



Charles County Planning Commission

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Planning Commission Report to the County Commissioners

Zoning Text Amendment (ZTA) #22-170 WCD, Watershed Conservation District

Summary:

Section 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 adopted. The Planning Commission considered the proposed amendments during a Public Hearing held August 21, 2023.

Designated as Zoning Text Amendment (ZTA) #22-170, this application is a County-initiated proposal introduced by the Department of Planning and Growth Management. Several proposed changes included in this application were developed by staff at the direction of the Board of County Commissioners.

The ZTA proposes to amend certain provisions of the Charles County Zoning Ordinance to: correct inconsistencies between the Table of Permissible Uses (Figure IV-1) and the text of the Zoning Ordinance (§ 297-212); reduce the minimum lot size required in the Watershed Conservation District (WCD) while maintaining the density of one (1) unit per twenty (20) acres (Figure VI-10); modify the intrafamily transfer qualifications (§ 297-98); and eliminate conflicts between the Base Zone Regulations (§ 297-98) and the amended Comprehensive Plan.

Public Hearing:

On August 21, 2023, the Planning Commission held a Public Hearing on the proposed ZTA #22-170. In advance of the Public Hearing, two (2) letters in opposition were received. There was one speaker that provided public comment at the hearing. At the conclusion of the Public Hearing, the record was closed, and the Planning Commission subsequently conducted a Work Session.

Recommendation:

On August 21, 2023, after the conclusion of the Work Session, the Planning Commission voted unanimously to forward a recommendation of approval of ZTA #22-170 WCD, Watershed Conservation District, with a strong recommendation for the Board of County Commissioners to consider modifying the density in the Watershed Conservation District (WCD) to one (1) unit per ten (10) acres.

Robin Barnes (Aug 28, 2023 06:04 EDT)

Robin Barnes, Chairman