



Charles County Department of Planning & Growth Management

Local Map Amendment Application- Base Zone

I. Application Information

Applicant Name: Law Office of Sue A. Greer, P.C. Phone Number: 301/934-7988

Address: P.O. Box 1616 LaPlata Maryland 20662
(Street) (City) (State) (Zip Code)

Interest of Applicant: Agent - Sue A. Greer, Esq. Date: _____
(Contract Purchaser/Agent/Owner)

II. Description of Requested Amendment

The applicant requests to amend the Zoning Map of Charles County by reclassifying the property described below as follows:

Reclassification FROM Zone: No current zoning classification

Reclassification TO Zone: Community Commercial/CC

III. Property Description

Site Address: 30525 Three Notch Road Charlotte Hall Maryland 20622
(Street) (City) (State) (Zip Code)

Subdivision Name: _____ Election District: Ninth (9th)

Census Tract: _____ Comprehensive Plan Land Use Designation(s): 8.33 acre +/-

Tax Map, Grid, Parcel, Block, and Lot: No Tax Map in Charles; St. Mary's Tax Map 01, Grid 16, Parcel 77 & 43

Average of Property Subject to the Reclassification: _____

Is the property within the Chesapeake Bay Critical Area: ☐ Yes ☒ No

IV. Vicinity and Property Maps

A Vicinity Map indicating the property's location in relation to major roads, public facilities, and natural features must be included with this application.

The application shall include a Property Map with the following information:

- ✓ Property boundaries outlined in red for which the amendment is sought
- ✓ Bearing and distance of property line and limits of easements on or adjacent to the property
- ✓ Names and widths of adjacent streets and roads
- ✓ North arrow and drawing scale
- ✓ Location of adjacent parcels, tracts or lots within one (100) feet of the property



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V. Rationale for Amendment: Change or Mistake

Change: If an amendment should be made on the grounds of a change in the character of the neighborhood, the application must include enough information to prove that a change in the neighborhood has occurred. An application asserting change in the neighborhood must include the following information:

- ✓ A description of the area which reasonably constitutes the neighborhood of the Base Zone Amendment and a Neighborhood Definition Map indicating the properties included in the neighborhood.
- ✓ A description of the changes that have occurred in the neighborhood since the original or last comprehensive rezoning.
- ✓ Statements explaining how these changes justify the proposed amendment and how the proposed amendment is compatible with existing and proposed development for the area.

Mistake: If a mistake has been made, the applicant must establish that at the time of the last comprehensive rezoning, the County failed to take into account the existing facts, projects, or trends in making the decision regarding the zoning of the property.

VI. Consistency with County Plans

An attachment must be included with this application that demonstrates how the proposed rezoning is consistent with the County's Comprehensive Plan, Comprehensive Water and Sewer Plan, Capital Improvement Program, and other County plans as applicable.

VII. Adjoining and Confronting Property Ownership


A listing of all persons, organizations, corporations or groups owning land adjoining or confronting the property for which the Local Map Amendment is requested must be provided as a separate attachment to this application. Please title this document as "Adjoining and Confronting" and include the full name and address for each entity listed as it is shown on the current assessment records of the Maryland Department of Assessments and Taxation.

VIII. Owner Information

This application shall include the name, mailing address, and signature of each record owner of the property for which the amendment is being sought. If owned by a corporation, this application must be signed by the officer empowered to act for the corporation.

Owner Name: St. Mary's Gateway, LLC Phone Number: 301-884-9454

Address: 29971 Business Center Drive, Charlotte Hall Maryland 20662
(Street) (City) (State) (Zip Code)

Owner Signature:  Date: 9-23-22

Owner Name: Sherry Kay Williams, Wendy Williams-Truitt and Lisa D. Zimmer Phone Number: _____

Address: 1940 Meador Aveneu, SE Atlanta Georgia 30315
(Street) (City) (State) (Zip Code)

Owner Signature: _____ Date: _____



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Owner Name: _____ Phone Number: _____

Address: _____
(Street) (City) (State) (Zip Code)

Owner Signature: _____ Date: _____

IX. Application Instructions and Signature

Failure to provide a complete application with all required documents and attachments may result in delays or return of the application to the applicant. In addition to the application and required attachments, the following requirements must be met:

- ✓ The applicant is encouraged to schedule a pre-submittal meeting to review this application prior to application submission.
- ✓ Submit ten (10) paper copies of the application and all associated attachments.
- ✓ If two or more parcels are included, they must be adjoining and ownership must be in the entirety. If this is not the case, separate applications are required for each property having separate boundaries or ownership.

I hereby certify that this application for a Comprehensive Plan Amendment is complete and the information provide is correct.

Applicant Signature: _____ Date: _____

Print Name: Sue A. Greer _____ Date: _____