounding the Maryland Airport from the Watershed Conservation District to the Employment and Industrial District; now therefore:

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

* * * * * * * * * * * * * *

DRAFT

§ 297-32 Noise.

A. The following is the Table of Maximum Permitted Sound Levels, dB(A), Re: 0.0002:

Figure II-2 Maximum Permitted Sound Levels dB(A) Re: 0.0002 Microbar				
	Zoning of Adjacent Lot			
	Residential (7:00 p.m. to 7:00 a.m.)	**PMH, PRD, MX (7:00 p.m. to 7:00 a.m.)**	**Commercial**	**Industrial PEP Zoning**
IG, PEP	50	45	55	65
IH, BP**, ABP**	50	45	60	70

B. Except as provided in Subsection **F**, Figure II-2 establishes the maximum permissible noise levels for a use by location, and, as indicated, the maximum permissible noise levels vary according to the zoning of the lot adjacent to the lot on which the use is located.

C. A decibel is a measure of a unit of sound pressure. Since sound waves having the same decibel level "sound" louder or softer to the human ear depending upon the frequency of the sound wave in cycles per second (i.e., whether the pitch of the sound is high or low) an A-weighted filter constructed in accordance with the specifications of the American National Standards Institute, which automatically takes into account the varying effect on the human ear of different pitches, shall be used on any sound level meter taking measurements required by this section. Accordingly, all measurements are expressed in dB(A) to reflect the use of this A-weighted filter.

D. The standards established in Figure II-2 are expressed in terms of the equivalent sound level (Leq), which must be calculated by taking 100 instantaneous A-weighted sound levels at ten-second intervals (see **Appendix H**[1]) and computing the Leq in accordance with the table set forth in **Appendix H**. The measurements shall be taken at all property lines of the source of the noise.

[1] *Editor's Note: **Appendix H** is **included as an attachment to this chapter.***

E. Impact noises are sounds that occur intermittently rather than continuously. Impact noises

generated by sources that do not operate more than one minute in any one-hour period are permissible up to a level of 10 dB(A) in excess of the figures listed in Figure II-2, except that this higher level of permissible noise shall not apply from 7:00 p.m. to 7:00 a.m. when the adjacent lot is zoned residential. The impact noise shall be measured using the fast response of the sound level meter.

F. Noise resulting from temporary construction activity that occurs between 7:00 a.m. and 7:00 p.m. shall be exempt from the requirements of this section.

* * * * * * * * * * * * * *

Chapter 297. ZONING ORDINANCE

Article III DEFINITIONS AND INTERPRETATIONS

§ 297-49. Word usage; definitions.

E. Definitions.

* * * * * * * * * * * * *

AIRCRAFT MAINTENANCE

THE PERFORMANCE OF TASKS REQUIRED TO ENSURE THE CONTINUING AIRWORTHINESS OF AN AIRCRAFT OR AIRCRAFT PART, INCLUDING OVERHAUL, INSPECTION, REPLACEMENT, DEFECT RECTIFICATION, AND THE EMBODIMENT OF MODIFICATIONS, COMPLIANCE WITH AIRWORTHINESS DIRECTIVES AND REPAIR. THIS INCLUDES AVIONICS (A BLEND OF AVIATION AND ELECTRONICS) WHICH ARE THE ELECTRONIC SYSTEMS USED ON AIRCRAFT. AVIONIC SYSTEMS INCLUDE COMMUNICATIONS, NAVIGATION, THE DISPLAY AND MANAGEMENT OF MULTIPLE SYSTEMS, AND THE HUNDREDS OF SYSTEMS THAT ARE FITTED TO AIRCRAFT TO PERFORM INDIVIDUAL FUNCTIONS.

* * * * * * * * * * * *

Chapter 297. ZONING ORDINANCE

Article IV, Permissible Uses

Section 297-63, Amending Figure IV-1, Table of Permissible Uses as shown herein.

Charles County

Figure IV-1
Table of Permitted Uses

[Amended 8-2-1993 by Ord. No. 93-82; 12-7-1993 by Ord. No. 93-100; 12-7-1993 by Ord. No. 93-101; 12-7-1993 by Ord. No. 94-4; 9-12-1994 by Ord. No. 94-83; 11-21-1994 by Ord. No. 94-100; 10-31-1995 by Ord. No. 95-96; 11-7-1995 by Ord. No. 95-97; 2-13-1996 by Ord. No. 96-7; 9-10-1996 by Ord. No. 96-88; 5-5-1997 by Ord. No. 97-44; 7-8-1997 by Ord. No. 97-83; 3-1-1999 by Ord. No. 99-16; 3-30-1999 by Ord. No. 99-32; 3-30-1999 by Ord. No. 99-33; 10-25-2000 by Ord. No. 99-92; 2-22-2000 by Ord. No. 00-10; 5-2-2000 by Ord. No. 00-37; 8-21-2000 by Ord. No. 00-64; 10-23-2000 by Ord. No. 00-84; 12-11-2000 by Ord. No. 00-93; 10-23-2001 by Ord. No. 01-87; 5-21-2002 by Ord. No. 02-58; 9-23-2002 by Ord. No. 02-80; 3-21-2005 by Bill. No. 2005-03; 7-25-2005 by Bill. No. 2005-01; 8-9-2005 by Bill. No. 2005-13; 1-10-2006 by Bill. No. 2005-11; 3-14-2007 by Bill No. 2007-05; 5-7-2008 by Bill No. 2008-02; 9-3-2008 by Bill No. 2008-11; 10-22-2008 by Bill No. 2008-12; 10-22-2008 by Bill No. 2008-21; 4-13-2010 by Bill No. 2010-02; 4-13-2010 by Bill No. 2010-05; 4-13-2010 by Bill No. 2010-06; 3-30-2011 by Bill No. 2011-02; 6-19-2012 by Bill No. 2012-08; 5-6-2014 by Bill No. 2014-02; 3-15-2016 by Bill No. 2016-01; 9-20-2016 by Bill No. 2016-06; 6-13-2017 by Bill No. 2017-01; 6-6-2017 by Bill No. 2017-03; 9-11-2018 by Bill No. 2018-04; 10-2-2018 by Bill No. 2018-05; 10-2-2018 by Bill No. 2018-06; 7-9-2019 by Bill No. 2019-01; 6-16-2020 by Bill No. 2020-04; 4-13-2021 by Bill No. 2021-01; 10-5-2021 by Bill No. 2021-04; 9-29-2021 by Bill No. 2021-06; 9-28-2021 by Bill No. 2021-08; 11-17-2021 by Bill No. 2021-10; 11-2-2022 by Bill No. 2022-09]

P = Permitted; PC = Permitted with Conditions; SE = Special Exception; Blank = Not Permitted; * = See Sec § 297-91D, Commercial

Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	**ABP**	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	WC	AUC
1.00.000 AGRICULTURE																												
1.01.000 Agricultural operations																												
1.01.100 Agricultural operations as defined in § 297-49, excluding livestock, farm alcohol production, forestry operations, aquaculture operations, agritourism, and ecotourism	P	P	P	P	P	P	P	P	P	P	P	P	P		**P**	P	P	P	P		P							
1.01.200 Livestock on a parcel greater than five acres	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		**PC**	PC	PC		PC		PC							
1.01.300 Keeping of livestock on less than or equal to five acres																												
1.01.310 Horses, livestock maintained as pets, and 4-H or school projects	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		**PC**	PC	PC	PC	PC		PC							
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale	SE		SE	SE																								
1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located																												
1.01.410 Grain dryers and related structures	P										P		P			P	P											
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building	P										P		P			P	P											
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture	P												P			P	P		P									

Asterisks *** mean intervening code language remaining unchanged
Note: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances, and statutes	P												P			P	P		P								
1.01.450 Poultry houses, hog operations with six or more hogs	PC																										
1.01.460 Slaughterhouses	SE																SE										
1.01.470 Processing and selling products raised on-site	P	P	P																								
1.01.500 Commercial Stables	P	P	P	SE		SE	SE			P	P		SE					SE		SE							
1.01.600 Farrier services	P	P	P							P	P	P	P														

1

Uses Description	Zones																										
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	**ABP**	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	WC	AUC
1.01.700 Use of heavy cultivating machinery, spray planes, or irrigating machinery	P	P	P	P		PC	PC																				
1.02.000 Forestry operations	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P		P						
1.03.000 Open-air markets and horticultural sales																											
1.03.100 Open-air markets																											
1.03.110 Farm and craft markets, flea markets			P							P	P	P	P							P		P		P		P	P
1.03.120 Open-air product markets	PC	PC	PC	PC						P	P	P	P							P		P		P		P	P
1.03.200 Horticultural sales with outdoor display	SE	SE	SE								P	P	P							P		P					
1.03.300 Livestock markets	SE	SE															PC										
1.04.000 Hunting and fishing cabins	PC		PC																								
1.05.000 Commercial greenhouse operation																											
1.05.100 No on-premises sale	P	P	P	P						P	P		P			P	P										
1.05.200 On-premises sales permitted	P	SE	SE	SE						P	P		P			P	P										
1.05.300 Medical cannabis dispensary											PC	PC		PC		PC	PC		PC								
1.06.000 Kennel, commercial	PC	SE	SE			SE				PC	PC		PC														
1.07.000 Cat boarding facility	PC	PC	PC	PC		PC																				P	P
1.08.000 Agritourism/ecotourism	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC			PC	PC	PC	PC		PC					PC	PC
2.00.000 MARINE																											
2.01.000 Marina, including boat sales and repair and boat rental including sailboards and jet skis											PC		PC						PC	PC							
2.02.000 Aquacultural operations																											

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2.02.100 Seafood processing and seafood operations with products raised or harvested off-site											PC		P			P				SE	PC								
2.02.200 Seafood processing and seafood operations with products raised on the premises	PC	PC	PC																									
2.03.000 Marine terminal													SE			P	P			P	SE							
2.04.000 Commercial fishing	P	P	P		P																							
3.00.000 RESIDENTIAL																												
3.01.00 Single-family detached																												
3.01.100 Single-family detached	P	P	P	P	P	P	P	P	P				P			PC		P		P	P		PC	PC	PC			
3.01.200 Lot line																		PC		PC		PC			PC			
3.01.300 Patio/Court/Atrium			P															PC		PC		PC			PC			

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Uses Description	**Zones**																											
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3.01.400 Class A manufactured home	P	P	P	P	P	P	P	P													P							
3.01.500 Class B manufactured home	P	P	SE	SE		SE															P							
3.01.600 Tenant house	PC	PC	PC	PC		PC																						
3.01.700 Primary residence with accessory apartment	PC	PC	PC	PC	PC	PC	PC	PC	PC	P										PC		PC	PC	PC	PC			
3.01.800 Single-room-occupancy units								P	P	P	P	P	P					P		P		P	P	P	P			
3.02.000 Single-family attached																												
3.02.100 Duplex					P		PC	PC										PC		PC		PC	PC	PC	PC			
3.02.200 Townhouse							PC	PC										PC		PC		PC	PC	PC	PC	PC	PC	
3.02.300 Multiplex							PC	PC										PC		PC		PC	PC	PC	PC	PC	PC	
3.03.000 Multifamily																												
3.03.100 Garden apartment							PC	PC										PC		PC		P	PC	PC		PC	PC	
3.03.200 Midrise							PC	PC										PC		PC		P				PC	PC	
3.03.300 High-rise																		SE		SE		SE					PC	
3.03.400 Commercial apartment									P	P	P	P	P							P		P	P	P		PC	PC	
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes																												
3.04.100 Group homes																												
3.04.110 Not more than eight people	PC	PC	PC	PC	PC	PC	PC	PC	PC									PC		PC	PC	PC	PC	PC	PC	PC	PC	
3.04.120 With between nine and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	P	P			P					SE		SE	SE	SE	SE	SE	SE	SE	SE	
3.04.200 Day care																												
3.04.210 Day-care home (having fewer than nine care recipients)	P	P	P	P	P	P	P	P	P	P			P					P		P	P	P	P	P	P	P	P	

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3.04.220 Day-care center, day nursery (between nine and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	PC		SE		P	P	P	SE	P	P	P	SE	P	P
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	P									SE		SE	SE	SE			SE	SE	SE
3.04.400 Elderly care homes																											
3.04.410 Elderly care homes (1 - 8 people)	P	P	P	P	P	P	P	P	P									P		P	P	P	P	P	P	P	P
3.04.420 Elderly care homes (9 - 16 people)	SE	SE	SE	SE	SE	SE	SE	SE	SE									SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.500 Retirement housing complex								SE	SE			SE	SE					P		P		P	P	P	P	P	P
3.05.000 Miscellaneous rooms-for-rent situations																											
3.05.100 Rooming houses, boardinghouses rented by the month	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC					SE		SE		SE		PC	PC	PC	PC
3.05.200 Bed-and-breakfast, tourist homes (including new structures)	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC					SE		PC		PC		P	SE	PC	PC

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Uses Description	Zones																										
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3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations	SE	SE									P	P	P	PC	**P**				P	P		P	P	P		P	P
3.05.400 Country inn	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	PC							SE		SE		P			
3.06.000 Shelters, permanent	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P							P							
3.07.000 Migrant workers housing	PC	PC	PC																								
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION																											
4.01.000 Educational, cultural, religious, philanthropic, social and fraternal uses																											
4.01.100 Schools																											
4.01.110 Private elementary and secondary (included preschool, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE[2]				P	P	P	P	P	SE	SE	SE	P	
4.01.120 Trade or vocational schools								P		P	P	P	P	P	**P**	P	P	P	P	SE		SE	P			P	P
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE					SE	P	P		P				P	P
4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	**P**	P	P	P	P	P	P	P	P	P	P	P	P

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elementary or secondary school buildings)																												
4.01.210 Churches, synagogues, and temples without cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings														[2]	**P**													
4.01.300 Private libraries, museums, art centers, and similar uses (including associated educational and instructional activities)																												
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P			P	P	P	P	P	P	P	P	P		P	P
4.01.320 Located within any other structure	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	PC		P	P	P	P	P	P	P	P	P		P	P
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls, and similar uses	SE	SE	SE		SE				P	SE	P	P	P	SE		P	P	P	P	P	P	P		P		P	P

Uses Description	**Zones**																										
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4.02.000 Recreation, amusement, and entertainment																											
4.02.100 Activity conducted entirely within building or substantial structure																											
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic										SE	P	P	P	PC[1]		PC			P	P		P	P	PC		P	P
4.02.120 Movie theatres, theatres, coliseums, and stadiums																											
4.02.121 Seating capacity of not more than 300										P	P	P	P					P	P	P		P	P	P		P	P
4.02.122 Seating capacity up to 1,000											P	P							P	P		P	P	P		P	P
4.02.123 Coliseums and stadiums with seating capacity more than 1,000											SE								P	P		P					
4.02.130 Indoor rifle and pistol ranges										SE	SE	SE	SE						SE								
4.02.140 Off-track betting facilities											SE	SE				SE			SE	SE		SE		SE		P	P
4.02.200 Activity conducted primarily outside enclosed buildings or structures																											
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development	SE	SE		SE	SE	SE	SE	SE		P	P		P	*				P	P	P	P	P			P		

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4.02.220 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, approved as part of a residential development; kayak, sailboard, bicycle sales and rentals	P	P	P	P	P	P	P	P	P								P		P	P	P	P	P	P	P	P
4.02.230 Recreation vehicle parks	SE	SE								PC		PC														
4.02.240 Campgrounds and camps	SE	SE	SE																							
4.02.250 Automobile and motorcycle racing tracks	SE	SE														SE	SE									
4.02.260 Drive-in movie theaters, open-air theaters, and amphitheaters	SE	SE											SE													
4.02.270 Amusement and theme parks	SE	SE		SE															SE							
4.02.280 Golf driving ranges not accessory to golf courses, par three golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses	SE	SE	SE	SE						P	P		P					P	P							
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons	SE	SE	SE	SE						SE	SE		SE				SE	SE								

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Uses Description	Zones																									
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4.03.000 Institutional residence or care or confinement facilities																										
4.03.100 Hospitals and other inpatient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area	SE	SE								PC	PC	PC	PC	PC					PC	PC		PC	PC			P	P
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	SE		SE	SE	SE	SE	SE	SE	P	P	P	P	SE[2]					P	P		P	P			P	P
4.04.000 Emergency Services																										
4.04.100 Fire Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**P**	P	P	P	P	P	P	P	P	P	P	P	P
4.04.200 Rescue squads, ambulance services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**P**	P	P	P	P	P	P	P	P	P	P	P	P
4.05.000 Miscellaneous public and semi-public facilities																										
4.05.100 Post Office																										
4.05.110 Local	SE	SE	SE		SE				P	P	P	P	P	P		P			P	P		P	P	P		P	P
4.05.120 Regional											P			P		P	P		P	P		P	P				
4.05.200 Airport																										
4.05.210 Private use	SE	SE		SE																							
4.05.220 General aviation airport																PC											

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4.05.300 Helicopter facilities																												
4.05.310 Heliports	SE	SE		SE											**PC**	PC	PC		SE	SE		SE						
4.05.320 Helistops	SE	SE		SE	SE					SE	SE	SE	SE	SE	**PC**	PC	PC		PC	PC		SE						PC
4.06.000 Public utilities (including towers and related structures)																												
4.06.100 Neighborhood essential service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**P**	P	P	P	P	P	P	P	P	P	P	P	P	P
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower	SE	SE	SE	SE		SE	SE	SE	SE		SE			SE	**SE**	P	P		SE	SE		SE	SE			SE	SE
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	**SE**	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**P**	P	P	P	P	P	P	P	P	P	P	P	P	P
4.06.500 Wireless communication antennas	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	**PC**	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
4.07.000 Satellite dishes and earth stations																												
4.07.100 Earth stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	**SE**	PC	PC	SE	PC	SE	SE	SE	SE	SE	SE			
4.07.200 Satellite dishes	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	PC	P	**P**	P	P	PC	P	PC	PC	PC	PC	PC	PC	PC	PC	PC
4.08.000 Cemeteries and crematoriums																												
4.08.100 Cemeteries																												
4.08.110 Family burial sites	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC					PC	PC									

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Uses Description	**Zones**																											
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4.08.120 Other cemeteries	SE	SE	SE	SE	SE	SE	SE	SE										SE										
4.08.200 Crematoriums	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		P			P	P	SE	P					SE				
4.09.000 Transportation																												
4.09.100 Bus stations, train stations									P		P	P	P	P		P	P		P	P		P	P	P	P	P	P	P
4.09.200 Park and ride facilities	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
5.00.000 SERVICE-ORIENTED COMMERCIAL																												
5.01.000 All operations conducted entirely within fully enclosed building																												
5.01.100 Operations designed to attract and serve customers or clients on the premises																												
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)									P	P	P	P	P	P	**P**	P			P	P		P	P	P		P	P
5.01.112 Personal services (see definition)									P	P	P	P	P	PC[1]					P	P		P	PC	P		P	P
5.01.113 Dry cleaning/laundry and laundromats										P	P	P	P	PC[1]					P	P		P				P	P
5.01.114 Banks and financial institutions										P	P	P	P	P	**P**	P			P	P		P	P	P		P	P
5.01.115 Business services									P	P	P	P	P	PC[1]	**P**				P	P		P	P	P		P	P

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5.01.116 Office or clinics of physicians, dentists, and chiropractors									P	P	P	P	P	P	**P**				P	P		P	P	P		P	P
5.02.000 Operations conducted within and/or outside fully enclosed building																													
5.02.100 Construction services and supplies											P		P	[1]		P			P	P		P					
5.02.200 Retail concrete mixing										PC	PC					P	P										
5.02.300 Funeral homes	SE	SE	SE	SE	SE				PC	PC	PC	PC	PC						PC	PC		PC	PC			PC	PC
5.02.400 Veterinarians and veterinary hospitals	P	P	SE	SE	SE	SE				PC	PC	PC	PC						PC	PC		PC	PC			PC	PC
5.02.500 Nursery schools and day-care centers with more than 30 children	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	PC		SE		SE	P	P	SE	P	P	P	SE	P	P
6.00.000 COMMERCIAL																													
6.01.000 Commercial sales and rental of goods, merchandise and equipment																													
6.01.100 Retail sales																													
6.01.110 Building floor space <15,000 square feet/parcel																													
6.01.111 Shoppers merchandise stores (see definition)										P	P	P	P	PC					P	P		P	P	P		P	P
6.01.112 Specialty shops (see definition)									P	P	P	P	P	[1]						P		P	P	P		P	P
6.01.113 Antique shops, art galleries less than 15,000 square feet	SE	SE	SE		SE				P	P	P	P	P	[1]					P	P		P	P	P		P	P

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Uses Description	Zones																												
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6.01.120 Building floor area > 15,000 square feet																													
6.01.121 Shoppers merchandise stores (see definition)											P	P	SE						P	P		P				P	P
6.01.122 Specialty shops (see definition)											P	P	SE						P	P		P				P	P
6.01.123 Antique shops, art galleries	SE	SE									P	P	SE						P	P		P				P	P
6.01.130 General merchandise (see definition)											P		SE	PC					P	P		P					
6.01.140 Convenience Stores										SE	P	P	SE	PC					P	P		P	SE	SE	SE	P	P
6.01.150 Retail sales over 100,000 square feet (see definition)											SE	SE								SE		SE					
6.01.200 Wholesale sales (see definition)											P		P	P	**P**	P	P		P	P		P	P				
6.02.000 Restaurants																													
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters									PC	SE	PC	PC	PC	PC	**PC**	PC			PC	PC		PC	PC	PC		PC	PC
6.02.200 Restaurant, fast food carry-out and delivery										SE	P	P	SE	PC	**PC**	P			P	P		P	P	P		P	P
6.02.300 Restaurant, fast food drive-in, and drive-through and mobile food service facilities																													
6.02.310 With direct highway access to a public road											SE	SE	SE						SE	SE		SE					

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6.02.320 Part of a business park or shopping center with no direct access to a public road											P	P	P	PC					P	P		P	P	P			
6.02.330 Mobile food service facilities											PC	PC	PC	PC	**PC**	PC	PC		PC	PC		PC	PC	PC		PC	PC
6.03.000 Motor vehicle related and service operations																													
6.03.100 Motor vehicle sales or rental; mobile home sales																													
6.03.110 Motor vehicle sale or rental in the CB Zone on >3 acres												SE																	
6.03.120 All other motor vehicle sale or rental; mobile home sales											PC	PC	PC						PC	PC			SE						
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers.										PC	PC		PC			PC			PC	PC								
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)																													
6.03.310 Motor vehicle repair and maintenance										PC	PC	PC	PC	[2]		PC			PC	PC			P	P					
6.03.311 For more than two buses, bus dispatching, storage, including parts, maintenance, washing, and service facility, as incorporated herein	SE																												

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Uses Description	**Zones**																												
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6.03.320 Motor vehicle fuels sales																													
6.03.321 Associated with commercial uses >3,500 sq. ft.										SE	SE	SE	PC	PC		SE			SE	SE									
6.03.322 All other										SE	PC	PC	PC	PC		PC			PC	PC									
6.03.330 Car wash										PC	PC	PC	PC	PC		PC			PC	PC									
6.03.400 Motor vehicle painting and body work											PC		PC			PC			PC										
6.03.500 Automotive parks											PC					PC			PC	PC									
6.04.000 Medical Cannabis																													
6.04.100 Processing Operation	PC										PC	PC		PC		PC	PC		PC										
6.04.200 Dispensary Operation											PC	PC		PC		PC	PC		PC										
7.00.000 INDUSTRIAL																													
7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, and assembling of goods, merchandise, and equipment																													
7.01.100 All operations conducted entirely within fully enclosed building																													
7.01.110 Buildings <10,000 sq. ft. per parcel										SE	P		SE	P	**P**	P	P		P	P			P			SE	SE		
7.01.120 Buildings >10,000 sq. ft. per parcel													SE	P	**P**	P	P		P	SE			SE				SE		
7.01.200 Operations conducted within or outside fully enclosed building																													

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7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops	SE												P	[2]		P	P		P								
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils														[1]		P	P		P								
7.01.230 Saw mills	P	P	P										P			P	P										
7.01.240 Alcoholic beverage manufacturing																												
7.01.241 Farm Alcohol Production Facility	PC	PC	PC																									
7.01.242 Alcohol Production Facility (Note: also see use 6.02.100 for zones where this use is permitted as an accessory use to use 6.02.100)											P	P	PC	P	**P**	P	P		P	P		P	P	P		P	P
7.01.260 Fertilizer mixing plants	SE																P		SE								
7.01.270 Brick or block manufacturing																	P										
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening	SE	SE														SE	PC										
7.01.290 Wood/stump grinding	PC	PC														PC	PC										

Uses Description	Zones																										
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7.02.000 Storage and Parking																											
7.02.100 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related											P	P	SE	P		P	P		P	P		P	P	P			
7.02.110 Automotive parking garage																										PC	PC
7.02.120 Automobile parking lot																											
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)																											
7.02.210 All storage within completely enclosed structures											P		P	PC	**PC**	P	P		P	PC		PC					
7.02.220 Warehouse storage														[2]	**PC**	P	P		P	P							
7.02.230 Mini-warehouses										SE	SE	SE	SE	SE		PC	PC		SE								
7.02.240 Storage of petroleum products																SE	SE		SE								

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7.02.250 Consolidated storage													SE													SE			
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (I) vehicles or equipment are owned and used by the person making use of the lot and (ii) parking or storage occupies more than 75 percent of the developed area (contractor's yard)											SE		SE	SE		P	P		P	SE								
7.02.400 Parking of Motor Vehicles (Trucks)																													
7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight	PC	PC	PC	PC	SE											P	P												
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight	SE	SE	SE	SE	SE											P	P												
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards																SE	SE												
7.03.100 Processing facility/transfer station (solid waste)																	SE												
7.04.000 Research facilities and laboratories																													
7.04.100 Without processing of materials	SE	SE	SE								SE			P	**P**	P	P		P	P		P	P					P
7.04.200 With processing or manufacturing of materials											SE			P	**P**	P	P		P	P		SE	SE					SE
7.04.210 Energetics Research and Development															**PC**				PC										

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	Uses Description	Zones																												
		AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	**ABP**	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	WC	AUC	
	7.05.000 Mineral extraction																													
	7.05.100 Surface mining																													
	7.05.110 Of > 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE		SE	SE		SE		SE							
	7.05.120 Of < 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE		SE	SE		SE		SE							
	7.05.200 Wells for oil, natural gas, or petroleum	SE	SE		SE		SE	SE	SE		SE	SE		SE			SE	SE		SE		SE							
	7.06.000 Pozzolan Management Facility	SE	SE														SE	SE											
	7.07.000 Alternative Energy Systems																													
	7.07.100 Solar energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	**PC**	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
	7.07.200 Solar energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	**SE**	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	7.07.300 Wind energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	**PC**	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
	7.07.400 Wind energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	**SE**	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	7.09.000 AIRCRAFT MAINTENANCE																													

Asterisks *** mean intervening code language remaining unchanged
Note: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

7.09.000 AIRCRAFT MAINTENANCE															**PC**										
8.00.000 Mixed-Use																									
8.01.000 Mixed-Use Building																			P		P	P	P	P	P
8.02.000 Mixed-Use Building, Residential																			P		P	P	P	P	P
9.00.000 Flex Space																									
9.00.100 Flex space														P	**P**										

NOTES:

[1] This use is permitted without conditions when located in flex space.

[2] This use is permitted with conditions when located in flex space.

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Chapter 297. ZONING ORDINANCE

Article VI, Base Zone Regulations

Section 297-91 Commercial zones.

A. Objectives. These zones, Neighborhood Commercial (CN), Community Commercial (CC), Central Business (CB)**, AVIATION BUSINESS PARK (ABP),** and Business Park (BP), provide distinctive standards for the range of commercial uses from neighborhood business to highway-oriented commercial uses. They direct commercial activities into commercial clusters to discourage "strip" development.

(1) CN Neighborhood Commercial Zone. This zone provides limited retail and commercial services which satisfy those basic daily consumer needs of residential neighborhoods. Standards are established to minimize impact on residential zones by providing for similar building massing and low concentration of vehicular traffic.

(2) CC Community Commercial Zone. This zone provides a wide range of commercial uses and establishments to serve several neighborhoods in appropriate locations along major roads while discouraging strip development.

(3) CB Central Business Zone. This zone provides appropriate locations for high-intensity commercial uses and encourages development consistent with a traditional downtown area. This zone is located in town centers and the urban core as designated in the Comprehensive Plan.

(4) BP Business Park Zone. 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 mis 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.

[Amended 6-16-2020 by Bill No. 2020-04; 9-28-2021 by Bill No. 2021-08]

(5) ABP AVIATION BUSINESS PARK ZONE. THIS ZONE FACILITATES THE

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DEVELOPMENT OF COMMERCIAL, EMPLOYMENT, AND LIGHT INDUSTRIAL USES THAT ARE COMPATIBLE WITH A GENERAL AVIATION AIRPORT.

B. General regulations.

(1) Minimum lot area, area per dwelling unit, building setback from adjacent lot lines, lot width, front yard, side yard, rear yard and maximum building height, as displayed in **Figure VI**-5, shall apply subject to other requirements of this chapter.[1]

[1] *Editor's Note: **Figure VI**-5 is included as an attachment to this chapter.*

(2) Minimum lot sizes may be reduced to 10,000 square feet when the lot is created as part of a subdivision with an internal circulation network where the lot does not access directly on a collector or arterial street. However, the lot may access directly on a service road.

(3) The minimum side yard building restriction line as contained in CC and CB Zones may be eliminated in the case where adjacent fee-simple lots share a building wall on common property lines. Reduction in the building restriction lines under this subsection must comply with the following conditions:

[Added 10-31-1995 by Ord. No. 95-95]

(a) The off-street parking requirements of § **297-335**, number of parking spaces required, must be met for the individual use for each fee-simple lot.

(b) A maximum of one freestanding sign structure shall be permitted for the collective buildings.

(c) Legally binding documents are required to identify that all subdivided parcels are provided with unrestricted ingress and egress.

C. Permitted uses. The permitted uses within the commercial zones shall be in conformance with the uses permitted in the **Table of Permissible Uses**.[2]

[2] *Editor's Note: The **Table of Permissible Uses** is included as an attachment to this chapter.*

D. Uses permitted in the BP Zone. In addition to those accessory uses allowed under § **297-29C** and uses allowed by Figure IV-1, the following uses shall be allowed in the Business Park (BP) Zone when intended to primarily serve the employees of the business park subject to the restrictions set forth herein.

[Added 10-23-2001 by Ord. No. 01-87; amended 6-16-2020 by Bill No. 2020-04]

(1) Permitted uses with conditions (PC) are:

(a) Day-care center, day nursery (between nine and 30 care recipients), Use 3.04.220;

(b) Indoor recreation, Use 4.02.110;

(c) Privately owned outdoor recreational facilities, Use 4.02.210;

(d) Personal services, Use 5.01.112;

(e) Dry cleaning, Use 5.01.113;

(f) Business services, Use 5.01.115;

(g) Nursery schools and day-care centers with more than 30 children, Use 5.02.500;

(h) Shoppers merchandise stores, Use 6.01.111;

(i) Specialty shops, Use 6.01.112;

(j) Convenience stores, Use 6.01.140;

(k) Restaurant, fast food carry-out and delivery, Use 6.02.200;

(l) Restaurant, fast-food drive-in, and drive-through and mobile food service facilities, part of a business park or shopping center with no direct access to a public road, Use 6.02.320;

(m) Motor vehicle fuel sales associated with commercial uses greater than 3,500 square feet or which provide more than 12 fueling positions, Use 6.03.321;

(n) Motor vehicle fuel sales not associated with commercial uses greater than 3,500 square feet or providing more than 12 fueling positions, Use 6.03.322; and

(o) Car wash, Use 6.03.330.

(2) The aggregate building floor area containing uses set forth in § 297-91D(1) shall not exceed 25% of the total building floor area of the business park tract, or subdivision, whichever is greater. Notwithstanding the foregoing, uses permitted with conditions by § 297-91D(1) are not subject to the twenty-five percent limitation set forth above, when such uses are located within flex space.

[Amended 9-28-2021 by Bill No. 2021-08]

E. Site design and architectural review ("SDAR") of site plans and buildings for all commercial construction in the CN, CC, CB**, ABP,** and BP Zones must be obtained. All new construction, renovation and expansion projects shall comply with all applicable sections of

the site design and architectural commercial and industrial guidelines and standards. Projects that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building facade or site area are exempt. The guidelines and standards shall conform to appropriate planning principles and to the purposes stated for the specific zone. In the BP Zone, ingress and egress to individual uses in a business park shall be via an internal road network of the business park.

[Added 5-2-2005 by Bill No. 2005-08; amended 10-22-2008 by Bill No. 2008-13; 6-16-2020 by Bill No. 2020-04]

(1) Alternative design and development code. In the BP Zone and in order to encourage and promote economic vitality, enhance the community's appearance, and foster flexibility and innovation of design, as an alternative to using the county's Schedule of Zone Regulations and applying the strict application of the Zoning Ordinance for the particular project, an applicant may submit an alternative design and development code. The alternative design and development code may be submitted with any preliminary plan or site plan. The alternative design and development code shall govern the location and design of signage, landscaping and parking within the business park.

[Added 9-28-2021 by Bill No. 2021-08]

(a) The standards set forth in the alternative design and development code may not strictly conform to and may vary from the standards set forth in the Zoning Ordinance. Where the standards set forth in the alternative design and development code vary from the standards in the Zoning Ordinance, the alternative design and development code shall apply. Where the alternative design and development code is silent, the Zoning Ordinance shall apply.

(b) The alternative design and development code shall include the following:

[1] The overall planned development design concept;

[2] Standards for street, block and lot layouts;

[3] Streetscape design standards;

[4] Building and lot design and development standards;

[5] A master landscape plan and landscape standards, to include landscaping of parking areas;

[6] Architectural design standards;

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[7] Minimum yard and setback requirements;

[8] A master sign plan governing the location, number, height, illumination, size and design of signage; and

[9] A master parking plan.

(c) The Planning Commission is authorized to review and approve the alternative design and development code. Once approved, the Planning Director is authorized to approve minor amendments to the alternative design and development code. Major amendments to the alternative design and development code would need to be authorized by the Planning Commission.

F. Ancillary equipment, facilities, and utilities necessary to support a general aviation airport. [Added 10-22-2008 by Bill No. 2008-12]

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Chapter 297. ZONING ORDINANCE

Article VI, Base Zone Regulations

Section 297-91, Aviation Business Park (ABP) Zone, Amending Figure VI-5 as shown herein.

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Figure VI-5

Schedule of Zone Regulations: Commercial Zones

[Amended 10-31-1995 by Ord. No. 95-95; 1-10-2006 by Bill No. 2005-11; 6-16-2020 by Bill No. 2020-04; 9-28-2021 by Bill No. 2021-08; 11-2-2022 by Bill No. 2022-09]

ABBREVIATIONS:
du: Dwelling unit.
FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.
ISR: Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

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Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
ABP ZONE																
AGRICULTURAL 1.00.000	**3 ACRES[2]**		**150**	**200**	**120**	**75**	**40**	**80**	**50**	**36**	**3**					
RESIDENTIAL LOTS CREATED BEFORE 6-6-2017						**30**	**8**	**46**	**20**	**40**						
HOTELS, MOTELS, CONVENTION CENTERS, ETC. 3.05.300	**3 ACRES[2]**		**150**	**200**	**120**	**50**	**20**	**40**	**25**	**36**	**3**		**0.50 FAR**		**0.7**	
INSTITUTIONAL/UTILITIES/RECREATION 4.00.000	**2 ACRES[2]**		**100**	**150**	**80**	**50**	**20**	**40**	**25**	**36**	**3**		**0.35 FAR**		**0.7**	
SERVICE-ORIENTED COMMERCIAL AND COMMERCIAL 5.00.000 AND 6.00.000	**2 ACRES[2]**		**100**	**150**	**80**	**50**	**20**	**40**	**25**	**36**	**3**		**0.35 FAR**		**0.7**	
INDUSTRIAL 7.00.000	**2 ACRES[2]**		**100**	**150**	**80**	**50**	**20**	**40**	**25**	**36**	**3**		**0.35 FAR**		**0.7**	
FLEX SPACE 9.00.000	**2 ACRES[2]**		**100**	**150**	**80**	**50**	**20**	**40**	**25**	**36**	**3**		**0.50 FAR**		**0.7**	

NOTES:

[1]Minimum lot sizes may be reduced to 10,000 square feet when created as part of a subdivision with consolidated access and an internal traffic network.

[2]Minimum lot sizes may be reduced to 30,000 square feet when created as part of a subdivision with consolidated access and an internal traffic network.

[3]May be increased as set forth in § 297-27, Article II.

[4]May be reduced as per § 297-91B, general regulations for Commercial Zones.

[5]The maximum height for mini-warehouse facilities, Permissible Use No. 7.02.230, in the CC Zone and in the development district, as provided in the Charles County Comprehensive Plan, is 60 feet, five stories.

[6]The intensity for mini-warehouse facilities, Permissible Use No. 7.02.230, in the CC Zone and in the development district, as provided in the Charles County Comprehensive Plan, and in the CB Zone, is 1.0 FAR. In the CC Zone exterior to the development district, the maximum intensity is 0.6 FAR.

[7]The perimeter of the BP zoned tract shall be identified via a plan or plat, and the County-required setbacks, building restriction lines, and buffer yards shall be applicable to this perimeter boundary.

[8]Section 297-26A(2), which requires an additional ten-foot offset from the right-of-way line, is not applicable to the BP Zone.

[9]When prepared and adopted as part of a BP alternative design and development code, front yard setbacks to new private or public rights-of-way that are to be part of/within the BP preliminary plan are not applicable, and instead, the alternative design and development guidelines shall provide for the establishment of front yard setbacks to roadways.

[10]When not otherwise part of a BP preliminary plan. In the case with a BP preliminary plan, there are no minimum lot criteria.

Asterisks *** mean intervening code language remaining unchanged
Note: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

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Chapter 297. ZONING ORDINANCE

Article VII, Planned Development Zone Regulations

Section 297-102(A), General Regulations, Amending Figure VII-1 as shown herein.

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Figure VII-1
Location of Planned Development Zones
[Amended 3-1-1999 by Ord. No. 99-16; 7-25-2005 by Bill No. 2005-01; 3-17-2007 by Bill No. 2006-15; 4-13-2010 by Bill No. 2010-02; 4-13-2010 by Bill No. 2010-06; 11-28-2017 by Bill No. 2017-07]

Base Zone	Planned Development Zones				
	PRD	**MX**	**PEP**	**PMH**	**TOD**
AC			P		
RC			P		
RR			P		
RV		P	P		
RL	P		P		
RM	P	P	P	P	P
RH	P	P	P	P	P
RO					
CN			P		
CC		P	P		P
CB		P	P		P
CV		P	P		P
BP		P	P		P
ABP					
IG		P	P		P
IH		P	P		P
CER					
CRR					
CMR					
WC					
AUC					
HVC					
HVG					
HVR					
HVE					

NOTES:
1. A blank indicates that planned development is not allowed in the base zone.
2. P = Permitted

Asterisks *** mean intervening code language remaining unchanged
Note: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

Chapter 297. ZONING ORDINANCE

Article X, Highway Corridor (Overlay Zone)

Section 297-151, Road buffer standards, Amending Figure X-1 as shown herein.

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Charles County

Figure X-1
Road Corridor Buffer Yard and Building Setback Requirements
(Buffer yard by type and setback in feet)

[Amended 8-30-2004 by Bill No. 2004-06; 7-25-2005 by Bill No. 2005-01; 4-13-2010 by Bill No. 2010-02; 6-10-2014 by Bill No. 2014-03; 11-28-2017 by Bill No. 2017-07; 6-16-2020 by Bill No. 2020-04; 1-12-2022 by Bill No. 2021-12]

Road Classification	AC, RC, RR	RV, HVR	RM, RL	RH	RO, CN	CC	CB	CV, HVE	BP	ABP	IG	IH	PMH, PRD	PEP	MX	CRR, CER	CMR	WC, AUC
Principal arterial	D 100	B 50	D 75	C 50	C 50	C 40	B 30	B 30	D 50	**D** **50**	B 100	E 125	D 125	C 100[4]	D 75[4]	D 40	C 50	B 30
Parkway			D 50	C 50	B 40	B 40	B 25	B 40	C 40	**C** **40**	B 75	E 75	C 75	C 75[4]	C 50[4]	B 40	C 50	
Other arterials	C 75	B 50	D 50	B 40	B 50	C 40	B 25	B 30	C 40	**C** **40**	B 75	E 80	C 100	C 75[4]	D 60[4]	C 20	B 50	
Collector	B 50	A 40	C 40	B 40	A 30	A 30	A 25	A 30	B 30	**B** **30**	A 50	B 50	B 75	B 50[4]	C 40[4]	B 25	B 40	

NOTES:

[1] "A" through "E" designates type of buffer required as illustrated in Article XXII.

[2] Numbers given are the building setback requirements in feet.

[3] Single-family residential lots and minor subdivisions will be exempt from the buffer requirements above.

[4] Setbacks may be reduced to 30 feet if the site is located in designated community mixed-use areas, business corridor mixed-use areas, opportunity mixed-use areas, or employment areas, as defined by adopted subarea plans; as well as those properties located within a designated federal opportunity zone.

[5] In the BP Zone, evergreen and coniferous trees shall be exempt from the requirements of Buffer Yard D.

[6] In the BP Zone, canopies associated with motor vehicle fuel sales, which cover fuel station product dispensers, are not defined as a building for applicability of building restriction lines, nor are they restricted by § 297-26C(1)(a), which limits projections of canopies into yards to a maximum of three feet. By way of example, see table below:

FUEL CANOPY MINIMUM SETBACK TABLE: BP ZONE

Road Classification Buffer Yard Type	Principal Arterial Buffer Yard D	Parkway Buffer Yard C	Other Arterial Buffer Yard C	Collector Buffer Yard B
Buffer Yard Variable Depth Options § 297-385:				
10				
15				25
20		30	30	30
25	35	35	35	30
30	40	40	40	30
40	50			

Asterisks *** mean intervening code language remaining unchanged
Note: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

Article XIII, Minimum Standards for Special Exceptions and Uses Permitted with Conditions

Adding Section 7.09.000 and amending Sections 1.01.200, 4.05.310, 4.05.320, 4.06.200, 4.07.100, 6.02.100, 6.02.200, 6.02.330, 7.02.210, 7.02.220, and 7.04.210.

Section 297-212 Uses corresponding with Table of Permissible Uses [1]

The following uses are listed according to the numbering system on the **Table of Permissible Uses** and establish the specific minimum requirements for uses permitted with conditions or special exception uses:

(1) 1.01.200 Livestock on a parcel greater than five acres. This use is permitted with conditions in the following zones: AC, RC, WCD, RR, RV, RL, RM, RH, RO, CN, CC, CB, **ABP,** CV, IG, IH, PRD, PEP, and PMH Zones. However, any and all areas of animal confinement less than one acre, manure storage or feed storage shall be a minimum distance of 75 feet from any public right-of-way and in no case closer than 250 feet from any existing residential dwellings on an adjoining parcel. [Amended 12-7-1993 by Ord. No. 93-100; 11-21-1994 by Ord. No. 94-100; 4-13-2021 by Bill No. 2021-01]

* * * * * * * * * * * * *

(66) 4.05.310 Heliports. Heliports are permitted with conditions in the **ABP,** IG and IH Zones and are permitted by special exception in the AC, RC, RR, BP, PEP, MX and TOD Zones, provided that the following are met:

[Amended 10-25-1999 by Ord. No. 99-92]

A. The facility meets the standards of the Federal Aviation Administration.

B. A site plan showing compliance with all of the following standards is submitted.

C. The land areas to be used by helicopters are provided with a dustproof surface.

D. Parking of vehicles is not permitted within the setback requirements for the zone in which the facility is located.

E. The day-night noise level (Ldn) at the property line, as determined in accordance with State Department of Transportation Regulation COMAR 11.03.03.01, does not exceed:

(1) Seventy-five Ldn in an industrial, commercial or planned development zone.

(2) Sixty-five Ldn in:

(a) Any zone or development not specified in Subsection E(1) above.

(b) Any zone or development specified in Subsection E(1) above if it abuts a

residential property line.

F. For a heliport, the following additional requirements apply:

(1) The housing and repair of helicopters and all structures or facilities used to house and repair helicopters shall be located at least:

(a) Fifty feet from any property line; and

(b) Two hundred feet from any dwelling or public or private institution.

(2) Each heliport facility is surrounded by a well-constructed, toddler-proof fence or by dense planting at least six feet in height, with a suitable gate effectively controlling access to the area.

(67) 4.05.320 Helistops. This use is permitted with conditions in the **ABP,** IG, IH, PEP, MX, TOD and AUC Zones and is permitted by special exception in the AC, RC, RR, RV, CN, CC, CB, CV and BP Zones, provided that the following are met:

[Amended 10-25-1999 by Ord. No. 99-92; 4-13-2010 by Bill No. 2010-02]

A. The requirements of 4.05.310, Subsections A through D.

B. For a helistop that is a structural part of a building, the following additional requirements apply:

(1) Landing areas and supports for landing areas are constructed of fire-retardant material.

(2) A guardrail that does not penetrate the approach departure surface is provided around the facility in accordance with the County Building Code.[10]

[10] *Editor's Note: See Ch. 224, Building Construction.*

(3) A safety net or fence that begins below the surface of the pad, does not rise above it and is at least five feet in width around the pad is provided around each raised landing pad.

(68) 4.06.200 Electric power, gas transmission and telecommunications buildings and structures not associated with a tower. This use is permitted by special exception in the AC, RC, RR, RL, RM, RH, RO, CC, BP, **ABP,** PEP, MX, TOD, CER, WC and AUC Zones, subject to the following standards:

[Amended 9-7-1999 by Ord. No. 99-85; 10-25-1999 by Ord. No. 99-92; 7-25-2005 by Bill No. 2005-01; 4-13-2010 by Bill No. 2010-02]

A. Utility buildings or structures may be allowed, subject to the following:

(1) The proposed building or structure at the location is necessary for public convenience and service.

(2) The proposed building or structure at the location will not endanger the health and safety of workers and residents in the community and will not substantially impair or be detrimental to neighboring properties.

B. Public utility buildings in any permitted residential zone shall, whenever practicable, have the exterior appearance of residential buildings and shall have suitable landscaping and screen planting and fencing.

C. The Board shall prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including soundproofing; for the construction of fences, barriers or other safety devices; for surfacing of all access roads and driveways; shielding of floodlights or other artificial illumination; and landscaping or screening.

* * * * * * * * * * * * *

(71) 4.07.100 Earth stations. This use is permitted with conditions in the HVE, IG, IH and PEP Zones and is permitted by special exception in the WCD, HVC, HVG, HVR, AC, RC, RR, RV, RL, RM, RH, RO, CN, CC, CB, CV, BP, **ABP,** PRD, MX, PMH, TOD, CER, CMR and CRR Zones, provided that: [Amended 10-25-1999 by Ord. No. 99-92; 7-25-2005 by Bill No. 2005-01; 6-6-2017 by Bill No. 2017-03; 11-28-2017 by Bill No. 2017-07]

A. This use and/or all associated facilities shall be located in the rear yard.

B. This use and/or all associated facilities are sufficiently screened to avoid visual impacts from public rights-of-way or adjoining properties.

* * * * * * * * * * * * *

(89) **6.02.100 Restaurant, standard, fast-food, bars, nightclubs and dinner theaters.** This use is permitted with conditions in the RO**,** [and] BP**, AND ABP** Zones and is permitted by special exception in the CN Zone, subject to the following:

A. In the RO Zone, the use is limited to 3,000 square feet of floor space.

B. In the BP Zone, the use must be oriented internally and have internal access such that it is incorporated into and as part of the business park.

C. In the CN Zone, the use is subject to the following:

(1) The use at the proposed location will not create a traffic hazard or safety problem because of its locations in relation to similar uses, necessity of turning movements in relation to its access to public roads and intersections or its location in relation to other buildings or proposed buildings.

(2) Materials, textures, colors and design of fences, walls and screening shall be compatible with on-site development, the adjacent property and the neighborhood. When solid walls are required, a planting strip five feet wide shall also be provided. Such planting shall include trees or shrubs at least two feet tall at time of planting, which may be expected to

form a year-round dense screen within three years.

(3) Lighting, including permitted illuminated signs, shall be arranged and directed so as not to reflect or cause glare into any residential zone.

(4) The Board of Appeals will regulate hours of operation so as to diminish adverse impact on adjoining properties.

D. An alcohol production facility may be approved as an accessory use to a restaurant subject to the following:

(1) In the CV Zone, alcohol production facilities are limited to less than 4,000 square feet of production area and shall be included within the same building as the primary restaurant use.

(2) In the CC, CB, BP, IG, PEP, MX, TOD, CER, CRR, WC, and AUC Zones, alcohol production facilities shall be included within the same building as the primary restaurant use and shall comprise a maximum of 49% of the total floor area of the overall restaurant use.

(3) In the HVC and HVG Zones, the alcohol production accessory use is subject to the following:

(a) The building comprises no more than 15,000 square feet of gross floor area, including restaurant area, production, storage and retail sales areas.

(b) All operations and storage shall be within an enclosed building. No outside storage of equipment, materials, inventory or waste is permitted.

(c) The alcohol production facilities shall comprise a maximum of 49% of the total floor area of the overall restaurant use.

E. IN THE ABP ZONE, THIS USE SHALL ONLY BE PERMITTED IF LOCATED IN FLEX SPACE.

(90) **6.02.200 Restaurant, fast-food, carry-out and delivery.** This use is permitted with conditions in the HVC, HVG, **ABP,** and BP Zones and by special exception in the CN and CV Zones, subject to the following: [Amended 11-28-2017 by Bill No. 2017-07]

A. In the BP Zone, the use must be oriented and have access internally so that it is incorporated as part of the business park, and the use is subject to the 15% area limitations set forth in § **297-91D(2)**.

[Amended 6-16-2020 by Bill No. 2020-04

B. In the CN and CV Zones, this use is subject to the following:

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(1) The use at the proposed location will not create a traffic hazard or safety problem because of its location in relation to similar uses, necessity of turning movements in relation to its access to public roads and intersections or its location in relation to other buildings or proposed buildings.

(2) Materials, textures, colors and design of fences, walls and screening shall be compatible with on-site development, the adjacent property and the neighborhood. When solid walls are required, a planting strip five feet wide shall also be provided. Such planting shall include trees or shrubs at least two feet tall at time of planting, which may be expected to form a year-round dense screen within three years.

(3) Lighting, including permitted illuminated signs, shall be arranged so as not to reflect or cause glare into any residential zone.

(4) The Board may regulate hours of operation so as to prevent adverse impact on adjoining properties.

C. In the HVC and HVG Subzones, this use is subject to the following:

(1) The use at the proposed location will not create a traffic hazard or safety problem because of its location in relation to similar uses, necessity of turning movements in relation to public streets and intersections or its location in relation to other buildings or proposed buildings.

(2) The use is located within a building that has a front facade and primary customer entrance oriented toward the public street frontage and designed for convenient and attractive pedestrian access.

D. IN THE ABP ZONE, THIS USE SHALL ONLY BE PERMITTED IF LOCATED IN FLEX SPACE.

* * * * * * * * * * * * *

(90.1) 6.02.330 Mobile food services facilities. This use is permitted with conditions in the CC, CB, CV, BP, **ABP,** IG, IH, PEP, MX, TOD, CER, CRR, WC, AUC and RC Zoned sites and publicly owned sites or facilities and within PUD zoned areas as permitted by the St. Charles Planning and Design Review Board, subject to the following conditions:

[Added 9-20-2016 by Bill No. 2016-06]

A. Permit required; fee.

(1) A mobile food services facilities application, associated fee and permit is required by the Charles County Planning and Growth Management Department.

(2) Health Department permits for mobile food service facility (COMAR 10.15.03.02) must be obtained prior to issuance of the Charles County planning and growth management permit.

(3) A general site location map which illustrates the location of the proposed facility and setbacks to the property lines and access areas and a written description of the desired location is required along with written permission of the property owner at the time of application.

B. Standard dimensions and appearance.

(1) The maximum vehicle size is 24 feet long, 12 feet tall and 8.5 feet wide while in motion.

(2) Signs shall either attach to the mobile unit or be limited to three feet by five feet maximum-sized reader board temporarily placed on the ground within five feet of the facility.

(3) Facilities must not look dirty, damaged, or in disrepair, causing unsightly appearances.

C. Operational standards.

(1) Operating hours are limited to 5:00 a.m. through 10:00 p.m.

(2) Paved off-street parking must be designated for the use.

(3) Sound amplifiers, noise-making devices are prohibited. Excessively loud music and other unreasonable disturbances to the public peace are forbidden.

(4) Facilities are not permitted to provide tables, chairs, or umbrellas.

D. Safety and sanitation.

(1) Facilities may not restrict or interfere with the ingress or egress of an abutting property owner or tenant, create or become a nuisance or hazard to public health, safety or welfare.

(2) Facilities may not increase traffic congestion or delay or constitute an obstruction to adequate fire, police or sanitation vehicles.

(3) No mobile food service facility is permitted in a restricted parking zone, or within 15 feet of a fire hydrant.

(4) Facility managers and staff must have readily available access to a restroom at all times, during operating hours.

(5) Facilities must be clean.

(6) The placement of equipment, including propane tanks or generators into the public right-of-way is prohibited.

(7) Trash containers must be provided, maintained and emptied when full. A ten-foot radius

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of the operating space must remain free of all refuse of any kind generated from the operation of the business.

E. Insurance.

(1) Facilities must be properly licensed, tagged, and insured.

(2) A copy of the insurance policy covering the mobile food service facility must be filed with the Charles County Planning and Growth Management Department.

F. Suspension or revocation of license; appeals.

(1) Licenses may be suspended or revoked due to violation of the regulations and upon discovery that the applicant has knowingly mistated or omitted a material fact from the submitted application; or has refused to leave any premises when lawfully directed by an owner, occupant or authorized government official to do so; or is not in compliance with local, state or federal regulations.

(2) Upon inspection, if the mobile food service facility is found not to comply with these regulations, the Zoning Officer or his/her designee shall provide written notice to the applicant or permit holder of any action taken or proposed to be taken. The applicant will be given a reasonable period to respond.

(3) In deciding the length of time for suspension or revocation of a permit, the Department of Planning and Growth Management shall consider:

(a) The nature of the offense, the extent to which the offense impacts public health, safety and welfare;

(b) The nature and number of previous offenses;

(c) Actions needed to correct violations in a timely manner.

(4) An appeal of a permit suspension, revocation, or denial must be made in writing to the Zoning Officer within seven days of the suspension, revocation or denial date. Reissuance of the license may be permitted once the violation is remedied. The applicant/owner may submit an application for administrative appeal of the Zoning Officer's determination to the Board of Appeals for a final determination of compliance.

* * * * * * * * * * * * *

(113) 7.02.210 All storage within completely enclosed structures. This use is permitted with conditions in the BP **AND ABP** [Zone] **ZONES**, subject to the following:

A. The use is oriented and accessed through an internal vehicle circulation system so that it is incorporated as part of the business park.

B. IN THE ABP ZONE, THIS USE SHALL ONLY BE PERMITTED IF LOCATED IN FLEX SPACE.

(114) 7.02.220 Warehouse storage inside or outside completely enclosed structures where the storage of goods is not related to sale or use of those goods on the same lot where they are stored. [Amended 9-28-2021 by Bill No. 2021-08]:

A. This use is permitted by special exception in the BP Zone, subject to the following:

(1) The total lot coverage, including outside storage area, shall not exceed 35% of total lot area.

(2) The exterior storage shall not exceed 75% of the square footage of the floor area of the principal structure. No exterior storage shall occur on the lot without a principal structure.

(3) Any exterior storage shall be screened from any adjacent residential zones or uses.

B. This use is permitted with conditions in the BP **AND ABP** [Zone] **ZONES** when located in flex space, subject to the following:

(1) The exterior storage shall not exceed 50% of the square footage of the floor area of the principal structure if the flex building is used by a single tenant or user. The exterior storage shall not exceed 25% of the square footage of the floor area of the principal structure if the flex building is a multi-tenanted building. No exterior storage shall occur on the lot without a principal structure.

(2) Any exterior storage shall be screened from any adjacent residential zones.

(3) IN THE BP ZONE, THE [The] type and design of screening will be determined through the Charles County Architectural and Site Design Guidelines and Standards (ASDGS) or the approval of an alternative design and development code.

* * * * * * * * * * * * *

(123) 7.04.210 Energetics research and development. This use is permitted with conditions in the **ABP AND** Planned Employment and Industrial Park (PEP) [Zone] **ZONES**, provided that the following requirements are met:

[Added 10-22-2008 by Bill No. 2008-21]

[(A) Required to be located within a technology park that is associated with a military research/development facility.]

[(B)](A) Required to comply with all state and federal government regulations regarding energetics research and development.

* * * * * * * * * * * * *

(136) 7.09.000 AIRCRAFT MAINTENANCE. THIS USE IS PERMITTED WITH CONDITIONS IN THE ABP ZONE, SUBJECT TO THE FOLLOWING:

(A) THE USE SHALL BE REQUIRED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL GOVERNMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO THE NOISE REGULATIONS CONTAINED IN SECTION 297-32 OF THIS CHAPTER.

(B) MAINTENANCE AREAS SHALL BE LOCATED COMPLETELY WITHIN A STRUCTURE. ANY OUTDOOR STORAGE OR REFUSE AREA SHALL BE FENCED OR SCREENED FROM VIEW WITH EITHER A MINIMUM SIX-FOOT, ONE-HUNDRED-PERCENT OPAQUE FENCE OR A TWENTY-FOOT BUFFER YARD C.

(D) THE SITE PLAN SHALL INDICATE THE LOCATION OF ANY WASTE GENERATED AND HOW IT WILL BE STORED BEFORE BEING DISPOSED OF OFFSITE.

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* * * * * * * * * * * * *

Chapter 297, ZONING ORDINANCE

Article XXII, Screening and Trees

Section 297-370, Amending Figures XXII-1, Buffer Yards Between Adjacent Zones: Residential Zones; Figures XXII-2, Buffer Yards Between Adjacent Zones: Commercial and Industrial Zones; and Figures XXII-3, Buffer Yards Between Adjacent Zones: Planned Development Zones, as shown herein.

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Figure XXII-1
Buffer Yards Between Adjacent Zones: Residential Zones

[Amended 10-25-1999 by Ord. No. 99-92; 7-25-2005 by Bill No. 2005-01; 4-13-2010 by Bill No. 2010-02; 11-28-2017 by Bill No. 2017-07]

Zone	AC	RC	RR	RV	RL	RM	RH	CRR	CER	CMR	WC	AUC	HVR
AC	--	B	B	C	C	C	C	--	--	--	--	--	C
RC	--	--	--	--	A	A	B	C	C	B	C	C	--
RR	--	--	--	B	--	A	B	C	C	B	C	C	B
RV	A	A	B	--	--	--	B	B	B	B	--	--	--
RL	A	A	--	--	--	--	B	C	C	B	C	C	--
RM	A	A	A	--	--	--	B	C	C	B	C	C	--
RH	A	B	B	B	B	B	--	C	C	B	C	C	B
RO	B	B	B	B	--	--	--	A	A	B	A	A	B
CN	C	C	C	C	C	C	B	--	--	--	A	A	C
CC	C	C	C	C	C	C	B	B	B	C	B	B	C
CB	C	C	C	C	C	C	B	A	A	B	A	A	C
CV	C	C	C	B	C	C	B	A	A	B	--	--	B
BP	C	C	C	C	C	C	B	A	A	B	A	A	C
ABP	**C**	**C**	**C**	**C**	**C**	**C**	**B**	**A**	**A**	**B**	**A**	**A**	**C**
IG	E	E	E	E	E	E	D	D	D	D	D	D	E
IH	E	E	E	E	E	E	E	E	E	E	E	E	E
PMH	D	D	D	C	C	C	A	C	C	C	C	C	C
PRD	C	C	C	B	B	B	A	--	--	--	--	--	B
PEP	--	E	E	E	E	E	D	A	A	--	A	A	E
MX	D	D	D	D	D	D	C	A	A	A	--	--	D
TOD	D	D	D	D	D	D	C	--	A	A	A	A	D
CRR	--	C	C	B	C	C	C	--	B	C	--	--	B
CER	--	C	C	B	C	C	C	B	--	B	--	--	B
CMR	--	B	B	B	B	B	B	C	C	--	C	C	B
WC	--	C	C	--	C	C	C	--	--	C	--	--	--
AUC	--	C	C	--	C	C	C	--	--	C	--	--	--
HVR	A	A	B	--	--	--	B	B	B	B	--	--	--
HVC	C	C	C	B	C	C	B	--	--	B	--	--	B
HVG	C	C	C	B	C	C	B	--	--	B	--	--	B
HVE	E	E	E	E	E	E	D	D	D	D	D	D	E

NOTES:

1. — indicates that either buffer yards are not required or not applicable.
2. "A" through "E" designates type of buffer required as illustrated in Article XXIII.
3. For the CV and CN Zones: If the adjacent single-family vacant residential lot is greater than five acres in size, or the closest residence is greater than 200 feet from the property line, no buffer yard will be required.

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Figure XXII-2

Buffer Yards Between Adjacent Zones: Commercial and Industrial Zones

[Amended 10-25-1999 by Ord. No. 99-92; 7-25-2005 by Bill No. 2005-01; 4-13-2010 by Bill No. 2010-02; 11-28-2017 by Bill No. 2017-07]

Zone	CRR	CER	CMR	WC	AUC	CN	CC	CB	BP	**ABP**	CV	HVC	HVG	HVE	RO	IG	IH
AC	--	--	--	--	--	B	B	B	C	**C**	B	B	B	B	B	B	B
RC	C	C	B	C	C	B	C	C	C	**C**	B	B	B	E	B	E	E
RR	C	C	B	C	C	B	C	C	C	**C**	B	B	B	E	B	E	E
RV	B	B	B	--	--	B	C	C	C	**C**	A	B	B	E	B	E	E
RL	C	C	B	C	C	B	C	C	C	**C**	B	B	B	E	B	E	E
RM	C	C	B	C	C	B	C	C	C	**C**	B	B	B	E	B	E	E
RH	C	C	B	C	C	A	B	B	B	**B**	A	A	A	D	A	D	E
RO	A	A	B	A	A	--	A	A	--	--	--	--	--	B	--	B	C
CN	--	--	--	A	A	--	--	--	--	--	--	--	--	B	--	B	A
CC	B	B	C	B	B	--	--	--	--	--	--	--	--	A	--	A	A
CB	A	A	B	A	A	--	--	--	--	--	--	--	--	A	--	A	A
CV	A	A	B	--	--	--	--	--	--	--	--	--	--	B	--	B	A
BP	A	A	B	A	A	--	--	--	--	--	--	--	--	--	--	--	A
ABP	**A**	**A**	**B**	**A**	**A**	--	--	--	--	--	--	--	--	--	--	--	**A**
IG	D	D	D	D	D	B	--	B	--	--	B	E	E	--	B	--	--
IH	E	E	E	E	E	B	--	B	--	--	--	E	E	--	A	--	--
PMH	C	C	C	C	C	A	B	B	C	**C**	B	B	B	D	B	C	D
PRD	C	C	C	C	C	B	C	C	D	**D**	B	B	B	D	B	D	D
PEP	--	--	--	A	A	B	A	A	--	--	A	--	--	--	B	--	--
MX	A	A	--	--	--	B	B	B	D	**D**	A	--	--	D	A	D	D
CRR	--	B	C	--	--	A	B	A	A	**A**	A	--	--	D	A	D	E
CER	B	--	B	--	--	A	B	A	A	**A**	A	--	--	D	A	D	E
CMR	C	C	--	C	C	B	C	B	B	**B**	B	B	B	D	B	D	E
WC	--	--	C	--	--	A	B	A	A	**A**	--	--	--	D	A	D	E
AUC	--	--	C	--	--	A	B	A	A	**A**	--	--	--	D	A	D	E
HVR	A	A	B	--	--	--	--	--	--		--	B	B	E	--	B	A

Asterisks *** mean intervening code language remaining unchanged
Note: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

HVC	-	--	B	--	--	--	--	--	--		--	--	---	B	--	B	D
HVG	-	--	B	--	--	--	--	--	--		--	--	--	B	--	B	D
HVE	D	D	D	D	D	B	B	B	--		B	B	B	--	B	--	--

NOTES:

1. — indicates that either buffer yards are not required or not applicable.
2. "A" through "E" designates type of buffer required as illustrated in Article XXIII.
3. For the CV and CN Zones: If the adjacent single-family vacant residential lot is greater than five acres in size, or the closest residence is greater than 200 feet from the property line, no buffer yard will be required.

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Figure XXII-3
Buffer Yards Between Adjacent Zones: Planned Development Zones
[Amended 10-25-1999 by Ord. No. 99-92; 4-13-2010 by Bill No. 2010-02; 11-28-2017 by Bill No. 2017-07]

Zone	PMH	PRD	PEP	MX	TOD
AC	B	C	--	C	C
RC	D	C	E	D	D
RR	D	C	E	D	D
RV	C	B	E	D	D
RL	C	B	E	D	D
RM	C	B	E	D	D
RH	A	A	D	C	C
RO	B	B	B	A	A
CN	A	B	B	B	B
CC	B	C	A	B	B
CB	B	C	A	B	B
CV	B	B	A	--	--
BP	B	C	A	B	B
ABP	**B**	**C**	**A**	**B**	**B**
IG	C	D	--	D	D
IH	D	D	--	D	D
WC	C	C	A	--	--
AUC	C	C	A	--	--
PMH	--	--	C	--	--
PRD	--	--	D	--	--
PEP	C	D	--	D	D
MX	--	--	D	--	--
TOD	--	--	D	--	--
HVR	A	A	B	B	B
HVC	B	B	--	--	--
HVG	B	B	--	--	--
HVE	D	D	--	D	D

NOTES:

1. — indicates that either buffer yards are not required or not applicable.
2. "A" through "E" designates type of buffer required as illustrated in Article XXIII.

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* * * * * * * * * * * * *

SECTION 2. BE IT FURTHER ORDAINED that this Ordinance shall take effect forty-five (45) calendar days after it is adopted.

ADOPTED this _____ day of _____, 2023.

COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND

_____
Reuben B. Collins, Esq., President

_____
Ralph E. Patterson II, M.A., Vice President

_____
Thomasina O. Coates, M.S.

_____
Amanda M. Stewart, M.Ed.

_____
Gilbert O. Bowling III

ATTEST:

_____
Carol DeSoto, Clerk to the Commissioners, CAP, OM

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COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2023 Legislative Session

Bill No. 2023- / Zoning Map Amendment (ZMA) #23-02

Chapter. No. n/a (cross-referenced with ZTA 23-176)

Introduced by County Commissioners of Charles County, Maryland

Date of Introduction

BILL 2023-_____

AN ORDINANCE concerning:

IMPLEMENTATION OF THE AVIATION BUSINESS PARK (ABP) ZONE

FOR the purpose of:

Amending the official Zoning Maps of Charles County, Maryland to change the zoning designation for certain properties within the immediate vicinity of the Maryland Airport from the Watershed Conservation District (WCD) and Business Park (BP) zones to either the Aviation Business Park (ABP) zone or Light Industrial (IG) zone.

PREAMBLE

WHEREAS, the Maryland Airport, established in 1943, is a privately owned, general aviation airport located in western Charles County that provides charter service;

WHEREAS, an Airport Master Plan for the Maryland Airport was approved by the Federal Aviation Administration (FAA) and Maryland Aviation Administration (MAA) in 1999 which has served as a blueprint for improvements, including a new runway that was constructed in 2013;

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WHEREAS, in 2017, approximately 565 acres of land surrounding the Maryland Airport were rezoned from Light Industrial (IG) and Business Park (BP) to Watershed Conservation District (WCD), significantly restricting the potential for economic development in areas in the vicinity of and in proximity to the Airport;

WHEREAS, since 2017, the Charles County Economic Development Department (EDD) has received inquiries and interest from various investors who are interested in locating near the Maryland Airport;

WHEREAS, in 2018 a new owner acquired the Maryland Airport property, who has continued to invest in improvements to the airport and has seen an increase in operations at the airport since their purchase;

WHEREAS, the County's Department of Economic Development commissioned a report entitled, "Current Conditions and Economic Assessment of Bryans Road," which was published in April 2020;

WHEREAS, the April 2020 report indicates that the area surrounding the Maryland Airport could support considerable employment supporting development over the next twenty to thirty years, with the potential to provide jobs and increase the County's commercial tax base;

WHEREAS, the Maryland Airport is an integral part of the County's economic development strategy because it has the capability to serve a vital role in the National, State and local transportation framework;

WHEREAS, in furtherance of the updated vision for Bryans Road and the immediate vicinity of the Maryland Airport, on October 19, 2021, the Charles County Commissioners adopted Resolution # 2021-26, which amended the County's Comprehensive Plan to change the land use designation for an approximately 565-acre area surrounding the Maryland Airport from the Watershed Conservation District to the Employment and Industrial District;

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WHEREAS, pursuant to § 4-101 *et seq*. of the Land Use Article of the Annotated Code of Maryland, as may be amended from time to time (hereinafter referred to as the "Land Use Article"), the County Commissioners of Charles County, Maryland are empowered to enact and establish zoning regulations;

WHEREAS, pursuant to § 4-201 *et seq.* of Land Use Article, as may be amended from time to time, the County Commissioners of Charles County, Maryland, are empowered to create districts and zones and regulate certain uses within those districts and zones;

WHEREAS, § 297-448 of the Charles County Zoning Ordinance establishes the process by which a property owner may request a change in the base zone of the property as set forth in § 4-204(b)(2) of the Land Use Article and it has been the practice of the County to follow the same process when the proposed change in zoning district is initiated by the County and not the property owner;

WHEREAS, on _____ (insert date), the Planning Commission of Charles County, Maryland, held a public hearing on the proposed ZMA #23-02, at which time the amendments to the official Zoning Maps of Charles County, Maryland were considered (see Attachment A);

WHEREAS, at a regularly scheduled meeting held on _____ (insert date), the members of the Planning Commission of Charles County, Maryland, voted to recommend approval/denial (choose one) of ZMA #23-02, which was documented in the Planning Commission Report dated _____;

WHEREAS, on _____ (insert date), a copy of the Planning Commission Report was transmitted to the County Commissioners of Charles County, Maryland;

WHEREAS, after all signs were posted and certified letters were mailed (in accordance with § 297-448.L and § 297-448.O of the County's Zoning Ordinance, respectively) and after a Public Notice was published on _____ (insert date) and _____ (insert date) in

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_____ (insert name of newspaper) in accordance with both § 4-203(b)(2) of the Land Use Article and § 297-448.Q. of the County's Zoning Ordinance, the County Commissioners of Charles County, Maryland, held a public hearing on _____ (insert date) upon submission of an affidavit of posting as required by § 297-448.N.; and

WHEREAS, upon review and consideration of all documents and testimony received, the County Commissioners of Charles County, Maryland have made certain findings of fact (in accordance with § 4-204(b)(1) of the Land Use Article and conclusions of law as set forth in the Decision and Order, which is attached hereto and incorporated by reference as Attachment B.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the official Zoning Maps of Charles County, Maryland, shall be amended as shown on Attachment A; and

BE IT FURTHER ORDAINED that Bill ____-____ shall take effect immediately upon the effective date of the cross-referenced Zoning Text Amendment (ZTA 23-176), as set forth in Bill ____-____.

ADOPTED this _____ day of _____, 2023.

COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND

_____
Reuben B. Collins, II, Esq., President

_____
Ralph E. Patterson II, M.A., Vice President

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Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.

_____

Thomasina O. Coates, M.S.

_____

Amanda M. Stewart, M.Ed.

_____

Gilbert O. Bowling III

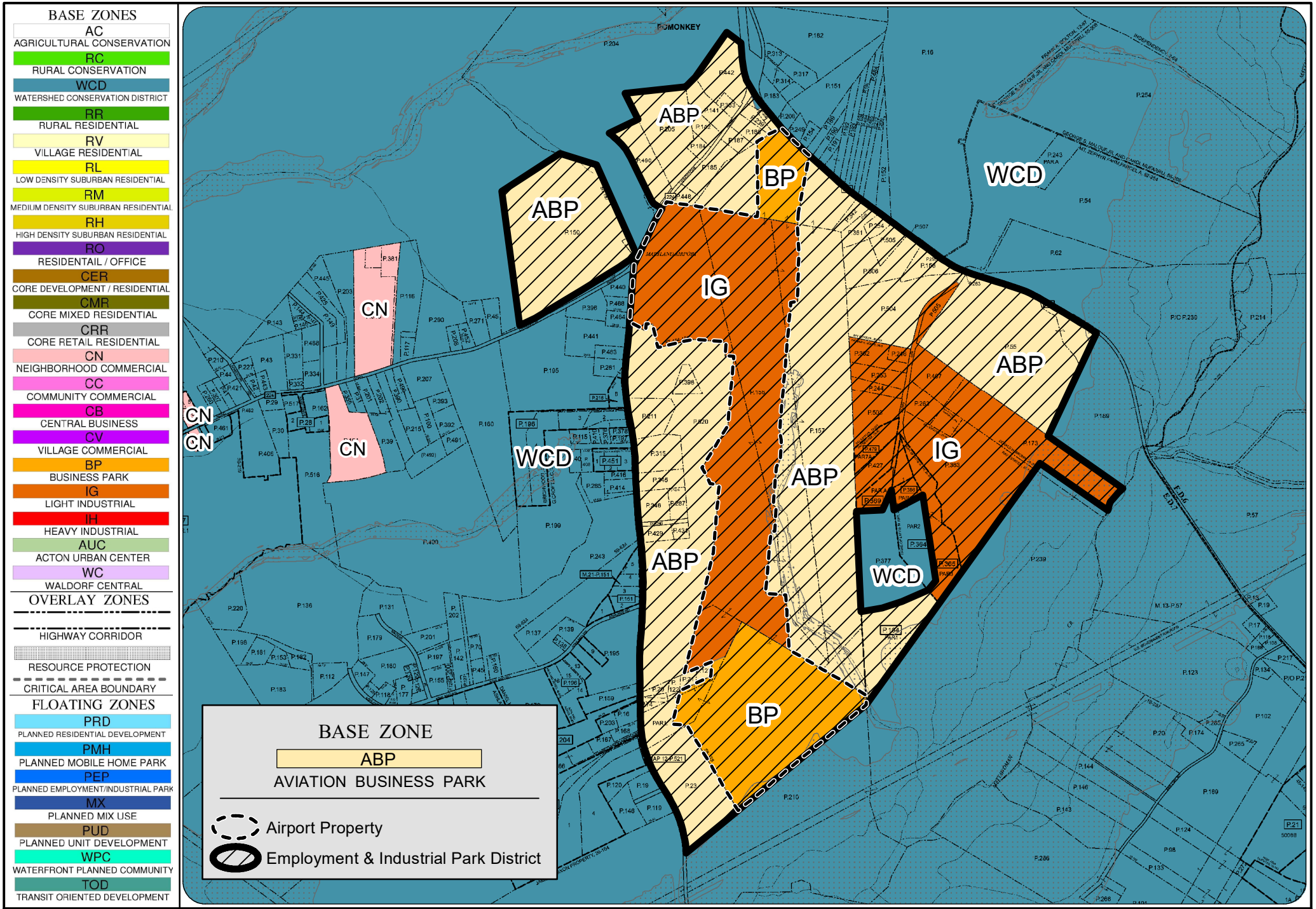
ATTEST:

_____

Carol DeSoto, Clerk to the Commissioners, CAP, OM

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Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.


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
RESIDENTAIL / 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
ABP
BP
IG
WCD
CN
BASE ZONE
ABP
AVIATION BUSINESS PARK
Airport Property
Employment & Industrial Park District
0
1,000
2,000
4,000
Feet
N
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
JUNE 2023
MARYLAND AIRPORT
PROPOSED ZONING
ZONING MAP
CHARLES COUNTY, MD
62
Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.

Aviation Business Park Zone: Planning Commission Public Hearing

Presenters
Amy Blessinger, Planner III
Taylor Yewell, Redevelopment Manager

September 18, 2023

Maryland Airport Facts

- The airport is privately owned by PSM Holdings.
- All improvements to the airport have been funded by the owners.
- Maryland Airport is located on 215 acres of industrially zoned land.
- An Airport Master Plan for the Maryland Airport was approved by the Federal Aviation Administration (FAA) and Maryland Aviation Administration (MAA) in 1999.



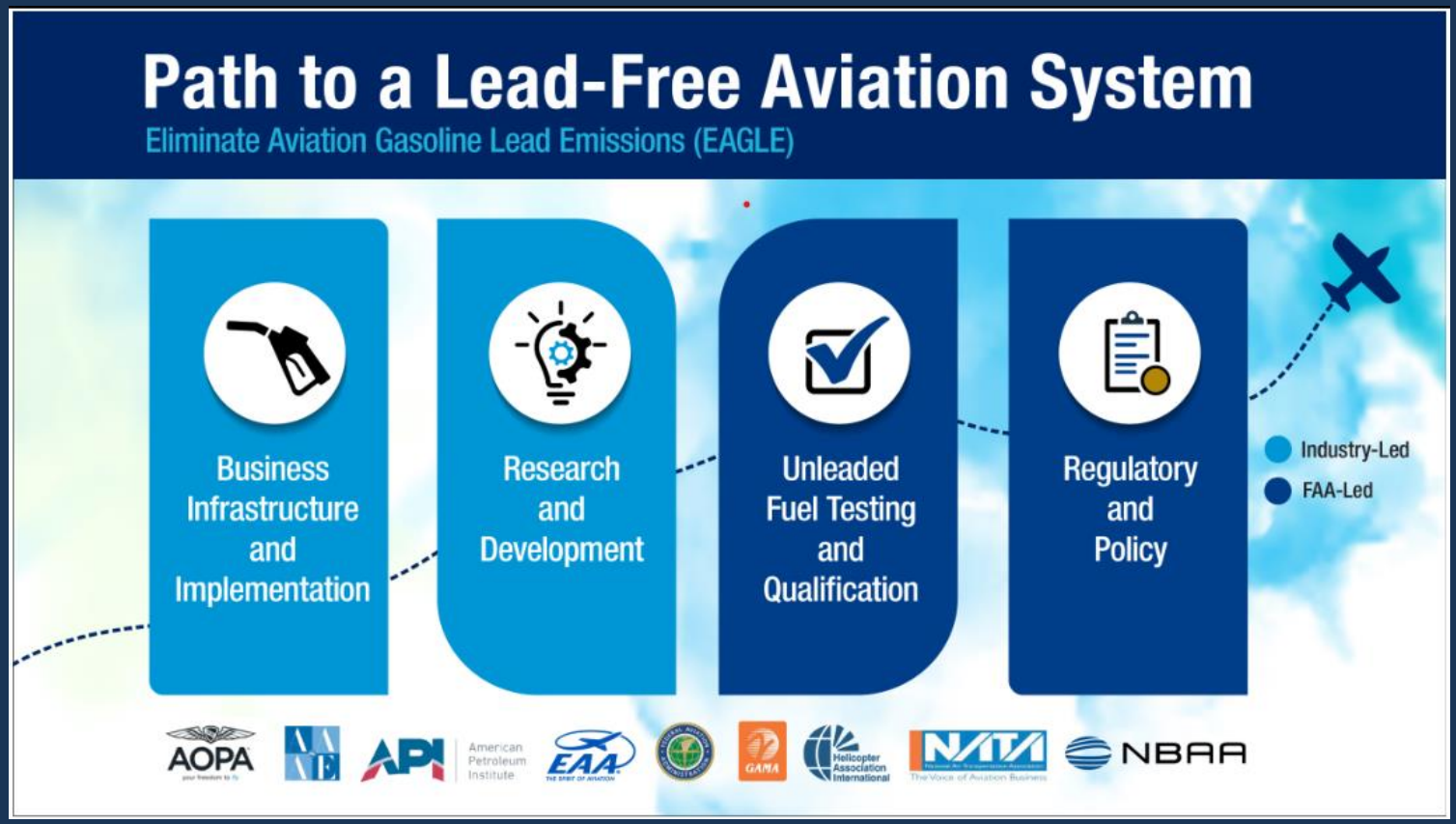
Maryland Airport Facts

- Existing runway of 3,720 feet
- Home based aircraft: 110
- Daily takeoffs and landings (avg): 60



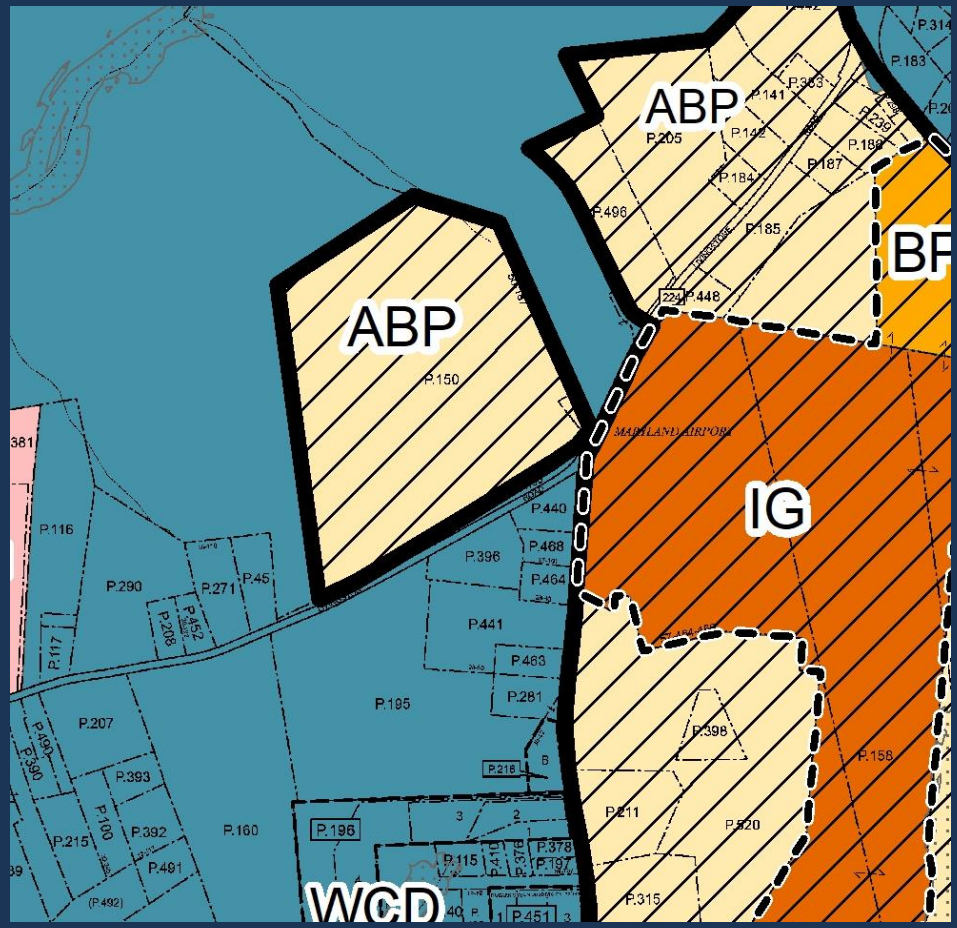
Maryland Airport Facts

The Federal Aviation Administration (FAA) and Environmental Protection Agency (EPA) have initiated a program to eliminate aviation gasoline lead emissions by 2030.



Economic Development Objectives

- Creates opportunities for development in support of operations at Naval Surface Warfare Center – Indian Head (NSWC-IH)
  - Department of Defense (DoD) has announced a National Energetics Initiative
  - DoD will provide incentives for investment in support of energetics research & development and manufacturing
- Specific focus on a 50-acre parcel owned by the County



Aviation Business Park Zone: Purpose

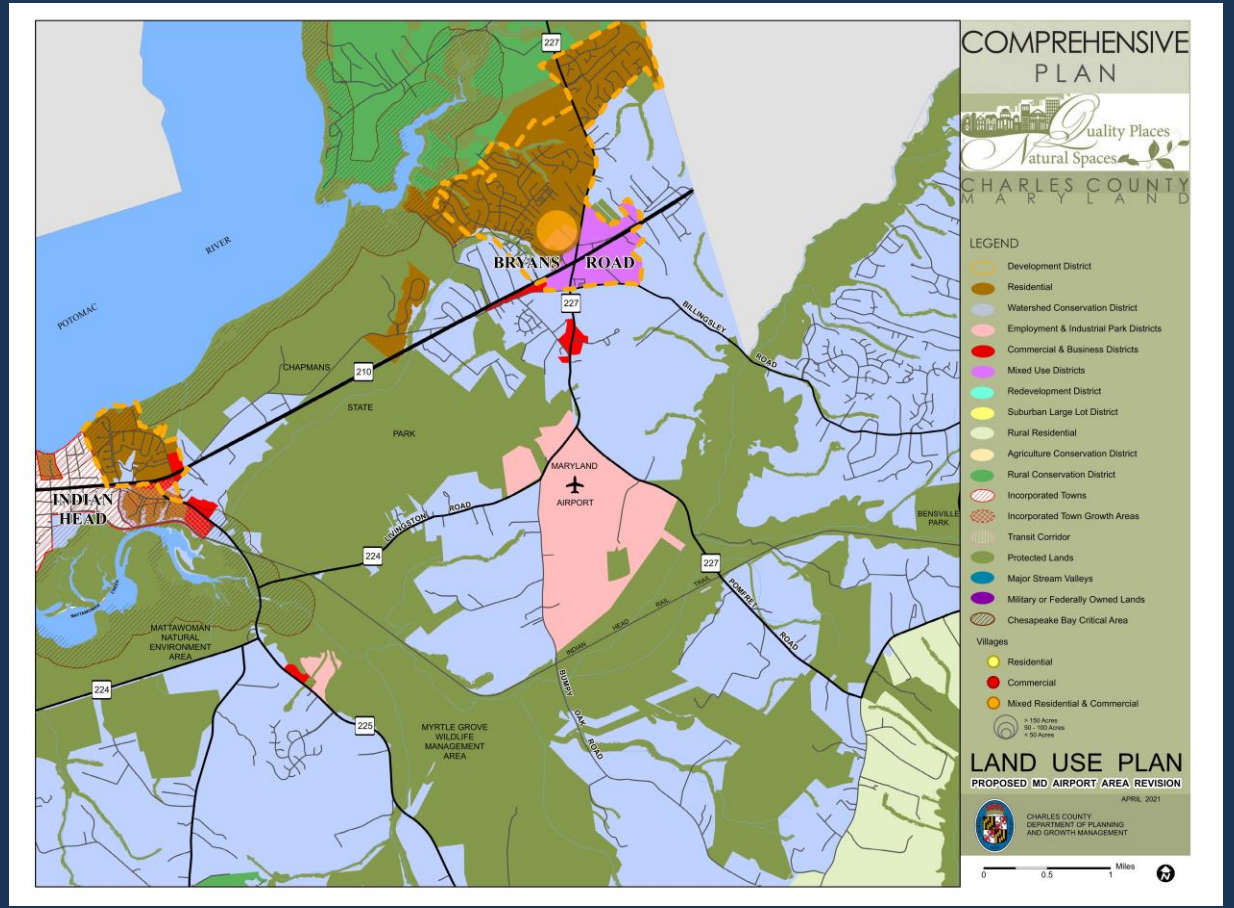
- Purpose is to allow development compatible with Maryland Airport and to facilitate economic development
- Current zoning on lands surrounding Airport must be changed to allow uses and businesses that would be compatible with Airport
- County proposes to create new zoning district to accomplish this
- Legislative package consists of Zoning Text Amendment (ZTA) # 23-176 and Zoning Map Amendment (ZMA) # 23-02
- The proposal does not include rezoning of the Airport properties

Aviation Business Park Zone: Background

- Charles County recognizes the Airport as a key economic development asset
- Maryland Airport has provided general aviation services for the county since 1943
- Airport has made significant improvements including new runway in 2013
- In 2017 the lands surrounding the Airport were rezoned from Light Industrial (IG) and Business Park (BP) to Watershed Conservation District (WCD)
  - Significantly restricted potential for economic development
- New owner acquired Airport in 2018
- County Economic Development Dept (EDD) has received inquiries and interest in the Airport and surrounding lands from companies who would benefit from proximity to the Airport

Comprehensive Plan Amendment: Land Use Change

- In 2021 the County Commissioners approved a Comprehensive Plan Amendment to change the land use designation for lands around the Airport to Employment and Industrial
- Provides for consistency between 2016 Comprehensive Plan and proposed new zoning



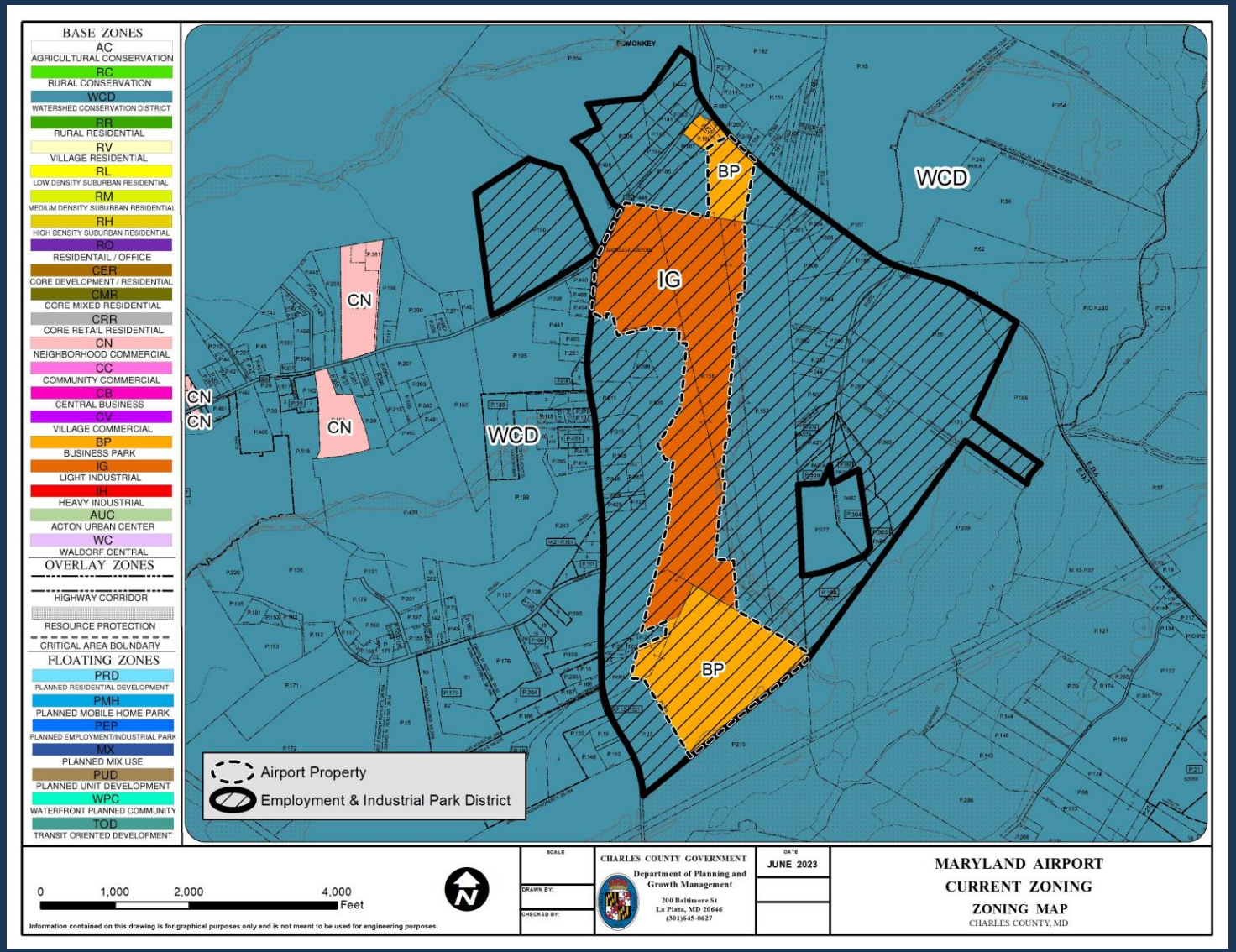
Aviation Business Park Zone

- Similar to Business Park Zone (BP), but targets uses/businesses that would be compatible and synergetic with Maryland Airport:
  - Research and development
  - Aircraft maintenance/avionics
  - Office/Flex
  - Light industrial with storage and distribution
  - Hospitality, food and beverage
- Development in the ABP Zone will have similar design character as development in the BP Zone
- Development in the ABP Zone will be required to comply with the Architectural and Site Design Guidelines and Standards for commercial/industrial development

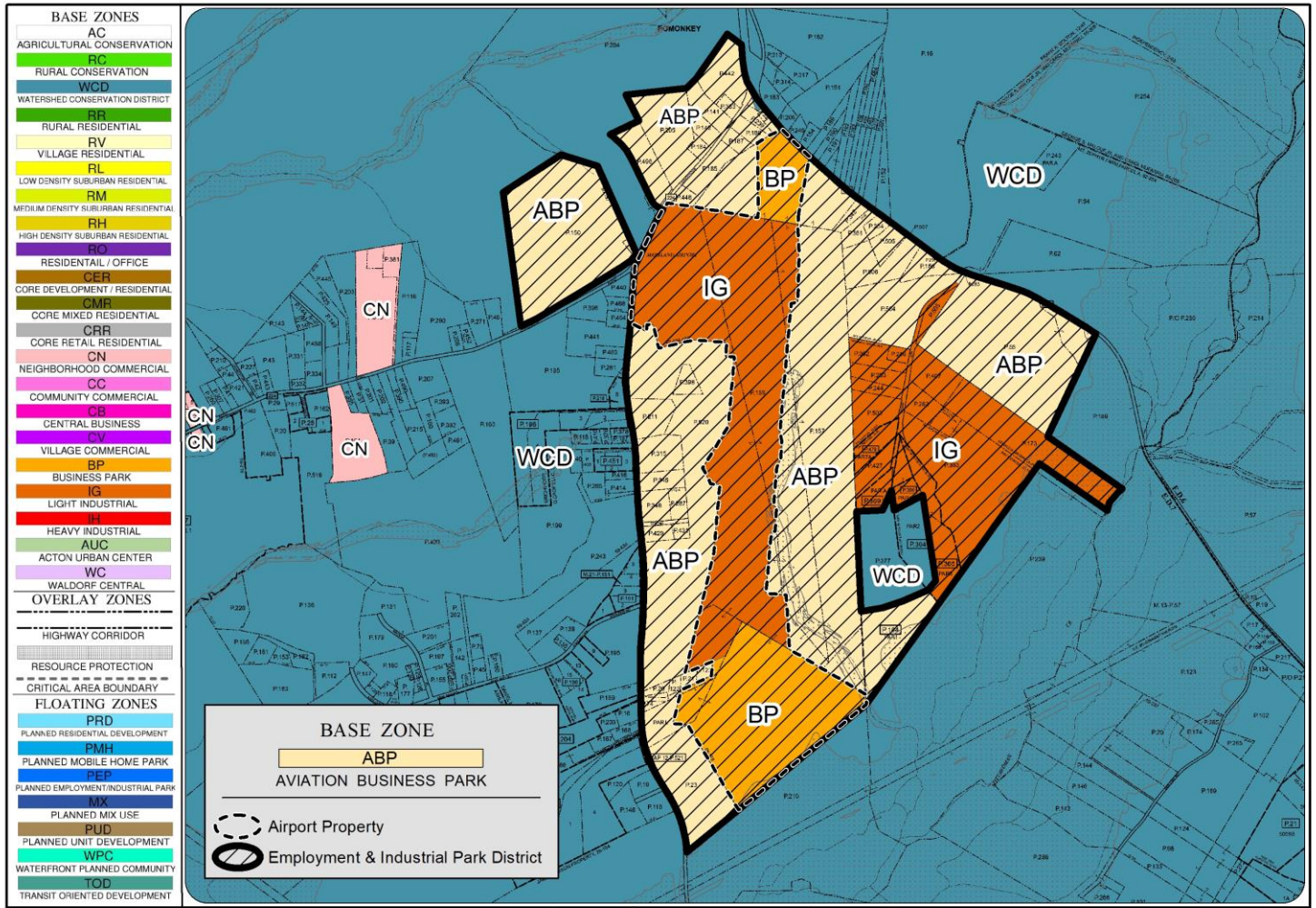
Zoning Map Amendment # 23-02

- Approx. 454 acres around Airport proposed to be rezoned to Aviation Business Park (ABP)
- Approx. 111 acres along Ray Drive proposed to be rezoned to Light Industrial (IG)

Current Zoning



Proposed Zoning



Presented By:

Charles County Government

Department of Planning and Growth Management

(301) 645-0692

200 Baltimore Street, La Plata, MD 20646

MD Relay Service: 7-1-1

Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

www.CharlesCountyMD.gov

PUBLIC NOTICE

ZTA #23-176 and ZMA #23-02, Aviation Business Park

Notice is hereby given that the Planning Commission of Charles County, Maryland will conduct a Public Hearing on September 18, 2023, at 6:00 p.m. to consider the proposed Zoning Text Amendment (ZTA) #23-176 and Zoning Map Amendment (ZMA) #23-02, Aviation Business Park. The meeting will be held in the Government Building Conference Room ("Blue Room") and via video teleconference. Persons wanting more information may call 301-645-0650. The hearing is open to the public, and public testimony is encouraged.

The purpose of ZTA #23-176 and ZMA #23-02 is to allow development compatible with the Maryland Airport and to support economic development. ZTA #23-176 would amend certain provisions of the Charles County Zoning Ordinance to establish a new base zoning district, the Aviation Business Park (ABP) Zone. ZMA #23-02 would amend the Charles County Zoning Maps to rezone certain properties around the airport to the new ABP Zone, with certain properties along Ray Drive being rezoned to Light Industrial. The zoning amendments will be available on September 1, 2023 at www.CharlesCountyMD.gov/Meetings.

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 with any questions regarding public participation.

BY ORDER OF THE CHARLES COUNTY PLANNING COMMISSION

Robin Barnes, 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, September 1, 2023, and Friday, September 8, 2023.
cc: Southern Maryland News

From: Charles County Government
To: Planning Commission
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Friday, September 15, 2023 1:21:08 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Planning Commission Public Comment and Speaker Registration Form

Submission #:	2702803
IP Address:	71.163.140.188
Submission Date:	09/15/2023 1:21
Survey Time:	1 second

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Agenda Items

9/18/2023 - Aviation Business Park ZTA 23-176/SMA 23-02

Name

Margaret Donahue

Address

5870 Bumpy Oak Rd
La Plata, MD 20646

Phone

(301) 653-4909

Email

margydonahue@gmail.com

Comment

My name is Margaret Donahue and I reside at 5870 Bumpy Oak Road, La Plata, MD. Our home is within the area that is proposed to be changed to Aviation Business Park from Watershed Conservation District. I plan to speak in person to ask the planners to consider amending the proposed Aviation Business Park zoning changes to retain the zoning of WCD for our residence to protect the investment we have made in our property and to retain the residential character of our small community. My full comments are included in the attached file.

Upload File(s)

M Donahue ABP comments .docx

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

My name is Margaret Donahue and I, along with my husband, Bryan Donahue, reside at 5870 Bumpy Oak Road, La Plata, MD. I am submitting comments in opposition to the current proposed configuration of the Aviation Business Park and am asking the planners to amend the zone to preserve the Watershed Conservation District zoning of the residences that would be included in the boundaries of the proposed Aviation Business Park.

The proposed Aviation Business Park encompasses a large and expansive area of land that is currently zoned and protected as Watershed Conservation District. Our property is directly adjacent to the Seventh Day Adventist Church on Bumpy Oak Road. The small stretch of homes on our side of the street are all included in the re-zoning to Aviation Business Park. The residential properties directly across the street from us, including a brand new (not even quite completed) beautiful Caruso home, will all remain zoned as Watershed Conservation District.

A quick tour of our area will reveal that there is already an abundance of undeveloped property, including the 50 acres that the county already owns on Livingston Road, that is readily available for immediate economic development. We believe this could meet the needs of any projected growth and development that the county is anticipating. We don't understand why, at this point in time, the county can't take a more phased-in approach to re-zoning. This compromise would allow for the anticipated economic development and employment opportunities that the county anticipates, as well as protecting as much of the rural, ecologically sensitive, and beautiful land within this zone.

This compromise also protects our economic interests. We have owned our home for 39 years. We have been hard working, tax paying, career Charles County Public School educators, who have invested a tremendous amount of money and sweat equity into our home. We certainly do not foresee some developer knocking on our door asking to pay the fair market value of our home so they can bulldoze our house down to build an aviation repair facility, or an overlook restaurant, or an R and D facility…at least not in our lifetime. Re-zoning only places obstacles in our path for any future sale of our home. It also potentially devalues the investment of our neighbors across the street. All of which brings us to the question…why are we included?

In closing, we ask that you please amend the Aviation Business Park zoning to carve out. protect and preserve the small residential areas within the proposed plan by keeping the zoning as Watershed Conservation District.

From:	Charles County Government
To:	Planning Commission
Subject:	*NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date:	Friday, September 15, 2023 12:13:10 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Planning Commission Public Comment and Speaker Registration Form

Submission #:	2702573
IP Address:	73.132.32.126
Submission Date:	09/15/2023 12:13
Survey Time:	1 day, 14 minutes, 19 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Agenda Items

9/18/2023 - Aviation Business Park ZTA 23-176/SMA 23-02

Name

R. Glenn McAfee

Address

4265 Ray Drive
La Plata, MD 20646

Phone

(301) 367-8548

Email

glennmcafee15@gmail.com

Comment

I'd like to thank whoever was responsible for notifying the residents and landowners affected by this proposed action. The first time it was rezoned to IG, we were informed after the fact, so thanks for giving us a chance to be heard. In the mid 90's the prior owners of MD Airport launched a grandiose scheme to expand and enlarge their struggling private airport into a regional hub, using the St Mary's Airport as a model. Because building new airports isn't an option in developed parts of the US anymore due to all the associated noise, traffic, and other complaints by

neighbors, the FAA eventually sank over $19M into this effort. Joining forces with the County Planners, Commissioners, and several prominent business owners of the time, actions were taken to rezone the properties surrounding the airport to IG, without the property owners being duly notified. This was to ensure that affected residents couldn't complain about any impacts once the "improvements" were in effect. This area (now-called ABP) was once again rezoned in 2016, to WCD, which was both logical and prudent, being clearly the correct designation for such an environmentally sensitive and fragile area. As Winston Churchill once said, "Those who don't remember the past are condemned to repeat it". Unfortunately, here we are again. Over 20 years later, the county is planning to rezone to IG again, after IG zoning and a nearly $20M boondoggle failed to fulfill any of the previous hopes of a long gone set of Airport owners and county administrators. Most of this land is still undeveloped because it's been financially unfeasible to develop. It consists of some segmented flat areas, largely divided by ravines, steep hills, (steeper than the roofs on most houses), creeks and wetlands. Lastly, if "Boondoggle Part Deux" should pass, what guarantees that property owners' tax assessments won't be raised? Our assessments must be grandfathered, and our rights must be protected!

Upload File(s)

Thank you,
Charles County, MD

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From: Charles County Government
To: Planning Commission
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Friday, September 15, 2023 11:58:20 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Planning Commission Public Comment and Speaker Registration Form

Submission #:	2702525
IP Address:	73.132.38.163
Submission Date:	09/15/2023 11:58
Survey Time:	28 minutes, 53 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Agenda Items

9/18/2023 - Aviation Business Park ZTA 23-176/SMA 23-02

Name

T Crank

Address

N/A
Bryans Road, MD 20616

Phone

(240) 432-2592

Email

mscrank423@gmail.com

Comment

Before making plans to execute the rezoning of the Bryans Road/Pomfret area for the Maryland Airport, I'm requesting to see current 2023 lead testing results from the Environmental Protection Agency that were initiated through the Charles County Government. Many residents would like to publicly know the results of the testing that was conducted on Matthew Henson and J.C. Parks outdoor playground equipment, outdoor classroom trailers and other frequently used premises by students, faculty and staff. If residents can be assured that this

expansion/rezoning will be safe for the surrounding areas and Charles County isn't cultivating environmental injustice amongst this area, it would give us peace about the future health of our citizens. According to the Legislative meeting on 9/13/23, Charles County employees were telling us that all tests and necessary information were already done. If so, please do a public presentation in Bryans Road to ensure awareness and permit transparency to the citizens who will have to live with this adjustment. There have been so many instances where public safety has been jeopardized for profit and the benefit of others while residents suffer. As a fellow tax payer, it doesn't feel promising to be left in the dark about processes and procedures not being followed. Please give us peace by taking this initiative. Thank you!

Upload File(s)

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: Charles County Government
To: Planning Commission
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Sunday, September 17, 2023 11:02:54 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Planning Commission Public Comment and Speaker Registration Form

Submission #:	2705158
IP Address:	73.173.169.84
Submission Date:	09/17/2023 11:02
Survey Time:	4 minutes, 56 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Agenda Items

9/18/2023 - Aviation Business Park ZTA 23-176/SMA 23-02

Name

Michelle Connor

Address

3920 Mt Zephyr Farm Pl
La Plata, MD 20646

Phone

(240) 216-4415

Email

mbolton999@hotmail.com

Comment

I have 2 questions: 1. Regarding the amendment to Ch 297, Art II, Section 297-32, What would the proposed noise requirements be for the new ABZ Park? 2. Regarding the amendment to Ch 297, Art X, Section 297-151, Figure -1, what are the proposed buffers and setbacks for the ABZ Park?

Upload File(s)

Thank you,
Charles County, MD

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Debra L. Jones

7701 Ann Harbor Drive
Port Tobacco, MD 20677
301-751-7169
DebraSteve123@comcast.net

The Department of Planning and Growth Management
Attn: Clerk to the Planning Commission
200 Baltimore Street, La Plata, MD 20646

RE: Aviation Park Business Zone - ZTA 23-176 / ZMA 23-02

Greetings,

My name is Debra Jones and I live on Ann Harbor Drive in Port Tobacco.

I am also a former employee of the Charles County Department of Economic Development, where my primary responsibilities included both business attraction and marketing of the county as a location for business.

I am writing to express support for the new Aviation Park Business Zone, otherwise known as ZTA 23-176 / ZMA 23-02.

Business location decisions are competitive processes. When we look at attracting businesses to Charles County and growing businesses within the county, we must always keep in mind that we as a county compete for those businesses against the rest of the DC region.

Both Maryland Airport itself and NSF Indian Head are assets unique to Charles County within the entire DC MSA. Indian Head is also the top employer in the county, where more than 60% of employees were Charles County residents when I worked at EDD (meaning roughly 2,000 county residents worked on the base at that time), and many of those are very skilled, high-paying jobs. NSF IH has been on the short list for BRAC (Base Realignment and Closure) in the past. However, the Department of Defense has recently announced a National Energetics Initiative which will provide incentives for investment in support of energetics research & development and manufacturing. This is an opportunity for the county because of increased DOD contractors' interest in locating near the base as a result of the initiative.

The potential for commercial and light industrial businesses to locate close to the airport and within easy access of the base creates synergistic opportunities for both businesses and for the base.

To attract and grow businesses, we need land that is suitably zoned, and it needs to have infrastructure. Prior to the WCD, we had light industrial and business park zoned land near

the airport, but that is no longer the case. Businesses don't want to rely on promises of what may happen in the future and on long time horizons. When I started with the County in early 2011 we were working on the Comprehensive Plan; that didn't get adopted until five (5) years later in 2016. Charles County needs to act now by zoning land appropriately for employment use before businesses will seriously consider locating here.

We have a desperate need for good-paying employment within the county and an increase of the commercial tax base. More homes in the county increases the tax revenue needed because, generally speaking, we residents use more in services than we pay in taxes. By contrast, businesses generally consume less in services than they pay in taxes. Furthermore, there is a great need to have more good-paying job opportunities within the county to decrease out-commuting AND to provide a daytime employment base to support the quality restaurants and amenities that residents repeatedly state they want.

I personally had concerns that we had an insufficient quantity and diversity of land zoned for employment as far back as 2011. If we are competitive as a county in generating business leads and local growth, but we lack suitable sites to meet their location criteria, we lose opportunities. To attract employers, we need to have enough land with employment zoning and infrastructure. Please approve this new employment zone.

Thank you,
Debra Jones

From: Bonnie Bick
To: Amy Brackett
Subject: breaking down files
Date: Monday, September 18, 2023 4:01:40 PM
Attachments: image.png

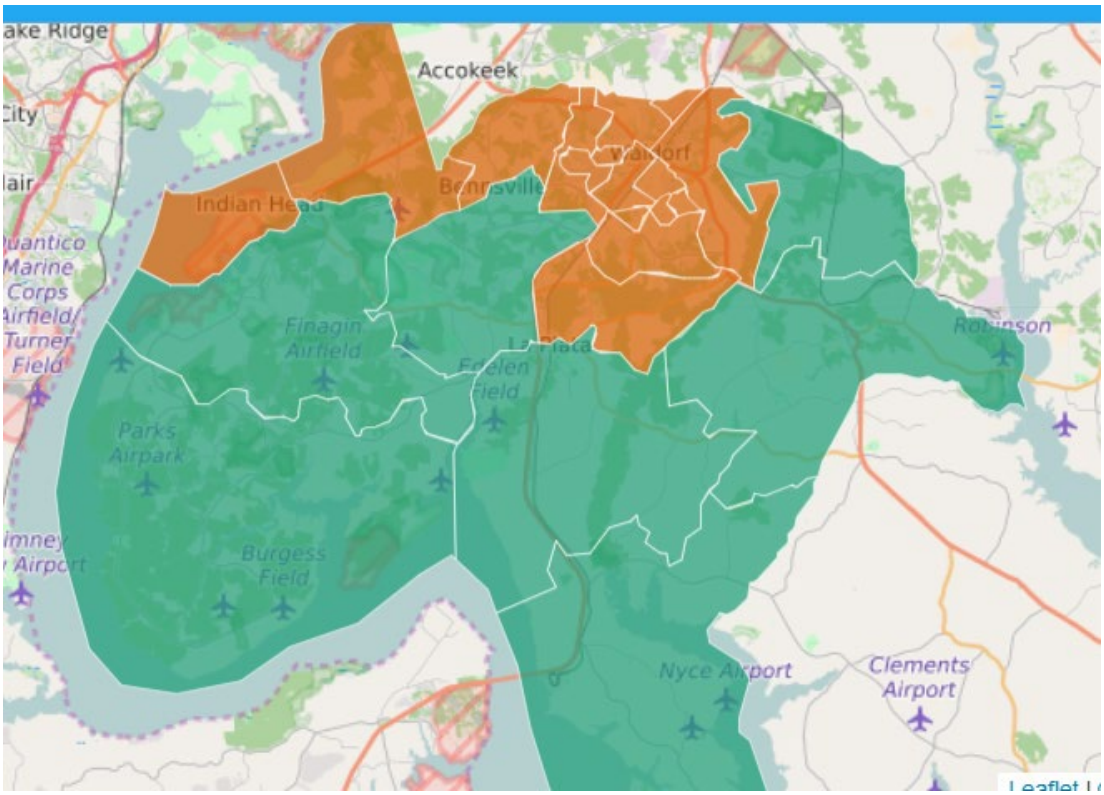
[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

---------- Forwarded message ---------
From: **Bonnie Bick** <bonniebick@gmail.com>
Date: Fri, Sep 15, 2023 at 4:31 PM
Subject: - For the ZTA record MD Airport - AGAINST MD Airport expansion - lead & schools -background information
To: Amy Brackett <BracketA@charlescountymd.gov>

-
For the ZTA record

bonnie bick - my phone number is 301 752 9612 -

Mattawoman Creek is known for its high-value living resources and is the only watershed in Charles County
on the "tipping point for irreparable damage"
and the only watershed in Charles County that is primarily African-American.
(See attachment: Map of Charles County)



The two attached maps that show the schools in relation to the airport.
The **industrial zoning** one shows what Charles Cpiunty is proposing to do now, change the zoning. The **NW Charles airport schools** show the 6-mile area that is influenced by corporate jet chemicals exhaust. (known carcinogenic)
The County supports changing the zoning to support Corporate Jets - with further runway expansion.

> **"Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies."**
>
> **There is circumstantial evidence that the Maryland Airport generates harmful lead that is a health hazard to school children**
>
> The Maryland Airport will disproportionately impact children, the elderly, and communities of color. Air and noise pollution is linked to environmental racism since **a larger percentage of the people living a few miles from the airport are minorities.** We know low-income people are more likely to live near an environmental hazard, in general.
>
> 1. The lacal government makes decisions on land use. The government and corporations decide to put environmental hazards in the community where minorities live because there is less resistance in these neighborhoods.
> 2. Minorities with low income and who have little time or skill to research the

quality of a community,
3. generally do not have the income to afford to live in another community.

Why did Charles County, the local governmet invoke a federal document (2003 FONSI for a FAA - EA) inappropriately, inorder to dodge the questions about the impact of lead on the school childeren.

...the Board of Commissioners declined to adequately address the numerous environmental and environmental justice concerns implicated by removing the environmetal protections,

this significant change tha is necessary for the airport further expanaion. . During the Charles County Planning Commission's 2021 consideration of the proposed airport amendments, the county's Department of Planning and Growth Management dismissed questions that members of the Planning Commission asked about environmental impacts and environmental justice impacts, on the grounds that those questions (included schools) had been reviewed in a ***2002 Environmental Assessmen****t ("EA")18 regarding certain planned expansions of the airport, and that this EA concluded with the Federal Aviation Administration ("FAA") issuing a "Finding of No Significant Impact." (giving the impression that the lead ehaust is not a problem)*
That Finding of No Significant impact expried almost two decades ago (2005) and NEVER addressed the lead exhaust's impact on the community or the schools. The lead gas exhaust has never been studied for MD Airport, yet the number fo flights has greatly incresed to 70, since the previous airport expanbsion. It was wrong of Charles County to mislead the Planning Commission and the public on this important safety and health issue.

There are two schools within 500 yards of the north end of the runway .

1. J. C. Parks Elementary School
2. Matthew Henson Middle School

J. C. Parks Elementary School has 714 students, and the school serves PK-5. The school's minority student enrollment is 89%. The student-teacher ratio is 17:1, which is worse than that of others in the district. ….. The school enrolls 41% economically disadvantaged students. There are 41 equivalent full-time teachers and one full-time school counselor."

Matthew Henson Middle School. The student population of Matthew Henson Middle School is 782, and the school serves 6-8 grades. The school's minority student enrollment is 88%. The student-teacher ratio is 17:1, which is worse than that of others in the district. …. The school enrolls 32% economically disadvantaged students. There are 47 equivalent full-time teachers and three full-time school counselors.

Planes are regularrly heard and seen flying over J.C.Parks School.
https://youtu.be/ZUQ4VGEj0Jk

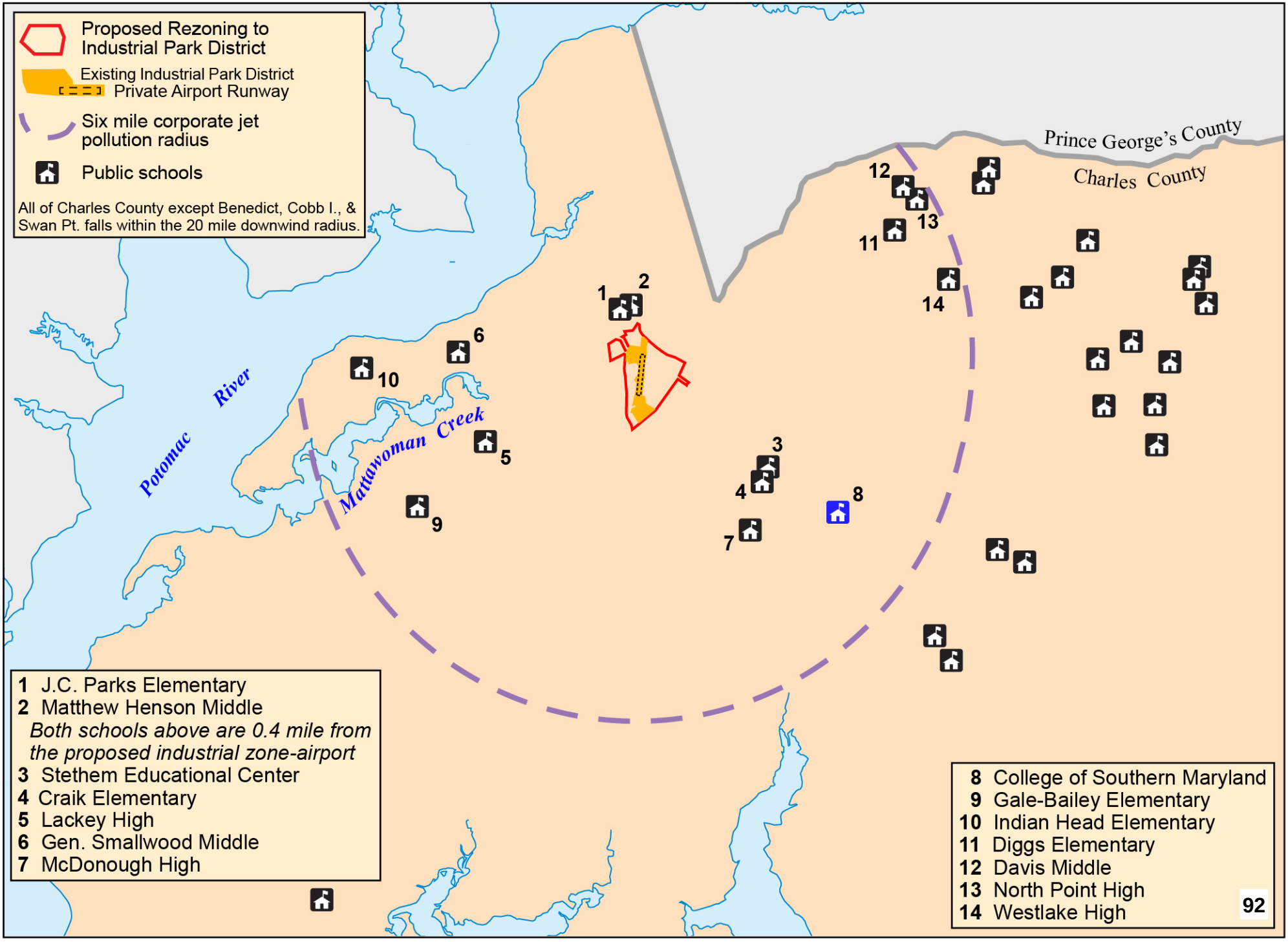
Dr. Richard Cook < richcookjrmd@msn.com and Jim Lawson discuss the

lead problem in Charles County in
relation to schools and human impacts on the community.
https://youtu.be/T-Tv1c1-PTw

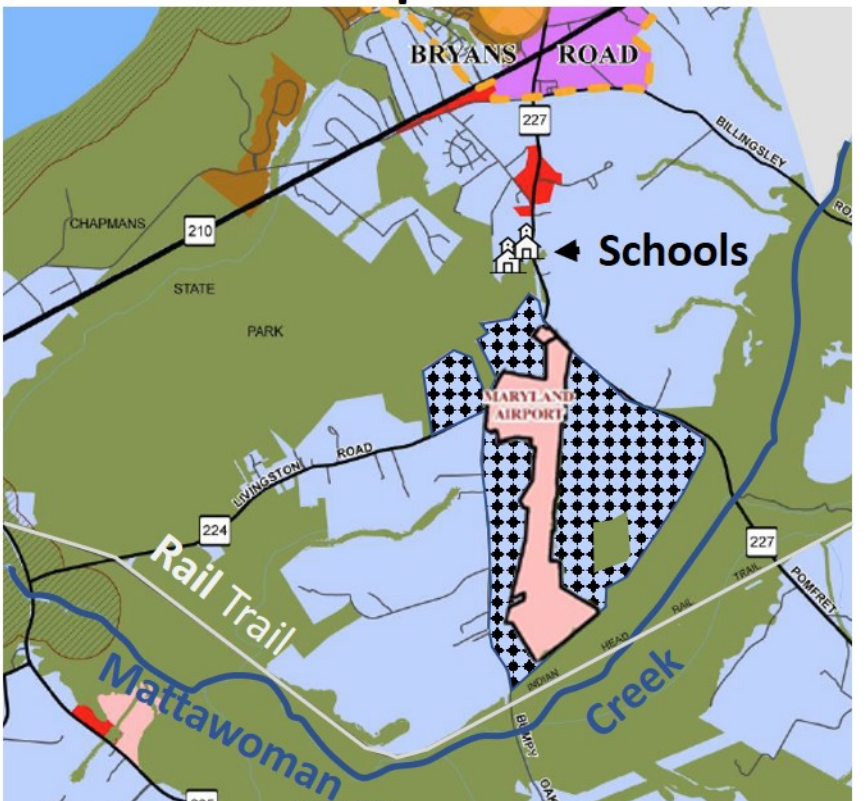
Dr. Richard Cook < richcookjrmd@msn.com>
Medical doctor, Charles County MD
Dr. Cook also is the current President of the Charles County Medical Society in Maryland and is also a member of the Omega Psi Phi fraternity.

Jim Lawson <jimjim7@gmail.com>
Chair: Southern Maryland Fair Skies Coalition
Chairman Steering Committee, of the Southern Maryland Fair Skies Coalition. Its mission is to seek equitable solutions to decrease aircraft noise and air pollution in regions south of DC and our local communities.

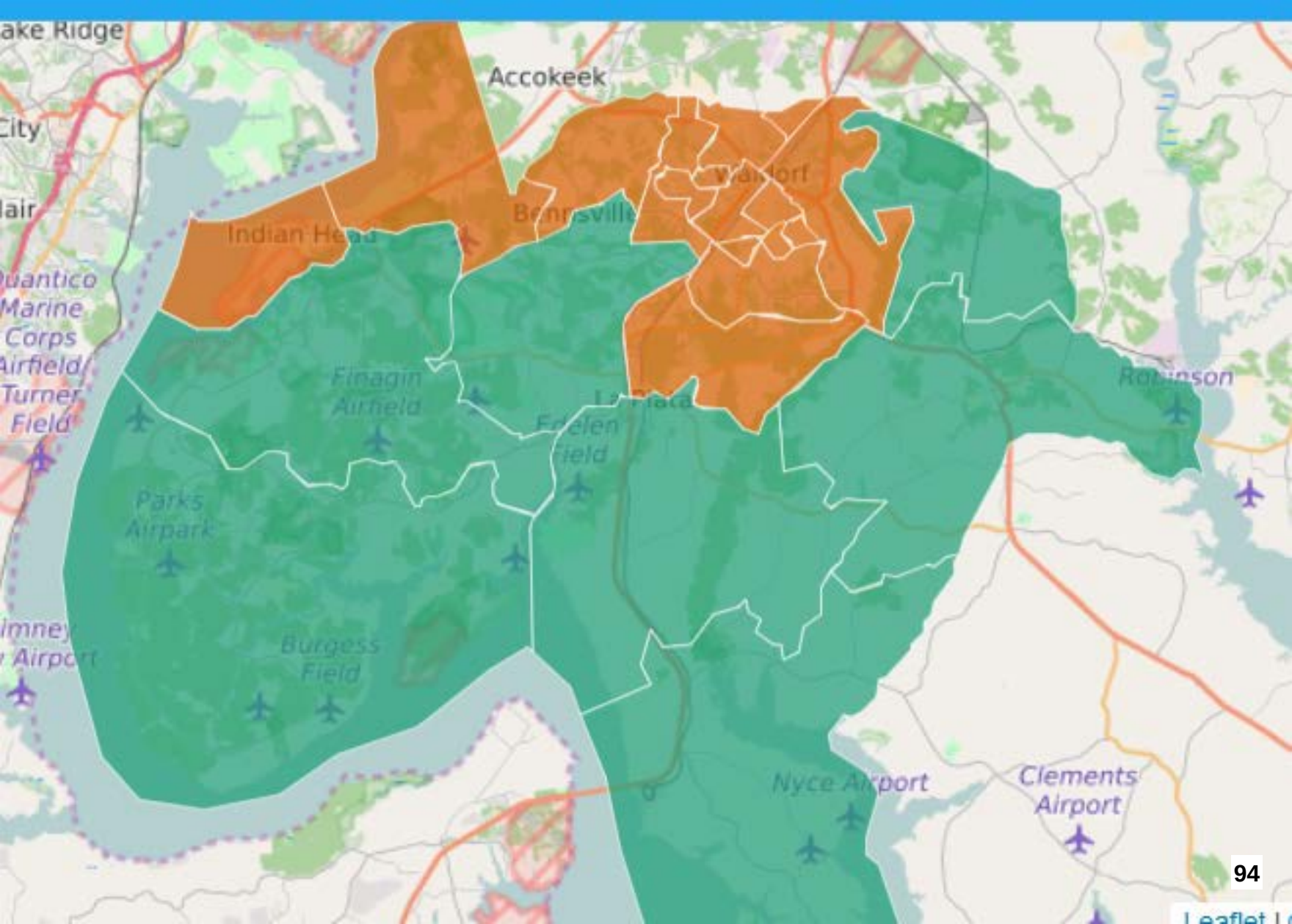
Retain the Watershed Conservation District - Protect our school children - Stop airport expansion



Proposed industrial



- Proposed conversion of WCD to industrial
- Industrial today
- WCD today
- Protected land


Accokeek
Indian Head
Finagin Airfield
Parks Airpark
Burgess Field
Nyce Airport
Clements Airport

From: Bonnie Bick
To: Amy Brackett
Subject: if you get the map of charles county, maryland, elementary schools
Date: Monday, September 18, 2023 4:23:51 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

https://www.zipdatamaps.com/schools/maryland/county/map-of-charles-county-md-elementary-school-race-ethnicity

AGENDA ITEM NO. 8.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: September 18, 2023

SUBMITTED BY: Amy Brackett

ITEM TYPE: Work Session

AGENDA SECTION: WORK SESSIONS: No Public Comments

SUBJECT: **ZTA 22-173, Independent Living Senior Housing Complex**

The Planning Commission will conduct a Work Session on ZTA 22-173, Independent Living Senior Housing Complex to create a new land use, 3.04.600 and permit it with conditions in the Watershed Conservation District (WCD).

History: The Planning Commission was briefed during the Planning Commission hearing held on June 5, 2023. A Public Hearing was held on June 26, 2023, at which time the record was held open until 4:30 p.m. on July 27, 2023. A Work Session is scheduled for September 18, 2023. The additional Public Comments received during the open record period are attached. All agendas for these dates (after July 1, 2022) can be found HERE.

SUGGESTED ACTION:

ATTACHMENTS:
Email from Kelly Palmer - (August 10, 2023) - ZTA 22-173
Transmittal - Kelly Palmer - TMCC
Letter to Kelly Palmer
Memo to the Planning Commission
ZTA 22-173 - Draft Text Amendment
Public Comment - WilliamsA
Memo to the Planning Commission - Public Comments
Public Comment - Gillison
Public Comment - WilliamsR
Public Comment - GillisonE
Public Comment - WilliamsV
Public Comment - Green

Public Comment - WilliamsV
Public Comment - Hall
Public Comment - Winters
Public Comment - Harris
Public Comment - Matthews
Public Comment - Chris Dudley
Public Comment - Hayden
Public Comment - MatthewsS
Public Comment - Conservancy for CC
Public Comment - Henderson
Public Comment - McClearen
Public Comment - Hicks
Public Comment - McClearn
Public Comment - Adamson
Public Comment - Hillian
Public Comment - MCCoy
Public Comment - AdamsonE
Public Comment - House of Hope
Public Comment - McSwain
Public Comment - Austin
Public Comment - Isaac
Public Comment - Myers
Public Comment - Bailey
Public Comment - Leake
Public Comment - Nelson
Public Comment - Bailey-Simmons
Public Comment - Lee
Public Comment - PritchettK
Public Comment - Barlow
Public Comment - Marbell
Public Comment - PritchettT
Public Comment - Battle
Public Comment - Queen
Public Comment - Beckett
Public Comment - Rawls .pdf
Public Comment - BeckettL
Public Comment - Rawls
Public Comment - BeidlemanA
Public Comment - Rawls2
Public Comment - BeidlemanC
Public Comment - Roberts
Public Comment - Brannon
Public Comment - Robinson
Public Comment - Brown
Public Comment - Simmons
Public Comment - Collins
Public Comment - Smith
Public Comment - Corbett

Public Comment - Smith-Collins
Public Comment - Covington
Public Comment - SmithV
Public Comment - Dekle
Public Comment - Starks
Public Comment - Douglas
Public Comment - Upchurch
Public Comment - Drummond
Public Comment - Vincent
Public Comment - Elbert
Public Comment - Walker
Public Comment - Epps
Public Comment - Wesley
Public Comment - Friendship Church
Public Comment - Wiggins
Public Comment - Frye
Public Comment - Williams
Public Comment - Garrett

From: Kelly Palmer
To: John Ferrante
Subject: RE: ZTA 22-173 - Submission Prior to Close of Record - (Independent Living Senior Housing Complex in WCD Zone) - The Master"s Child Church
Date: Thursday, August 10, 2023 10:20:52 AM
Attachments: image001.png
image002.png
image004.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png

Good morning John,
I just finished reviewing the revisions and I have a couple of comments that you may want to consider/take a look at before we sent this to the Planning Commission members in advance of the work session. The work session has been scheduled for Monday, September 18, 2023 at 6pm.

On page 15, under footnote 3, now that the maximum density for all projects would be set at a total of 96 units, should you add a second line to the footnote that indicates that? I see the reference to the 32 dwelling units per acre was removed from the condition, so this would be the only place that it is referenced now.
Same comment for Figure V-2, Residential Density Ranges.

Let me know if you have any questions. I also wanted to let you know that I haven't been notified that we received any public comments during the open record period. If I hear differently, I will forward along anything that we received.

Kelly Palmer, CFM
(She/her/hers)
Planner III
Charles County Government
Planning and Growth Management
301-638-2408
palmerk@charlescountymd.gov
Request an Appointment
Citizen Self Service Portal (CSS)

From: John Ferrante <jferrante@shpa.com>
Sent: Tuesday, July 25, 2023 10:27 AM
To: Kelly Palmer <PalmerK@charlescountymd.gov>; Amy Brackett <BracketA@charlescountymd.gov>; Cynthia J. Bilbra <BilbraC@charlescountymd.gov>
Cc: Dennis Whitley <dwhitley@shpa.com>; Arthur Horne <ahorne@shpa.com>; Cheryl Robinson <cherylrobinson8@icloud.com>; Tom Gallagher <tgallagher@eandggroup.com>; Scott S. Matties (smatties@wiencek-associates.com) <smatties@wiencek-associates.com>; Mike Przybocki, RLA, PE <mprzybocki@solteszco.com>
Subject: ZTA 22-173 - Submission Prior to Close of Record - (Independent Living Senior Housing Complex in WCD Zone) - The Master's Child Church

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Kelly/Amy,

Good morning. Please see the Dropbox link below containing the resubmission documents for ZTA 22-173, (Independent Living Senior Housing Complex in WCD Zone). We would respectfully request that the revised ZTA be transmitted to the Planning Commissioners for review prior to the closure of the record.

These documents are being submitted to you on behalf of Mr. Dennis Whitley III, with the Law Offices of Shipley & Horne, P.A., and The Master's Child Church.

Thank you in advance for your time and assistance. – John Ferrante

Dropbox Link to Resubmission Documents:

https://www.dropbox.com/t/UE4TQTUhCLSQXN8S

A Summary of the Documents being submitted is provided below:

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

TRANSMITTAL

VIA ELECTRONIC MAIL DELIVERY

TO: Ms. Kelly Palmer, Planner III
Charles County Department of Planning
and Growth Management
200 Baltimore Street, La Plata, MD 20646

DATE: July 25, 2023

RE: ZTA 22-173
Text Amendment Application
The Master's Child Church

Reason for Sending: Please see the attached documents for ZTA 22-173, (Independent Senior Living Complex in WCD Zone subject to specific use conditions).

The revisions are limited to the Specific Use Conditions at the end of the draft text amendment where two conditions were added to address concerns received from the Planning Commissioners at the June 26, 2023, public hearing for ZTA 22-173. We would respectfully request that the revised ZTA be transmitted to the Planning Commissioners for review prior to the closure of the record. Thank you for your time and assistance.

No. Copies	Drawing No.	Description
1	-	Letter to Kelly Palmer Outlining Revisions to Draft ZTA
1	-	Revised Draft Text Amendment Legislation in Bill Format (with two additional specific use conditions added)

Sent Via: _____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,

John J. Ferrante
Senior Land Planner

John J. Ferrante
Senior Land Planner & Paralegal
The Law Offices of Shipley & Horne, P.A.

1101 Mercantile Lane, Suite 240 | Largo, MD 20774
tel (301) 925-1800 fax (301) 925-1803
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Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

TRANSMITTAL

VIA ELECTRONIC MAIL DELIVERY

DATE: August 17, 2023

TO: Ms. Kelly Palmer, Planner III
Charles County Department of Planning
and Growth Management
200 Baltimore Street, La Plata, MD 20646

RE: ZTA 22-173
Text Amendment Application
The Master's Child Church

Reason for Sending: Please see the revised draft text amendment for ZTA 22-173 in Bill Format, (Independent Senior Living Complex in WCD Zone subject to specific use conditions).

No. Copies	Drawing No.	Description
1	-	Email from Kelly Palmer, (dated August 10, 2023, and suggesting two minor revisions to ZTA 22-173)
1	-	Letter to Kelly Palmer (outlining specific revisions made to ZTA 22-173)
1	-	Revised Draft Text Amendment Legislation in Bill Format (addressing comments received from Kelly Palmer on August 10, 2023)

Sent Via:_____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,

John J. Ferrante
Senior Land Planner

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
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Telephone: (301) 925-1800
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Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

August 17, 2023

VIA ELECTRONIC DELIVERY
Ms. Kelly M. Palmer, Planner III
Charles County Government
Department of Planning & Growth Management
200 Baltimore Street, LaPlata, Maryland 20646

RE: Proposed Zoning Text Amendment, (ZTA 22-173)
The Master's Child Church
Submission of Revised ZTA for Planning Commisioner's Review

Dear Ms. Palmer:

Please see the revised draft text amendment for ZTA 22-173 in Bill Format, (Independent Senior Living Complex in WCD Zone subject to specific use conditions). The revisions are limited to the two suggestions you provided in your August 10, 2023, email (see attached). Specifically Page 15, footnote 3, (Maximum Residential Densities), and Page 16, footnote 7, (Figure V-2, Residential Density Ranges), have been amended to reflect that an Independent Living Senior Housing Complex in the WCD shall be no more than 32 dwelling units per acre and shall not exceed a total of 96 units.

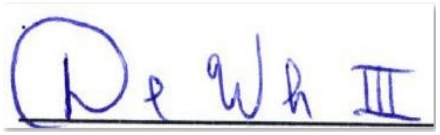
With these changes, and with the other new specific use conditions previously added and submitted to you, we believe all the concerns noted by the Planning Commissioners at the June 26, 2023, public hearing for ZTA 22-173 have been addressed.

Specifically, the conditions added will cap the maximum development of an Independent Senior Living Complex to a total of 96 units, and will ensure that only one Independent Senior Living Complex can be approved on a tract of land, regardless of whether it is further subdivided in the future.

Conclusion:

We would respectfully request that the revised ZTA be transmitted to the Planning Commissioners for their review and consideration at the upcoming work session on September 18, 2023. Thank you for your time and assistance, and please feel free to reach out to us if you have any questions or concerns.

Respectfully submitted,
SHIPLEY & HORNE, P.A.



Dennis Whitley, III, Esq.
1101 Mercantile Lane, Suite 240
Largo, MD 20774

DW/jjf

cc: Ms. Amy Brackett
Ms. Cheryl Robinson
Mr. Tom Gallagher
Mr. Scott Matties, AIA Leed-AP
Mr. Mike Przybocki, RLA, P.E,

N:\The Master's Child Church - 6485 Indian Head Highway\2nd - TEXT AMENDMENT SUBMISSION DOCS\Letter To Kelly Palmer - Revised ZTA For Planning Commissioners Review - ZTA 22-173 -TMCC V.1 - 8-17-2023.Docx

CHARLES COUNTY GOVERNMENT

INTEROFFICE MEMORANDUM

Equal Opportunity Employer

TO:	Charles County Planning Commission
FROM:	Kelly Palmer, Planner III *Department of Planning & Growth Management*
SUBJECT:	ZTA 21-165, Independent Living Senior Housing Complex
DATE:	August 25, 2023

As you will recall, the Charles County Planning Commission held a Public Hearing on the proposed Amendment to the Zoning Ordinance on June 26, 2023. At the hearing, there were four (4) public speakers that all spoke in opposition to the proffered text amendment.

The record was held open for thirty (30) days and closed on July 27, 2023. Seventy-one (71) comments were received during the open record period. Sixty-nine (69) were in favor of the amendment and two (2) were in opposition.

During the open record period, the applicant also made a couple of edits to the draft bill to address concerns noted by the Planning Commission during the public hearing. Specifically, they created two new conditions. Condition G. that states that, "The maximum density for an independent living senior housing complex shall not exceed 96 units;" and condition H. that states, "Only one independent living senior housing complex shall be approved on a tract of land, regardless of whether the property is further subdivided in the future." The revised conditions can be found on page 23 of the bill.

A Work Session has been scheduled for September 18, 2023.

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2022 Legislative Session

BILL NO. 2022- ___

Introduced by: Charles County Commissioners

ZONING TEXT AMENDMENT #__- ___ INDEPENDENT LIVING SENIOR HOUSING COMPLEX IN THE WATERSHED CONSERVATION DISTRICT (WCD) ZONE

Date introduced: __ /___ / 2023

Public Hearing: __ /___ / 2023 __:___ p.m.

Commissioners Action: __ /___ / 2023

Commissioner Votes: RBC: _ , BR: _ , GB: _ , TC: _, AS: _

Pass/ Fail: _____

Effective Date: __ /___ / 2023

Remarks:_____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2022 Legislative Session

Bill No. Zoning Text Amendment 20 -
Chapter No. 297
Introduced by Board of County Commissioners
Date of Introduction

INDEPENDENT LIVING SENIOR HOUSING COMPLEX IN THE WATERSHED CONSERVATION DISTRICT (WCD)

AN ACT concerning:

THE ADDITION OF INDEPENDENT LIVING SENIOR HOUSING COMPLEX AS A USE PERMITTED WITH CONDITIONS WITHIN THE WATERSHED CONSERVATION DISTRICT (WCD) ZONE

FOR the purpose of

Amending certain provisions of the Zoning Ordinance of Charles County, Maryland to add Independent Living Senior Housing Complex to Section 297-49(E), Article III, (Definition and Interpretations Section), Section 297, Article IV, Figure IV-1, (Table of Permissible Uses), Attachment 9, Figure XX-1, (Table of Off-Street Parking Requirements), Attachment 3, Figure VI-10, (Schedule of Zone Regulations: Watershed Conservation District Zone), Article VI, Section 297-98, (Base Zone Regulations, WCD Watershed Conservation District), Attachment 2, Figure V, (Residential Densities), Figure V-2, (Residential Density Ranges), Section 297-211, Article XIII, Alphabetical listing, (Minimum Standards for Special Exceptions and Uses Permitted with Conditions), and Section 297-212, Article XIII, (Uses corresponding with Table of Permissible Uses).

CAPITALS mean language added to the law
[Brackets] mean language deleted from the law

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2022 Legislative Session

BY Amending:

Chapter 297 - ZONING ORDINANCE
Article III, Definition and Interpretations Section
Section 297-49(E), Amending Definition and Interpretations Section
Code of Charles County, Maryland

BY Amending:

Chapter 297 - ZONING ORDINANCE
Article IV, Permissible Uses
Figure IV-1, Amending Table of Permissible Uses
Code of Charles County, Maryland

BY Amending:

Chapter 297 - ZONING REGULATIONS
297 Attachment 9
Figure XX-1
Table of Off-Street Parking Requirements
Code of Charles County, Maryland

BY Amending:

Chapter 297 - ZONING ORDINANCE
Article VI, Base Zone Regulations
Section 297-98, (B&C)
WCD Watershed Conservation District.
Code of Charles County, Maryland

BY Amending:

Chapter 297, Attachment 3 - ZONING REGULATIONS
Figure VI-10, Schedule of Zone Regulations:
Watershed Conservation District Zone
Code of Charles County, Maryland

BY Amending:

Chapter 297, Attachment 2 - ZONING REGULATIONS
Figure V, Residential Densities
Figure V-1, (Maximum Residential Densities)
Figure V-2, Residential Density Ranges
Code of Charles County, Maryland

BY Amending:

Chapter 297 - ZONING REGULATIONS
Article XIII, Minimum Standards for Special Exceptions and Uses Permitted with Conditions
Section 297-211, Alphabetical listing
Code of Charles County, Maryland

BY Amending:

Chapter 297 - ZONING REGULATIONS
Article XIII, Section 297-212, Uses corresponding with Table of Permissible Uses.
Code of Charles County, Maryland

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2022 Legislative Session

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

* * * * * * * * * * * * * *

Chapter 297. ZONING ORDINANCE 19

Article III, Definition and Interpretations Section

Section 297-49(E), Amending Article III, Definition and Interpretations Section

INDEPENDENT LIVING SENIOR HOUSING COMPLEX

A RESIDENTIAL FACILITY PROVIDING AFFORDABLE HOUSING FOR INDIVIDUALS WHO ARE 55 YEARS OF AGE OR OLDER AND WHO ARE ABLE TO LIVE INDEPENDENTLY. ALLOWED BUILDING TYPES INCLUDE SINGLE-FAMILY ATTACHED OR MULTIFAMILY DWELLING UNITS. SUCH INDEPENDENT LIVING FACILITIES SHALL INCLUDE COMMON RECREATION, LIBRARY, MEETING SPACE, AND OFFICE SPACE FOR MEDICAL AND PERSONAL SERVICES. THESE ANCILLARY SERVICES ARE INTENDED TO SERVE SENIORS WHO RESIDE ON THE PREMISES ONLY AND ARE NOT AVAILABLE TO THE GENERAL PUBLIC UNLESS OTHERWISE PERMITTED WITHIN THE ZONE IN WHICH THE USE IS LOCATED.

Chapter 297. ZONING ORDINANCE

Article IV, Permissible Uses

Section 297-3.04.000, Amending Figure IV-1,

Table of Permissible Uses as shown herein.

Existing Code

CHARLES COUNTY CODE

Uses Description	Zones																								
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
3.03.400 Commercial apartment									P	P	P	P	P						P		P	P	P		PC	PC
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes																										
3.04.100 Group homes																										
3.04.110 Not more than eight people	PC	PC	PC	PC	PC	PC	PC	PC	PC								PC		PC	PC	PC	PC	PC	PC	PC	PC
3.04.120 With between nine and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	P	P			P				SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.200 Day care																										
3.04.210 Day-care home (having fewer than nine care recipients)	P	P	P	P	P	P	P	P	P	P			P				P		P	P	P	P	P	P	P	P
3.04.220 Day-care center, day nursery (between nine and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	*	SE		P	P	P	SE	P	P	P	SE	P	P
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	P								SE		SE	SE	SE			SE	SE	SE
3.04.400 Elderly care homes																										
3.04.410 Elderly care homes (1–8 people)	P	P	P	P	P	P	P	P	P								P		P	P	P	P	P	P	P	P
3.04.420 Elderly care homes (9–16 people)	SE	SE	SE	SE	SE	SE	SE	SE	SE								SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.500 Retirement housing complex								SE	SE			SE					P		P		P	P	P	P	P	P

CAPITALS mean language added to the law
[Brackets] mean language deleted from the law

Proposed Code

CHARLES COUNTY CODE

Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	HI	PRO	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
3.03.400 Commercial apartment									P	P	P	P	P						P		P	P	P		PC	PC
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes																										
3.04.100 Group homes																										
3.04.110 Not more than eight people	PC	PC	PC	PC	PC	PC	PC	PC	PC								PC		PC	PC	PC	PC	PC	PC	PC	PC
3.04.120 With between nine and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	P	P			P				SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.200 Day care																										
3.04.210 Day-care home (having fewer than nine care recipients)	P	P	P	P	P	P	P	P	P	P			P				P		P	P	P	P	P	P	P	P
3.04.220 Day-care center, day nursery (between nine and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	•	SE		P	P	P	SE	P	P	P	SE	P	P
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	P								SE		SE	SE	SE			SE	SE	SE
3.04.400 Elderly care homes																										
3.04.410 Elderly care homes (1-8 people)	P	P	P	P	P	P	P	P	P								P		P	P	P	P	P	P	P	P
3.04.420 Elderly care homes (9-16 people)	SE	SE	SE	SE	SE	SE	SE	SE	SE								SE		SE	SE	SE	SE	SE	SE	SE	SE
304.500 Retirement housing complex								SE	SE			SE					P		P		P	P	P	P	P	P
3.04.600 INDEPENDENT LIVING SENIOR HOUSING COMPLEX			PC																							

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2022 Legislative Session

ZONING REGULATIONS
Chapter 297, *Attachment* 9
Amending Figure XX-1
Table of Off-Street Parking Requirements

Existing Code

3.04.000 Homes emphasizing special services, treatment or supervision and residential elderly car home	
3.04.100 Group homes	1 space per sleeping room
3.04.200 Day care	
3.04.210 Day-care home (having fewer than seven care recipients)	1 space per staff, plus 2
3.04.220 Day-care center, day nursery (between seven and 30 care recipients)	1 space per staff, plus 3
3.04.300 Halfway house	2 space per sleeping room
3.04.400 Elderly car homes	0.5 space per room
3.04.500 Retirement housing complex	1 space per unit

Proposed Code

3.04.000 Homes emphasizing special services, treatment or supervision and residential elderly car home	
3.04.100 Group homes	1 space per sleeping room
3.04.200 Day care	
3.04.210 Day-care home (having fewer than seven care recipients)	1 space per staff, plus 2
3.04.220 Day-care center, day nursery (between seven and 30 care recipients)	1 space per staff, plus 3
3.04.300 Halfway house	2 space per sleeping room
3.04.400 Elderly car homes	0.5 space per room
3.04.500 Retirement housing complex	1 space per unit
3.04.600 INDEPENDENT LIVING SENIOR HOUSING COMPLEX	1 space per unit

CAPITALS mean language added to the law
[Brackets] mean language deleted from the law

Chapter 297. ZONING ORDINANCE

Amending Article VI, Base Zone Regulations

Section 297-98, WCD Watershed Conservation District.

Existing Code

B. General regulations.

Residential development is limited to a gross density of one unit per 20 acres. Minimum lot area, area per dwelling unit, building setback from adjacent lot lines, lot width, front yard, side yard, rear yard, and maximum building height are displayed on **Figure VI**-10,[1] shall apply, and are subject to other requirements of this chapter. Legal lots of record less than one unit per 20 acres are permitted to obtain one single-family dwelling unit building permit (and accessory use permits) per legal lot of record.

[1] Editor's Note: **Figure VI**-10 is included as an attachment to this chapter

Proposed Code

B. General regulations.

Residential development is limited to a gross density of one unit per 20 acres [2]. Minimum lot area, area per dwelling unit, building setback from adjacent lot lines, lot width, front yard, side yard, rear yard, and maximum building height are displayed on **Figure VI**-10,[1] shall apply, and are subject to other requirements of this chapter. Legal lots of record less than one unit per 20 acres are permitted to obtain one single-family dwelling unit building permit (and accessory use permits) per legal lot of record.

[1] Editor's Note: **Figure VI**-10 is included as an attachment to this chapter

[2] IN THE CASE OF AN INDEPENDENT LIVING SENIOR HOUSING COMPLEX IN THE WCD ZONE, THE DENSITY REQUIREMENTS IN FIGURE V-1 SHALL APPLY.

Chapter 297. ZONING ORDINANCE

Amending Article VI, Base Zone Regulations

Section 297-98, WCD Watershed Conservation District.

Existing Code

C. Special regulations: site design.

(1) Impervious surface restrictions. In order to protect the natural resources in this area, impervious surface coverage, such as buildings, pavement or other man-made materials, is limited to 8% of the property. Legal lots of record of three acres in size or smaller may have an impervious surface coverage up to but not to exceed 10,500 square feet. Development areas shall be designated on any site development plan, development services permit plans, clearing or grading permit or building permit. The applicant shall demonstrate how much impervious surface is located on the subject property. Calculations shall be provided to determine that impervious surface is no greater than 8% of the subject property.

(2) Exemptions from impervious surface restrictions:

(a) Minor combined or cumulative additions up to 25% of the main structure, or accessory uses of existing legally permitted uses and legal lots of record. Property under three acres can build up to a maximum of 10,500 square feet even if it exceeds 25% as noted above.

(b) Development that utilizes best management practices (BMP), mitigates impervious surface coverage and also has an inspection and maintenance agreement may exceed the eight-percent impervious surface restriction by an equivalent area that is treated by the BMP.

(c) Development within the Watershed Conservation Zoning District which is not serviced by public water and sewer is required to utilize the best available technology (BAT) septic system to further reduce nitrogen entering the groundwater and streams.

(d) Churches and schools are exempt from impervious surface coverage.

Chapter 297. ZONING ORDINANCE

Amending Article VI, Base Zone Regulations

Section 297-98, WCD Watershed Conservation District.

Proposed Code

C. Special regulations: site design.

(1) Impervious surface restrictions. In order to protect the natural resources in this area, impervious surface coverage, such as buildings, pavement or other man-made materials, is limited to 8% of the property. Legal lots of record of three acres in size or smaller may have an impervious surface coverage up to but not to exceed 10,500 square feet. Development areas shall be designated on any site development plan, development services permit plans, clearing or grading permit or building permit. The applicant shall demonstrate how much impervious surface is located on the subject property. Calculations shall be provided to determine that impervious surface is no greater than 8% of the subject property.

(2) Exemptions from impervious surface restrictions:

(a) Minor combined or cumulative additions up to 25% of the main structure, or accessory uses of existing legally permitted uses and legal lots of record. Property under three acres can build up to a maximum of 10,500 square feet even if it exceeds 25% as noted above.

(b) Development that utilizes best management practices (BMP), mitigates impervious surface coverage and also has an inspection and maintenance agreement may exceed the eight-percent impervious surface restriction by an equivalent area that is treated by the BMP.

(c) Development within the Watershed Conservation Zoning District which is not serviced by public water and sewer is required to utilize the best available technology (BAT) septic system to further reduce nitrogen entering the groundwater and streams.

(d) Churches and schools are exempt from impervious surface coverage.

(e) IN THE CASE OF AN INDEPENDENT LIVING SENIOR HOUSING COMPLEX IN THE WCD ZONE, THE IMPERVIOUS SURFACE COVERAGE IN FIGURE V1-10 SHALL APPLY.

ZONING REGULATIONS

Figure VI-10
Schedule of Zone Regulations: Watershed Conservation District Zone
[Added 6-6-2017 by Bill No. 2017-03]

Existing Code

	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height						
Uses	Area	Square Feet per d.u.	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories	Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
WCD Zone																
Agricultural 1.00.000, Livestock 1.01.400, Forestry 1.02.000	10 acres		150	200	120	75	40	115	50			10%			8%	
Residential 3.00.000, Group homes 3.04.100	20 acres		200	200	200	50	50	100	50	40		10%			8%	
Commercial stables 1.01.500	5 acres		350	350	300	100	100	200	100	40		10%			8%	
Campgrounds 4.02.240	10 acres		350	350	350	100	100	200	100			10%			8%	
Emergency Services 4.045.000	1 acre		—	—	—	—	—	—	—	—		10%			n/a	
Residential lots less than 20 acres created before 12-31-1974	20,000 square feet		50	50	50	30	8	46	20	40		10%			n/a	
Greenhouses and kennels 1.05.000	10 acres		150	200	120	75	40	115	50			10%			8%	
All other permitted uses	20 acres		200	200	200	50	50	100	50			10%			8%	

ZONING REGULATIONS

Amending Figure VI-10
Schedule of Zone Regulations: Watershed Conservation District Zone
[Added ____ by Bill No. 2022-__]

Proposed Code

	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height						
Uses	**Area**	**Square Feet per d.u.**	**Width (feet)**	**Depth (feet)**	**Frontage (feet)**	**Front**	**Side**	**Total**	**Rear**	**Feet**	**Stories**	**Lot Coverage**	**Intensity**	**Minimum Open Space**	**Maximum ISR**	**Minimum Tract Size**
WCD Zone																
Agricultural 1.00.000, Livestock 1.01.400, Forestry 1.02.000	10 acres		150	200	120	75	40	115	50			10%			8%	
Residential 3.00.000, Group homes 3.04.100	20 acres		200	200	200	50	50	100	50	40		10%			8%	
Commercial stables 1.01.500	5 acres		350	350	300	100	100	200	100	40		10%			8%	
Campgrounds 4.02.240	10 acres		350	350	350	100	100	200	100			10%			8%	
Emergency Services 4.045.000	1 acre		—	—	—	—	—	—	—	—		10%			n/a	
Residential lots less than 20 acres created before 12-31-1974	20,000 square feet		50	50	50	30	8	46	20	40		10%			n/a	
Greenhouses and kennels 1.05.000	10 acres		150	200	120	75	40	115	50			10%			8%	
INDEPENDENT LIVING SENIOR HOUSING COMPLEX 3.04.600	3 ACRES		N/A	N/A	N/A	50	50	100	50	50		25%			45%	
All other permitted uses	20 acres		200	200	200	50	50	100	50			10%			8%	

Chapter 297, Attachment 2, Charles County
Figure V, Residential Densities
Amending Figure V-1 Maximum Residential Densities

Existing Code

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus[1]	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
Light Industrial (IG), Heavy Industrial (IH)	Application of a planned development - MX Zone	5.00	6.10	19.00	20.10
	Application of a planned development - TOD Zone	15.00	16.10	27.50	28.60
Watershed Conservation District (WCD)	Conventional or cluster	0.05	N/A	N/A	N/A
Hughesville Village Core (HVC),	Residential Subdivision	5.00	-	-	-
Hughesville Village Gateway (HVG)	Residential Mixed Use Building	8.00	-	-	-
Hughesville Village Residential (HVR)	Conventional	1.80	-	-	-
	With Central Water and/or Sewer	3.00	-	-	-

NOTES:

[1] The County Commissioners may grant density bonuses as set forth to § 297-243. A minimum of 10% of units shall be affordable housing to qualify for density bonus

[2] Density calculations in the CER, CMR and CRR Zones to achieve a density over the base density in these zones, the applicant must purchase one Transferable Development Right for each of the third, fifth, seventh and ninth lots/dwelling units per acre Density is established by dividing the number of lots/dwelling units by the number of acres devoted to residential development. The resulting density, usually a mixed number, is used to determine the number of development rights required. Any fractional portion of a number resulting from a density calculation will automatically be rounded up to the next whole number. For instance, if the resulting density calculation yields 2.01 units per acre, thus will be considered to be three units per acre, and one Transferable Development Right must be purchased for each of the lots/dwelling units. In no case may densities in these zones exceed 15 units per acre in the Core Retail Residential (CRR) and Core Employment Residential (CER) Zones or 10 units per acre in the Core Mixed Residential (CMR) Zone.

Chapter 297, Attachment 2, Charles County
Figure V, Residential Densities
Amending Figure V-1 Maximum Residential Densities

Proposed Code

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus[1]	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
Light Industrial (IG), Heavy Industrial (IH)	Application of a planned development - MX Zone	5.00	6.10	19.00	20.10
	Application of a planned development - TOD Zone	15.00	16.10	27.50	28.60
Watershed Conservation District (WCD)	Conventional or cluster	0.05[3]	N/A	N/A	N/A
Hughesville Village Core (HVC),	Residential Subdivision	5.00	-	-	-
Hughesville Village Gateway (HVG)	Residential Mixed Use Building	8.00	-	-	-
Hughesville Village Residential (HVR)	Conventional	1.80	-	-	-
	With Central Water and/or Sewer	3.00	-	-	-

NOTES:

[1] The County Commissioners may grant density bonuses as set forth to § 297-243. A minimum of 10% of units shall be affordable housing to qualify for density bonus

[2] Density calculations in the CER, CMR and CRR Zones to achieve a density over the base density in these zones, the applicant must purchase one Transferable Development Right for each of the third, fifth, seventh and ninth lots/dwelling units per acre Density is established by dividing the number of lots/dwelling units by the number of acres devoted to residential development. The resulting density, usually a mixed number, is used to determine the number of development rights required. Any fractional portion of a number resulting from a density calculation will automatically be rounded up to the next whole number. For instance, if the resulting density calculation yields 2.01 units per acre, thus will be considered to be three units per acre, and one Transferable Development Right must be purchased for each of the lots/dwelling units. In no case may densities in these zones exceed 15 units per acre in the Core Retail Residential (CRR) and Core Employment Residential (CER) Zones or 10 units per acre in the Core Mixed Residential (CMR) Zone.

[3] MAXIMUM DENSITY FOR AN INDEPENDENT LIVING SENIOR HOUSING COMPLEX IN THE WATERSHED CONSERVATION DISTRICT (WCD) SHALL BE NO MORE THAN 32 DU/ACRE AND SHALL NOT EXCEED A TOTAL OF 96 UNITS.

ZONING REGULATIONS
Amending Figure V-2
Residential Density Ranges
(Dwelling Units per Acre)

[Amended 12-11-2000 by Ord. No. 00-93; 6-16-2003 by Bill No. 2003-03; 1-25-2005 by Bill No. 2005-04; 7-25-2005 by Bill No. 2005-01; 4-13-2010 by Bill No. 2010-05; 6-6-2017 by Bill No. 2017-03; 11-28-2017 by Bill No. 2017-07; __-__- 2022 by Bill No. 2022-__]

Residential Zones	**Density Range[1]**	**Density Range Achieved through application of PDR, MDC or PMH[2]**
Agricultural Conservation (AC)	0.33 to 0.40	N/A
Rural Conservation (RC)	0.10 to 0.40	N/A
Rural Residential (RR)	1.00 to 1.22	N/A
Village Residential (RV)	1.80 to 3.40	N/A
Low-Density Residential (RL)	1.00 to 3.97	1.75 to 5.72
Medium-Density Residential (RM)	3.00 to 6.56	4.00 to 10.86
High-Density Residential (RH)	5.00 to 13.10	7.00 to 20.10
Residential Office (RO)	1.00 to 3.97	1.75 to 5.72
Core Employment/Residential (CER)	2.00[3]	N/A[4]
Core Retail/Residential (CRR)	2.00[3]	N/A[4]
Core Mixed Residential (CMR)	2.00[3]	N/A[4]
Watershed Conservation District (WCD)	0.05[5,7]	N/A
Hughesville Village Core (HVC)	5.00 to 8.00[6]	N/A[4]
Hughesville Village Gateway (HVG)	5.00 to 8.00[6]	N/A[4]
Hughesville Village Residential (HVR)	1.80 to 3.00[6]	N/A[4]

NOTES:

1 Maximum densities allowed varies depending on the bonus densities achieved through housing and TDRs.

2 Maximum densities allowed varies depending on the bonus densities achieved through housing and TDRs as well as the maximum allowed through performance identified in the Development Guidance System set forth in Article VIII.[a]

3 Densities noted for the core mixed-use zones are minimum densities.

4 Application of floating zones not permitted.

5 Density bonuses are not allowed within the Watershed Conservation District (WCD).

6 Density bonuses are not allowed within the Hughesville Village Core (HVC), Hughesville Village Gateway (HVG), and Hughesville Village Residential (HVR) Zones.

7 MAXIMUM DENSITY FOR AN INDEPENDENT LIVING SENIOR HOUSING COMPLEX IN THE WATERSHED CONSERVATION DISTRICT (WCD) SHALL BE NO MORE THAN 32 DU/ACRE AND SHALL NOT EXCEED A TOTAL OF 96 UNITS.

ZONING REGULATIONS

Article XIII, Minimum Standards for Special Exceptions and Uses Permitted with Conditions
Amending Section 297-211, Alphabetical listing

§ 297-211. Alphabetical listing.

The following is an alphabetical listing of uses as they appear in the **Table of Permissible Uses.**[1]

Use	Permissible Use Number
Agricultural processing facility, local [Added 11-28-2017 by Bill No. 2017-07]	7.08.110
Agricultural processing facility, local, slaughterhouse [Added 11-28-2017 by Bill No. 2017-07]	7.08.120
Airport, private use	4.05.210
Amphitheaters and open-air theaters	4.02.260
Amusement and theme parks	4.02.270
Antique shops, less than 15,000 square feet of floor area per parcel	6.01.113
Antique shops, more than 15,000 square feet of floor area per parcel	6.01.123
Archery ranges, outdoor	
Art centers, private, located within a building designed and previously occupied as a residence or institution	4.01.310
Art centers, private, located within any other structure	4.01.320
Art galleries, less than 15,000 square feet of floor area per parcel	6.01.113
Art galleries, more than 15,000 square feet of floor area per parcel	6.01.123
Asphalt/concrete plants	7.01.280
Automobile graveyards, junkyards, salvage yards and scrap materials	7.03.000
Automobile repair and maintenance, not including auto body work	6.03.300
Automobile painting and body work	6.03.400
Automobile sales or rental	6.03.100
Automobile sales with installation of automobile parts or accessories	6.03.200
Automobile and motorcycle racing tracks	4.02.250
Automotive parks	6.03.500
Bed-and-breakfasts, tourist homes	3.05.200
Betting facilities, off-track	4.02.140
Blacksmith shops, welding shops, ornamental ironworks, machine shops and sheet metal shops	7.01.210
Boardinghouses, rooming houses	3.05.100
Brewery, pub and micro [Added 8-21-2000 by Ord. No. 00-64]	6.02.400
Buses, more than two, bus dispatching, storage, including parts, maintenance, washing, and servicefacility [Added 5-7-2008 by Bill No. 2008-02]	6.03.311
Cabins, hunting and fishing	1.04.000
Campgrounds and camps	4.02.240

[1]Editor's Note: The Table of Permissible Uses is included as an attachment to this chapter.

Car wash	6.03.300
Cat boarding facility	1.07.000
[Added 9-10-1996 by Ord.No. 96-88]	
Cemeteries, commercial	4.08.120
Cemeteries, private	4.08.110
Child care, nursing care, intermediate care,handicapped or infirm institutions	4.03.200
Clubs and lodges, social, fraternal	4.01.400
Coliseums and stadiums with seating capacity morethan 1,000	4.02.123
Commercial assembly and repair of all equipmentnormally used in agriculture	1.01.430
[Added 11-28-2017by Bill No. 2017-07]	
Commercial greenhouse operations with medical cannabis dispensary	1.05.300
[Added 3-15-2016 by Bill No. 2016-01]	
Concrete mixing, retail, operations conductedwithin and/or outside fully enclosed building	5.02.200
Convenience stores	6.01.140
Convention centers, conference centers	3.05.300
Country inn	3.05.400
[Added 10-31-1995 by Ord. No. 95-96]	
Crematoriums	4.08.200
Day-care centers, day nurseries, 7 to 30 care recipients	3.04.220
Day-care centers, nursery schools, more than 30 children	5.02.500
Earth stations	4.07.100
Elderly care homes (9 to 16 people)	3.04.420
Energetics research and development	7.04.210
Farm incubator	1.01.800
[Added 11-28-2017 by Bill No. 2017-07]	
Fertilizer mixing plants	7.01.260
Funeral homes	5.02.300
General merchandise	6.01.130
Gasoline station (motor vehicle fuel sales)	6.03.300
Golf courses, miniature	4.02.280
Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses	4.02.280
Greenhouses, commercial, with on-premises sales permitted	1.05.200
Group homes less than or equal to eight people	3.04.110
Group homes, nine to 16 people	3.04.120
Halfway house	3.04.300
Heliports	4.05.310
Helistops	4.05.320
Hog operations with six or more hogs	1.01.450
Horticultural sales with outdoor display	1.03.200
Horses on less than or equal to five acres	1.01.310

Hospitals and other inpatient medical facilities more than 10,000 square feet	4.03.100
Hotels, motels	3.05.300
Hunting and fishing cabins	1.04.000
INDEPENDENT LIVING SENIOR HOUSING COMPLEX	**3.04.600**
Junkyards, salvage yards, scrap materials andautomobile graveyards	7.03.000
Kennel, commercial	1.06.000
Libraries, private, located within a building designed and previously occupied as a residence or institution	4.01.310
Libraries, private, located within any other structure	4.01.320
Livestock on less than or equal to five acres	1.01.300
Livestock on a parcel greater than five acres [Added 12-7-1993 by Ord. No. 93-100; amended 11-21-1994 by Ord. No. 94-100]	1.01.200
Livestock as pets, 4-H or school projects on lessthan or equal to five acres	1.01.310
Livestock for sales, cattle, etc., on less than or equalto five acres	1.01.320
Livestock markets	1.03.300
Lodges and clubs, social, fraternal	4.01.400
Machine shops, blacksmith shops, ornamental ironworks, welding shops and sheet metal shops	7.01.210
Machinery, heavy cultivation machinery, sprayplanes or irrigating machinery	1.01.700
Manufacturing, etc., with all operations conductedentirely within fully enclosed building, buildings less than 10,000 square feet per parcel	7.01.110
Manufacturing, etc., with all operations conductedentirely within fully enclosed building, buildings more than 10,000 square feet per parcel	7.01.120
Marina	2.01.000
Marine terminal	2.03.000
Markets, livestock	1.03.300
Markets, open-air produce	1.03.120
Medical cannabis dispensary operation [Added3-15-2016 by Bill No. 2016-01]	6.04.200
Medical cannabis processing operation [Added3-15-2016 by Bill No. 2016-01]	6.04.100
Meeting halls, union halls	4.01.400
Mental health treatment facilities more than 10,000 square feet	4.03.100
Migrant workers' housing	3.07.000
Mining, wells for oil, natural gas or petroleum	7.05.200
Mining, surface	7.05.100
Mobile food services facilities [Added 9-20-2016 by Bill No. 2016-06]	6.02.330
Motels, hotels	3.05.300

[1]Editor's Note: The Table of Permissible Uses is included as an attachment to this chapter.

Motor vehicle fuel sales	6.03.300
Motor vehicle painting and body work	6.03.400
Motor vehicle parks	6.03.500
Motor vehicle fuel sales associated with commercial uses greater than 3,500 square feet or which provide more than 12 fueling positions [Added 10-23-2000 by Ord. No. 00-84]	6.03.321
Motor vehicle fuel sales not associated with commercial uses greater than 3,500 square feet or providing more than 12 fueling positions [Added 10-23-2000 by Ord. No. 00-84]	6.03.322
Motor vehicle repair and maintenance [Amended 10-23-2000 by Ord. No. 00-84]	6.03.310
Motor vehicle sales or rental in the CB Zone on more than three acres [Amended 12-7-1993 by Ord. No. 93-101]	6.03.110
Motor vehicle sales or rental, all other, mobile home sales [Amended 12-7-1993 by Ord. No. 93-101]	6.03.120
Motor vehicle sales with installation of motor vehicle parts or accessories	
Movie theater, drive-in	4.02.260
Movie theaters, theaters, coliseums and stadiums with seating capacity of up to 1,000 [Added 11-28-2017 by Bill No. 2017-07]	4.02.122
Museums, private, located within a building designed and previously occupied as a residence or institution	4.01.310
Museums, private, located within any other structure	4.01.320
Nursery schools and day-care centers, more than 30 children	5.02.500
Nursing care, intermediate care, handicapped, infirm and child care institutions	4.03.200
Parking, automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related	7.02.100
Parking, one motor vehicle greater than 15,000 pounds gross vehicle weight [Added 2-22-2000 by Ord. No. 00-10]	7.02.410
Parking, more than one motor vehicle greater than 15,000 pounds gross vehicle weight [Added 2-22-2000 by Ord. No. 00-10]	7.02.420
Parking, outside, where vehicles are owned and used by the person making use of the lot and parking occupies more than 75% of the developed area	7.02.300
Petroleum products storage	7.02.240
Post office, local	4.05.110
Poultry houses	1.01.450
Racing tracks, automobile and motorcycle	4.02.250
Recreation facilities, indoor	4.02.110
Recreation facilities, outdoor, privately owned and not constructed pursuant to a permit authorizing the construction of some residential development	4.02.210

Recreational vehicle park	4.02.230
Research facilities and laboratories with processing or manufacturing of materials	7.04.200
Research facilities and laboratories without processing of materials	7.04.100
Residential, multifamily: garden apartment	3.03.100
Residential, multifamily: high-rise	3.03.300
Residential, multifamily: mid-rise	3.03.200
Residential, single-family attached: duplex	3.02.100
Residential, single-family attached: multiplex	3.02.300
Residential, single-family attached: townhouse	3.02.200
Residential, single-family detached: accessory apartment	3.01.700
Residential, single-family detached: lot line dwelling	3.01.200
Residential, single-family detached: manufactured home, Class B	3.01.500
Residential, single-family detached: patio/court/ atrium	3.01.300
Residential, single-family detached: single-family dwelling [Added 8-2-1993 by Ord. No. 93-82]	3.01.100
Residential, single-family detached: tenant house	3.01.600
Restaurant, fast-food, carry-out and delivery	6.02.200
Restaurant, fast-food, drive-in and drive-through with direct highway access to a public road	6.02.310
Restaurant, standard, fast-food, bars, nightclubs and dinner theaters	6.02.100
Retirement housing complex	3.04.500
Rifle and pistol ranges, indoor	4.02.130
Rifle and pistol ranges, outdoor	4.02.290
Rooming houses, boardinghouses	3.05.100
Salvage yards, automobile graveyards, junkyards and scrap materials	7.03.000
Sand and gravel washing, crushing and screening	7.01.280
Satellite dishes	4.07.200
Sawmills [Added 12-11-2000 by Ord. No. 00-93]	7.01.230
Seafood processing and seafood operations with products raised on the premises	2.02.200
Seafood processing and seafood operations with products raised or harvested off-site	2.02.100
Schools, private elementary and secondary	4.01.110
Schools, private colleges, universities, community colleges	4.01.130
Schools, trade or vocational	4.01.120
Shelters, permanent	3.06.000
Shoppers merchandise store, more than 15,000 square feet of floor area per parcel	6.01.121
Skateboard parks	4.02.280
Slaughterhouses	1.01.460
Small-scale craft winery [Added 11-28-2017 by Bill No. 2017-07]	6.02.500
Solar energy system, large [Added 5-6-2014 by Bill No. 2014-02]	7.07.200
Solar energy system, small [Added 5-6-2014 by Bill No. 2014-02]	7.07.100

[1]Editor's Note: The Table of Permissible Uses is included as an attachment to this chapter.

Specialty shops, more than 15,000 square feet of floor area per parcel	6.01.122
Stables, commercial	1.01.500
Stadiums and coliseums with seating capacity more than 1,000	4.02.123
Storage, consolidated [Added 10-2-2018 by Bill No. 2018-06]	7.02.250
Storage and distribution of local agricultural products [Added 11-28-2017 by Bill No. 2017-07]	7.08.200
Storage, outside, where stored equipment is owned and used by the person making use of the lot and storage occupies more than 75% of the developed area	7.02.300
Storage, petroleum products	7.02.240
Storage, warehouse	7.02.220
Storage, warehouse, mini	7.02.230
Stump/wood grinding [Added 12-7-1993 by Ord. No. 93-100; amended 11-21-1994 by Ord. No. 94-100]	7.01.290
Surface mining	7.05.100
Theaters, open-air and amphitheaters	4.02.260
Towers more than 50 feet tall [Added 9-7-1999 by Ord. No. 99-85]	4.06.300
Utilities, public: electric power, gas transmission and telecommunications buildings and structures, not associated with a tower	4.06.200
Utilities, public: towers and antennas more than 50 feet tall	4.06.300
Veterinarians and veterinary hospitals	5.02.400
Warehouse storage	7.02.220
Warehouse, mini-	7.02.230
Water slide parks	4.02.280
Wells for oil, natural gas or petroleum	7.05.200
Wind energy system, large [Added 5-6-2014 by Bill No. 2014-02]	7.07.400
Wind energy system, small [Added 5-6-2014 by Bill No. 2014-02]	7.07.300
Winery	7.01.250
Wireless communications antennas [Added 9-7-1999 by Ord. No. 99-85]	4.06.500

(137) 3.04.600 INDEPENDENT LIVING SENIOR HOUSING COMPLEX. THIS USE IS PERMITTED WITH CONDITIONS IN THE WCD ZONE PROVIDED THAT THE FOLLOWING ARE MET:

A. THE MINIMUM AREA SHALL BE THREE ACRES.

B. AN INDEPENDENT LIVING SENIOR HOUSING COMPLEX SHALL ABUT A PROPERTY OWNED BY A CHURCH THAT IS A MINIMUM OF 10 ACRES IN SIZE AND THAT HAS DIRECT ACCESS TO A ROADWAY OF ARTERIAL OR HIGHER CLASSIFICATION.

C. ALLOWED BUILDING TYPES INCLUDE SINGLE-FAMILY ATTACHED OR MULTIFAMILY DWELLING UNITS.

D. INDEPENDENT LIVING FACILITIES SHALL INCLUDE COMMON RECREATION, LIBRARY, MEETING SPACE AND OFFICE SPACE FOR MEDICAL AND PERSONAL SERVICES. THESE ANCILLARY SERVICES ARE INTENDED TO SERVE SENIORS WHO RESIDE ON THE PREMISES ONLY AND ARE NOT AVAILABLE TO THE GENERAL PUBLIC UNLESS OTHERWISE PERMITTED WITHIN THE ZONE IN WHICH THE USE IS LOCATED.

E. THE PROJECT SHALL COMPLY WITH THE 2020 ENTERPRISE GREEN COMMUNITIES REQUIREMENTS, AS AMENDED FROM TIME TO TIME, OR COMPARABLE NATIONALLY RECOGNIZED STANDARD APPROVED FOR MULTIFAMILY PROJECT USE BY THE MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. THE APPLICANT SHALL PROVIDE DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THIS REQUIREMENT PRIOR TO THE ISSUANCE OF A FINAL USE & OCCUPANCY PERMIT.

F. ALL RESIDENTIAL UNITS SHALL BE LIMITED TO AFFORDABLE HOUSING FOR INDIVIDUALS WHO ARE 55 YEARS OF AGE AND OLDER ONLY, AND WHO ARE ABLE TO LIVE INDEPENDENTLY. THE TERM “AFFORDABLE” SHALL MEAN THAT THE AVERAGE HOUSEHOLD INCOME IN THE PROJECT MAY NOT EXCEED 60% OF THE AREA MEDIAN INCOME AS DEFINED FROM TIME TO TIME BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

G. THE MAXIMUM DENSITY FOR AN INDEPENDENT LIVING SENIOR HOUSING COMPLEX SHALL NOT EXCEED 96 UNITS.

H. ONLY ONE INDEPENDENT LIVING SENIOR HOUSING COMPLEX SHALL BE APPROVED ON A TRACT OF LAND, REGARDLESS OF WHETHER THE PROPERTY IS FURTHER SUBDIVIDED IN THE FUTURE.

* * * * * * * * * * * * * *

SECTION 2. BE IT FURTHER ENACTED that this act shall take effect forty-five (45) calendar days after it is adopted.

ADOPTED this __th day of _____ 2023.

COUNTY COMMISSIONERS
CHARLES COUNTY, MARYLAND

_____
Reuben B. Collins, II, Esq. President

_____
Bobby Rucci, Vice President

_____
Gilbert O. Bowling, III

_____
Thomasina O. Coates, M.S.

_____
Amanda M. Stewart, M.Ed.

ATTEST:

_____
Carol DeSoto
Clerk to the Commissioners

From: Andre Williams
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Tuesday, July 25, 2023 12:37:33 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Andre Williams

15911 Bishopstone Terrace

Upper Marlboro, MD 20774

CHARLES COUNTY GOVERNMENT

INTEROFFICE MEMORANDUM

Equal Opportunity Employer

TO:	Charles County Planning Commission
FROM:	Kelly Palmer, Planner III *Department of Planning & Growth Management*
SUBJECT:	ZTA 21-165, Independent Living Senior Housing Complex
DATE:	August 25, 2023

As you will recall, the Charles County Planning Commission held a Public Hearing on the proposed Amendment to the Zoning Ordinance on June 26, 2023. At the hearing, there were four (4) public speakers that all spoke in opposition to the proffered text amendment.

The record was held open for thirty (30) days and closed on July 27, 2023. Seventy-one (71) comments were received during the open record period. Sixty-nine (69) were in favor of the amendment and two (2) were in opposition.

During the open record period, the applicant also made a couple of edits to the draft bill to address concerns noted by the Planning Commission during the public hearing. Specifically, they created two new conditions. Condition G. that states that, "The maximum density for an independent living senior housing complex shall not exceed 96 units;" and condition H. that states, "Only one independent living senior housing complex shall be approved on a tract of land, regardless of whether the property is further subdivided in the future." The revised conditions can be found on page 23 of the bill.

A Work Session has been scheduled for September 18, 2023.

From: Sabrina Gillison
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:57:13 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Sabrina Gillison
2615 Monroe St NE
Washington, DC 20018

From: Gina Williams
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Thursday, July 20, 2023 9:33:17 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Regina Williams

--
Sent from Gmail Mobile

From: Edward Gillison
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Sunday, July 23, 2023 8:57:19 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Edward Gillison
2615 Monroe St NE
Washington, DC 20018

From: Vera Williams
To: Planning Commission
Subject: Independent Living Senior Housing Complex
Date: Thursday, July 20, 2023 6:52:28 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Vera R Williams

9901 New Orchard Drive

Upper Marlboro,Md 20774

From: Angel Green
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Thursday, July 20, 2023 2:57:47 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Angel Green
906 Hall Station Drive Unit 102 Bowie, MD 20721

From: vickey.williams09@gmail.com
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Monday, July 24, 2023 8:21:42 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Victoria L. Williams
9901 New Orchard Dr
Largo, Md 20774

Sent from my iPhone

From: Michelle Cruz
To: Planning Commission
Subject: Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Date: Wednesday, July 19, 2023 9:33:57 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Michelle Hall
5000 Waverly Lane Apt 645
Owings Mills, Md. 21117

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Ericka Winters
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 5:38:55 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I, Ericka Winters fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Ericka Winters

4021 Night Heron Ct. Apt. C

Waldorf, MD 20603

Sent from Yahoo Mail for iPhone

From: latanya harris
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Thursday, July 20, 2023 11:46:54 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

LaTanya Matthews

422 Oakwood Street SE

Washington, DC 20032

From: Kimberly Barrett-Matthews
To: Planning Commission
Subject: Public Comment for ZTA22-173
Date: Wednesday, July 19, 2023 9:50:56 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Kimberly Barrett Matthews
4903 Glassmanor Dr.
Oxon Hill, Maryland 20745

Have a GREAT day on purpose

From: Charles County Government
To: Planning Commission
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Monday, June 26, 2023 7:02:33 PM

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Planning Commission Public Comment and Speaker Registration Form

Submission #:	2528576
IP Address:	172.58.187.248
Submission Date:	06/26/2023 7:02
Survey Time:	9 minutes, 8 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Open Record Items for Public Comment

No Open Records at this Time

Name

Chris Dudley

Address

6535 Matthews Rd
Bryans Road, MD 20616

Phone

(301) 848-1007

Email

ccdudley@rocketmail.com

Comment

I urge denial of ZTA 22-173. Such facilities need to be located with unimpeded access to medical facilities. Recurent flooding of county and state roads prevents such access on a regular prolonged basis. Such projects should be

located closer to fully equipped hospitals with 24/7 access.

Upload File(s)

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: Zakiya Haden
To: Planning Commission
Subject: : Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 11:56:44 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Zakiya Haden

13105 Hunters Ridge Lane

Bowie, MD 20721

Sent from my iPhone

From: Sylvia J. Matthews
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Friday, July 21, 2023 12:49:17 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Dear Planning Commissioners of Charles County:
I fully support the Senior Housing Complex being proposed under ZTA 22-173.
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.
While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).
The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Sylvia J. Matthews. PhD
5445 Woodland Blvd
Oxon Hill, Maryland 20745

CONSERVANCY
for Charles County, Inc.

June 26, 2023

Re: Planning Commission Hearing on ZTA 22-173

Good evening. My name is Hal Delaplane of 10645 Village Drive, La Plata, and I am speaking on behalf of the Conservancy for Charles County.

The purpose of Zoning Text Amendment 22-173 is to create a new land use within the Watershed Conservation District (WCD) to allow an independent living senior housing complex that would be exempt from the WCD's residential density and impervious surface restrictions. The proposed action would be located on a 20-acre site on Indian Head Highway previously owned by St. Mary's Star of the Sea Church and School.

The property borders the 208-acre Pomonkey Forest, a county-owned conservation area protected by a conservation easement held by the Conservancy for Charles County. A stream crosses the parcel and enters Mattawoman Creek about a mile away near the limit of tide.

The proposed number and density of dwelling units is unclear and appears open-ended. Read one way, the plan could be for 96 or more dwelling units on 3 or more acres, a 640-fold increase in housing density. Requesting an exemption from the impervious surface restriction to allow up to 45 percent impervious surface would allow an increase of more than 500 percent.

At a more appropriate site, a development such as this would be welcomed for helping meet a serious social need; located here, a short downhill run to the tidal Mattawoman, it could well be the final nail in its coffin.

The WCD was included in the 2016 Comprehensive Plan with the support of thousands of citizens; to date, it is the only thing in the Plan that has been codified. At this point, it should not be necessary to revisit the importance to the county and to the Bay of protecting the WCD's resources, yet here we are again testifying against another assault nibbling away at it like feeding ducks. It is perpetually open season on the WCD for anyone with a scheme to locate a project within its boundaries. I ask the Planning Commission to please do the right thing and vote this proposed Zoning Text Amendment down.

Hal Delaplane

Hal Delaplane, President

P.O. Box 1358 • Waldorf, MD 20604 • 301.932.5714 • charlesconservancy@hotmail.com • www.conservecharles.org

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,
Samuel Henderson - 3605 Minnesota Ave, Washington, DC 20019

C/O 6485 Indian Head Highway
Indian Head, MD 20640
MOC

From: Capria McClearn
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Tuesday, July 25, 2023 11:32:28 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Dear Planning Commissioners of Charles County:
I fully support the Senior Housing Complex being proposed under ZTA 22-173.
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.
While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).
The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Capria McClearn
5571 Musselburgh Lane
White Plains, MD 20695

From: Gary C. Hicks, Sr.
To: Planning Commission
Subject: Public Comment for ZTA22-173
Date: Wednesday, July 19, 2023 10:43:38 AM
Attachments: drawing 2.png

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.
)
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,



Sent from my iPad

From: SM M
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Tuesday, July 25, 2023 12:18:30 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Hello Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you.

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->
Samuel McClearn, Sr.
5571 Musselburgh Lane
White Plains, MD 20695

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Juliette Adamson
6485 Indian Head Highway
Indian Head, MD 20640

From: Lauren Hillian
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Tuesday, July 18, 2023 9:28:24 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded,**"Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."**[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. **Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).**

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Respectfully,

Lauren Hillian
PO BOX 1691
Alexandria, VA 22313

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,
Demetria McCoy

4392 Eagle Court
Waldorf, MD, 20603

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

E. Adamson

Esther Adamson
6485 Indian Head Highway
Indian Head, MD 20640

From: The House of Hope Praise Ministries
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:04:55 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Nelson White

5552 Old Colony Ct

White Plains, MD 20695

From: McSwain, Chareese
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Thursday, July 20, 2023 3:04:27 PM
Importance: High

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Chareese L. McSwain
854 Lake Shore Dr
Bowie MD, 20721

Respectfully,

Chareese L. McSwain
Health Systems Specialist
Office of Quality Management (17QM)
VHA Credentialing and Privileging Office (17QM6)
810 Vermont Ave, NW
Washington, DC 20420
VA Cell/Office: (202) 560-7336
E-mail: Chareese.McSwain@va.gov

From: Alexia Austin
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:55:27 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Alexia Austin-Love
18007 Rob Roy Ln. Accokeek, MD 20607

From: nisaac11@verizon.net
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Tuesday, July 25, 2023 12:44:12 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Natasha Isaac
15911 Bishopstone Terrace
Upper Marlboro, MD 20774

From: Mioshia Myers
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 10:06:53 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Mioshia Myers
11451 Westmont Ct, Waldorf, MD 20602

God has the protection for the infection from the injection.♡ ♡

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646
Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

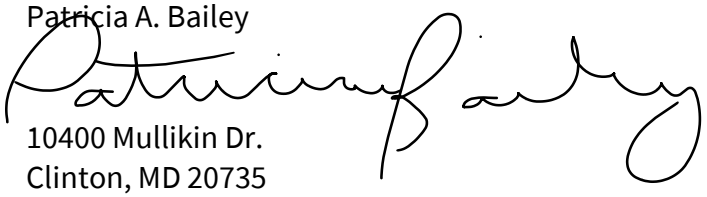
I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA. This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Patricia A. Bailey



10400 Mullikin Dr.
Clinton, MD 20735

From: Trinetta Leake
To: Planning Commission
Subject: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Date: Wednesday, July 19, 2023 9:27:35 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

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The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Shanta Leake-Cherry

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The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Petrina Nelson
Fort Washington, MD. 20744

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646
Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

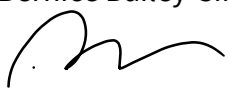
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Thank you,

Bernice Bailey-Simmons



10400 Mullikin Dr.
Clinton, MD 20735

From: Renae Lee
To: Planning Commission
Subject: Public Comments for ZTA-22-173
Date: Wednesday, July 19, 2023 2:23:56 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

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This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Renae Lee
6126 Rose Bay Drive
District Heights, MD 20747

From: Kevin Pritchett
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 10:08:59 AM

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Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Kevin Pritchett

3101 S Declaration Ct Waldorf, MD 20603

From: Denise barlow
To: Planning Commission
Subject: Subject Line: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 7:58:43 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

<Insert Your Name>Denise Barlow
<Insert Your Address>800 Southern Avenue apt 309
Washington DC 20021

From: Charles County Government
To: Planning Commission
Subject: *NEW SUBMISSION* Planning Commission Public Comment and Speaker Registration Form
Date: Wednesday, July 19, 2023 12:47:26 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Planning Commission Public Comment and Speaker Registration Form

Submission #:	2576926
IP Address:	73.129.51.235
Submission Date:	07/19/2023 12:47
Survey Time:	3 minutes, 46 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Please Choose One:

Submit a Public Comment

Read-Only Content

Please Note: Information submitted is considered public information under the Maryland Public Information Act.

Agenda Items

Open Record Item - Please Choose From Dropdown List Below

Open Record Items for Public Comment

ZTA 22-173, Independent Living Senior Housing Complex - Record Closed 7/27/2023 4:30 p.m.

Name

Alethia Marble

Address

223 Buckeye Cir
La Plata, MD 20646-4347

Phone

(240) 533-6444

Email

marbleal998@gmail.com

Comment

Commissioners of Charles County 200 Baltimore Street LaPlata, MD 20646 Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments Dear Planning Commissioners of Charles County: I fully support the

Senior Housing Complex being proposed under ZTA 22-173. The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County. While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea). The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA. This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project. Thank you,

Upload File(s)

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: Teresa Pritchett
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:55:45 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Teresa Pritchett

3101 S Declaration CT Waldorf, MD 20603

From: Katherine Battle
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 10:50:22 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Yours Respectfully,

Katherine Battle

2204 Wintergreen Avenue

District Heights, Md 20747

From: Queen, Duchess (FAA)
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:39:02 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Duchess Queen
6167 Humpback Whale Court
Waldorf, MD 20603

From: Linda Beckett
To: Planning Commission
Subject: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Date: Wednesday, July 19, 2023 11:19:09 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Linda Beckett
3931 Wintergreen Pl, Waldorf, Md. 20602

From: Mynaia Rawls
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:29:57 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Mynaia Rawls

8105 Oakwood Drive

Clinton, MD 20735

Sent from Yahoo Mail for iPhone

From: Zakiya Haden
To: Planning Commission
Subject: : Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 11:56:44 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Zakiya Haden

13105 Hunters Ridge Lane

Bowie, MD 20721

Sent from my iPhone

From: Renee Rawls
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 5:27:58 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substan- tial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the Coun- ty. Again, I fully support this project.

Respectfully,

Renee' Rawls
8105 Oakwood Dr
Clinton, MD 20735

Positive Emotions Fuels Resilience, be the best version of **YOU**!!

From: Antoinne B
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Tuesday, July 18, 2023 8:51:22 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:
I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Antoinne Beidleman

4605 Running Deer Way, Bowie, MD 20720

--

Mr. Antoinne Beidleman, M.Ed
Adjunct Professor
Council of University System Staff, Member-at-Large
Adelphi Staff Advisory Council, Chair
Board of Regents Staff Award Committee

From: Rawls, Michael
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 12:38:33 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.
While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).
The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Mr. Michael Rawls, Sr.
8105 Oakwood Drive
Clinton, MD. 20735

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From: Calvin Beidleman
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:41:34 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Calvin Beidleman
14100 Farnsworth Ln, Upper Marlboro, MD 20772

From: Carolyn Roberts
To: Planning Commission
Subject: I support Independent Senior Living
Date: Wednesday, July 19, 2023 9:02:53 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Carolyn Roberts

534 Opus Avenue Capitol Heights Maryland 20743

From: Roberta Brannon
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 8:23:01 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Roberta Brannon

1736 Tulip Ave

Forestville, MD 20747

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, **"Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."**[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. **Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).**

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Respectfully,
Cheryl S. Robinson



6485 Indian Head Highway
Indian Head, MD 20640

From: Rick/Toni Brown
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 2:31:14 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Toni Doctor Brown

Brinkley Road, Temple Hills, MD 20748

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646
Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

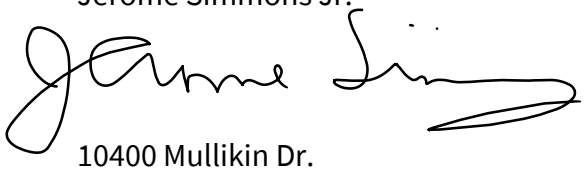
I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA. This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Jerome Simmons Jr.



10400 Mullikin Dr.
Clinton, MD 20735

From: OACT101 Collins
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 2:02:19 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Ontario Collins
Master Child Church Member
2514 Edfeldt Drive
District Heights, Md 20747

From: Toni Smith
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Thursday, July 20, 2023 6:22:35 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the year 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need, especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Antoinette Smith
4003 23rd Pkwy #12
Temple Hills MD 20748

From: Julia Corbett
To: Planning Commission
Subject: Planning Commissions for Senior Housing Complex
Date: Saturday, July 22, 2023 10:04:18 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

<Insert Your Name> Mary-Boyd Chavis

<Insert Your Address>7605 Jaywick Avenue
Fort Washington,Md 20744

JuliaMae Corbett
7609 Jaywick Avenue
Fort Washington, Md 20744

View Our Sample Letter

From: Stacey Smith-Collins
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Friday, July 21, 2023 2:58:30 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Stacey Smith-Collins
2514 Edfeldt Drive

District Heights, MD 20747

...Love Never Fails!!

From: peaches cream
To: Planning Commission
Subject: Senior Housing Complex
Date: Sunday, July 23, 2023 12:47:43 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Gloria Covington
2164 Duckwalk Court, Waldorf MD, 20602

From: Verngina Smith
To: Planning Commission
Subject: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Date: Wednesday, July 19, 2023 9:20:07 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Verngina Smith
2309 Gaylord Dr.
Suitland, MD 20746

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an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, “The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master’s Child Church (formerly St. Mary’s Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Jenith Dekle
3101 South Declaration Ct Waldorf,Md 20603

From: Carmen A. Starks
To: Planning Commission
Subject: Public Comments for ZTA 22-173
Date: Sunday, July 23, 2023 10:40:34 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Carmen A. Starks. 53 V St NW, Washington, DC 20001

From: Cynthia Douglas
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Monday, July 24, 2023 5:55:35 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Cynthia Douglas

3915 23rd Parkway

Temple Hills Md 20748

From: Corey Upchurch
To: Planning Commission
Subject: Re: ZTA 22-173 Independent Living Senior Housing Complex- Public Comments
Date: Wednesday, July 19, 2023 3:32:28 PM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the year 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need, especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

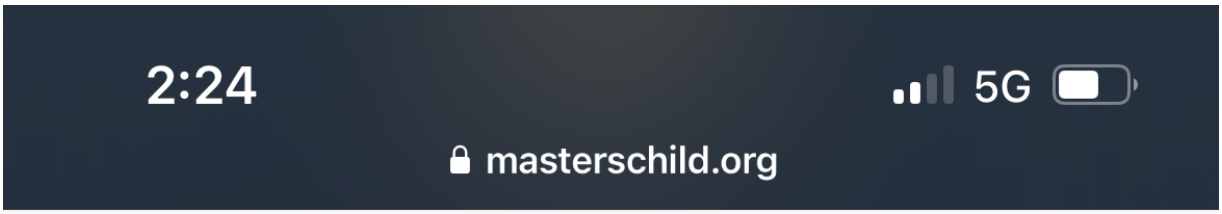
Thank you,

Corey Upchurch

3705 Aster Ridge Court
District Heights, MD 20747

From: jody drummond
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 2:41:22 PM
Attachments: IMG_2303.PNG
IMG_2304.PNG

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

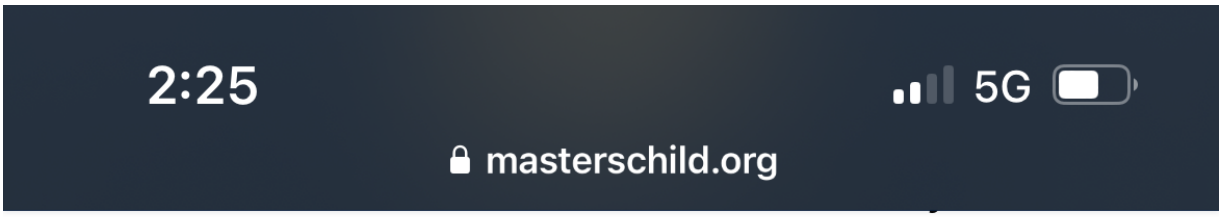
Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years

2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living



While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can

balance the desires and needs of the Bryans Road community. This draft plan specifically states, “The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master’s Child Church (formerly St. Mary’s Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the

County. Again, I fully support this project.

Thank you,

Sent from Yahoo Mail for iPhone

From: art vincent
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Sunday, July 23, 2023 12:56:56 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

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This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Cynthia Grant Vincent

7104 White Pearl Place

Capital Heights, MD 20743

From: Vanessa Elbert
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:43:59 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

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This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Vanessa Elbert
3765 Tarrington Place,

White Plains, MD 20695

From: Veronica Walker
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 10:13:09 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you and have a great day on purpose.

Veronica Dawson Walker, MPA, M. Ed.
17209 Brookmeadow Lane
Upper Marlboro, MD 20772

From: Denise Stomans
To: Planning Commission
Subject: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Date: Friday, July 21, 2023 7:07:18 AM

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Deacon Cornell Epps and Debbie Epps
Stonehaven Lane, Bowie Maryland

From: Tymmi Wesley
To: Tymmi Wesley; Planning Commission
Subject: Re: ZTA 22-173 Independent Living Senior Housing Complex
Date: Wednesday, July 19, 2023 10:40:22 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Tymmi wesley

5059 kimi gray ct se

Wdc

<Insert Your Address>

Sent from the all new AOL app for iOS

Friendship Church Outreach Ministry, Inc.
5252 Addison Rd, Chaple Oaks, MD. 20743; 301-386-5071

July 19, 2023

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Bishop Bonnie Hunter

Bishop Bonnie Hunter
Presiding Prelate

From: Eboni Wiggins
To: Planning Commission
Subject: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments
Date: Wednesday, July 19, 2023 9:28:08 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Ms. Eboni Wiggins

From: Patricia Frye
To: Planning Commission
Subject: Public Comment for ZTA 22-173
Date: Wednesday, July 19, 2023 9:29:09 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Patricia Frye
5108 Garibaldi Place, Waldorf, Maryland 20603

From: Larry Williams
To: Planning Commission
Subject: Public comment for ZTA 22-173
Date: Thursday, July 20, 2023 8:21:42 AM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Larry C. Williams
9901 New Orchard Drive

Upper Marlboro,Md 20774

Sent from Yahoo Mail for iPad

From: Johnnesha Garrett
To: Planning Commission
Subject: PUBLIC COMMENT FOR ZTA 22-173
Date: Wednesday, July 19, 2023 12:10:49 PM

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Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.
Thank you,

Sharon Garrett

4264 East Capitol Street Ne #102

Washington, DC 20018

AGENDA ITEM NO. 10.a

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: September 18, 2023

SUBMITTED BY: Amy Brackett

ITEM TYPE: Briefing and Request to Introduce

AGENDA SECTION: NEW BUSINESS: No Public Comments

SUBJECT: **Briefing: ZTA #23-177 -Amendments to TOD Zone**

The Planning Commission will be briefed on proposed amendments to the Charles County Zoning Ordinance. A Public Hearing will be scheduled for a later date.

SUGGESTED ACTION:

ATTACHMENTS:
TOD Zoning Map

PRINCE GEORGE'S COUNTY

PRINCE GEORGE'S COUNTY

WALDORF

WHITE PLAINS

228

227

301

5

BERRY ROAD

MIDDLETOWN ROAD

WESTERN PARKWAY

OLD WASHINGTON ROAD

MATTAWOMAN BEANTOWN ROAD

CRAIN HIGHWAY

SMALLWOOD DRIVE

ST PATRICKS DRIVE

POST OFFICE ROAD

ST CHARLES PARKWAY

LEONARDTOWN ROAD

POPLAR HILL ROAD

DR SAMUEL MUDD ROAD

WOODVILLE ROAD

MARSHALL CORNER ROAD

BILLINGSLEY ROAD

Transit Oriented Development Zone

TRANSIT ORIENTED DEVELOPMENT ZONING

CHARLES COUNTY, MARYLAND

N

SCALE

0 0.5 1 Miles

Prepared By Department of Planning and Growth Management

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

AGENDA ITEM NO. 10.b

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: September 18, 2023

SUBMITTED BY: Amy Brackett

ITEM TYPE: Briefing and Request to Introduce

AGENDA SECTION: NEW BUSINESS: No Public Comments

SUBJECT: **Briefing: ZTA #23-180, Cannabis**

The Planning Commission will be briefed on a proposed amendment to the Charles County Ordinance. A Public Hearing will be scheduled for a later date.

SUGGESTED ACTION:

ATTACHMENTS: