



Charles County Planning Commission

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Planning Commission Report to the County Commissioners

Zoning Text Amendment (ZTA) #22-175

Standards and Procedures for Approval of Amendments to Master Plans and/or Conditions of Zoning Approval for Planned Development Zones

Summary:

Chapter 297-447 of the Charles County Zoning Ordinance requires the Planning Commission to first consider the proposed amendments and provide a recommendation to the Board of County Commissioners as to whether the requested Zoning Text Amendment should be granted.

Designated as Zoning Text Amendment #22-175, this application was filed by Soltesz, Inc. on behalf of the Applicant, Mark Vogel Companies, Inc.

The proposed amendment seeks to:

1. Broaden a property owner's ability to amend an approved Master Plan by removing the criteria found in § 297-104.A, (1) thru (3), and replacing it with other criteria requiring a justification of the request; and
2. Clarify that applications for Master Plan amendments can be filed at any time.

As summarized in the Staff Report, the proposed ZTA allows the necessary flexibility to react/respond to a dynamic economic environment, which includes careful consideration of changing market trends that reflect new consumer preferences. Without this flexibility, the underlying objectives of Planned Development Zones cannot be achieved. Consistency of the proposal with the Downtown Waldorf Vision Plan (for those projects within the vicinity of the Waldorf Urban Redevelopment Corridor), the Opportunity Zone Designation (for those projects within the designated Opportunity Zone), and the 2016 Comprehensive Plan were also summarized in the Staff Report to the Planning Commission.

Public Hearing:

On April 3, 2023, the Planning Commission held a Public Hearing on the proposed Zoning Text Amendment (ZTA) #22-175, Standards and Procedures for Approval of Amendments to Master Plans and/or Conditions of Zoning Approval for Planned Development Zones. There were no written comments received and there were no public speakers who provided testimony at the Public Hearing. At the conclusion of the Public Hearing, the Planning Commission closed the record.

Recommendation:

On April 3, 2023, after the conclusion of the Public Hearing, the Planning Commission conducted a Work Session and voted unanimously to recommend approval of Zoning Text Amendment (ZTA) #22-175, Standards and Procedures for Approval of Amendments to Master Plans and/or Conditions of Zoning Approval for Planned Development Zones, as presented by the Applicant, for adoption by the County Commissioners.



[Robin Barnes \(Apr 10, 2023 15:06 EDT\)](#)

Robin Barnes, Chair