



Charles County Department of Planning & Growth Management

Local Map Amendment Application- Base Zone

I. Application Information

Applicant Name: Dash In Food Stores, Inc. Phone Number: 301-932-3600
Address: P.O. Box 2810 La Plata MD 20646
Interest of Applicant: Owner Date:

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: RC - Rural Conservation
Reclassification TO Zone: CC - Community Commercial

III. Property Description

Site Address: 3620 Mattawoman-Beantown Road, Waldorf MD 20601
Subdivision Name: 000 Election District: 8th
Census Tract: Comprehensive Plan Land Use Designation(s): RC/CC
Tax Map, Grid, Parcel, Block, and Lot: Map 0015, Grid 0012, Parcel 50
Average of Property Subject to the Reclassification: 1.748 acres of 3.02 acres (58%)
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



Charles County Department of Planning & Growth Management

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: Dash In Food Stores, Inc. Phone Number: 301-932-3600

Address: P.O. Box 2810 La Plata MD 20646  
(Street) (City) (State) (Zip Code)

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name: Renee Henry Montgomery, Phone Number: 301-932-3600

Address: P.O. Box 2810 La Plata MD 20646  
(Street) (City) (State) (Zip Code)

Owner Signature: Renee Henry Montgomery Date: 3/29/23



Charles County Department of Planning & Growth Management

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: *Renee Henry Montgomery* Date: 3/29/23  
 Print Name: Renee Henry Montgomery, Senior Manager Date: \_\_\_\_\_

Attorney for Applicant Dash-In Food Stores, Inc.  
 Mark D. Mudd, Esquire  
 Mudd, Mudd & Fitzgerald, P.A.  
 P.O. Box 310  
 La Plata, MD 20646  
 (301) 934-9541

**RATIONALE FOR AMENDMENT:**  
**CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD**

**Introduction:**

Dash-In Food Stores, Inc. (“Dash-In”) is the owner of real property located in the Eighth (8<sup>th</sup>) Election District of Charles County, Maryland known as 3620 Mattawoman-Beantown Road, Waldorf, MD (“Dash-In Property”). The Dash-In Property originally contained 1.272 acres zoned Community Commercial (CC) and is improved by a convenience store/fuel station. By Plat entitled “Dash-In Food Stores, Inc.” recorded among the Land Records of Charles County, Maryland in Plat Book 62, Page 187, (**Exhibit 1** – the “**Plat**”) on May 19, 2022, the Dash-In Property is now described as Parcel 50-R containing 3.020 acres, of which the original 1.272 acres is zoned CC and 1.748 acres is zoned Rural Conservation (RC). As a result of the recordation of the Plat, the property is now subject to “split zoning”. The purpose of this request is to have the entire 3.020 acres zoned CC. The rationale for this amendment is made on the grounds of a change in the character of the Neighborhood (*as hereinafter defined*). Since 1996, there have been major improvements to the road network to the property. This Application will focus on the change in the character of that area known as Rosewick Road/St. Charles Parkway, which has been developed since 1996, the date of the last Comprehensive Zoning by the County.

**Applicant:**

Dash-In is a local Charles County company owned by the Wills Group, Inc., headquartered in La Plata, Maryland. Dash-In Food Stores was created in 1984 to compliment and expand Southern Maryland Oil, Inc.’s (“SMO”) fuel service. SMO began providing fuel services to Southern Maryland in 1924. In 2005, Dash-In was modernized into a franchise model and currently has locations in Maryland, Virginia and Delaware. In 2014, Dash-In unveiled its new “Kitchen Concept”. The identification of the Kitchen Concept” has proven to

be valuable foresight of the company and is consistent with the vision and planning of the Charles County Comprehensive Plan. Dash-In and similar type stores have grown from simple “fuel and go” to community-oriented convenience centers providing more choices of foods, made to order food and beverages, together with traditional fuel and car wash services. Dash-In continues to grow in Southern Maryland with its local leadership and ownership at its offices in La Plata, Maryland. The Wills Group together and with Dash-In are valuable members of the Community and work with many local businesses and provide support to numerous non-profit endeavors.

**Request:**

The application of Dash-In is to request this Commission to amend the “split zoning” of the Dash-In Parcel, which is RC and CC by changing the zoning of the 1.748 acres from RC to CC, such that the entire 3.020 acre parcel is zoned CC . This change from RC to CC, will provide zoning consistency on the entire parcel, allowing full utilization of the property as permitted in the CC zone. This Application is to rezone the 1.748 acres to CC, the same as the zoning currently existing on the 1.27 acre parcel. The **Property Map, Exhibit 2 & 2A**, provide the following:

- a. The Property boundaries outlined in Red;
- b. Bearing and distance of property lines and limits of easements on or adjacent to the Property;
- c. Names and widths of adjacent streets and roads;
- d. Location of adjacent parcels, tracts, or lots within 100 feet of the Property.

The 1.272 acre portion of the existing Dash-In Property that is currently zoned CC is fully developed, and is consistent with the Comprehensive Plan. As there is a need for additional services to the community, the change in zoning for the 1.748 acres will allow Dash-In to

provide better service to the citizens of the County, and accordingly, the Applicant requests the favorable consideration of this Application. The Applicant understands that as part of any future redevelopment, it will address adequate public facilities at that time as part of approvals. The first step to Dash-In's redevelopment is obtaining consistent zoning on its 3.020 acre parcel.

**Change in Character of the Neighborhood:**

This Application is based on a substantial change in the character of the neighborhood in which the Dash-In Property is located and operates its business. In order to approve a change in zoning, a substantial change in the character of the neighborhood must be shown to have occurred. As explained below, a neighborhood is defined by more than just streets. A **Neighborhood Map** is attached as **Exhibit 3 & 3A**, which delineates the "Neighborhood" of the Dash-In Property, encompassing Rosewick Road/St. Charles Parkway. The Dash-In property is located at the intersection of Maryland Route 5 and St. Charles Parkway/Mattawoman Beantown Road (the "Intersection"). This Intersection is a frequently travelled commuter route for residents of both Charles and St. Mary's County. For purposes of this Application, we are limiting the focus of the Neighborhood change for that area of Rosewick Road/St. Charles Parkway. However, we note that in addition to the change in the Neighborhood as described herein, there has also been changes in other areas of the County and neighboring St. Mary's County, resulting in the increased demand for the services provided at the Dash-In Property.

The **Charles County Subdivision Activity Map (Exhibit 4)** dated September 2021 identifies significant development activity south (Rosewick Road/St. Charles Parkway) of the Dash-In Property. The population of Charles County has made a significant change from the 2010 Census to the 2020 Census. As stated in an article published by Bay Net dated

August 13, 2021, entitled “2020 Census: SOMD Region Sees Second Highest Population Growth in Maryland”, which noted the following:

- *Southern Maryland saw a 9.6% increase in population. The population went from 340,439 to 373,177. This was second only to the Suburban Washington Region (Montgomery, Prince George's, Frederick) which had an 11.2% increase in population.*
- *Charles County had the largest increase in population with a 13.7% change in population. Its population went from 146,551 to 166,617.*
- *St. Mary's County had the second-largest increase in population with an 8.2% change in population. Its population went from 105,151 to 113,777.*
- *Calvert County had a 4.6% population increase. Its population went from 88,737 to 92,783.*

The population characteristics of the Dash-In Property Neighborhood has changed significantly since 1996.

In order to analyze the change in the Neighborhood, it is important to identify, define and delineate the Neighborhood:

*A neighborhood is an area where people live and interact with one another . . . Major streets often act as logical boundaries, but people usually define a neighborhood by its characteristics. Neighborhoods are usually mentioned in terms of big cities, but suburban or rural areas also have neighborhoods (source: [www.nationalgeographic.org](http://www.nationalgeographic.org))*

Similar to neighborhoods defined by streets or other physical features, the Neighborhood for Dash-In is defined by streets, traffic patterns and use by the citizens of the County. (See **Exhibit 3**). Customers of Dash-In emanate from various directions converging on the Intersection. As previously indicated, for purposes of focusing this Application, the Neighborhood of Dash-In is characterized and defined as set forth on **Exhibit 3**, being the Rosewick Road/St. Charles Parkway corridor.

Since 1996, there have been major improvements to the road network of the Neighborhood. Specifically, Rosewick Road has been constructed and linked to St. Charles Parkway. As a result of this creation and linking of roads, significant and intense development has occurred since 1996 along the Rosewick Road/St. Charles Parkway, as shown on **Neighborhood Aerial Photos 2002/22, Exhibit 5A and 5B** . Some of the notable changes are as follows:

- a. Rosewick Road;
- b. Rosewick Shopping Center (Lowes, Giant, IHOP);
- c. La Plata Shopping Center (Safeway/Target)
- d. Heritage Green (Pinehurst) in La Plata;
- e. University of Maryland Medical Center/Orthopedic Office;
- f. Laurel Springs Park Extension (2002-2005 from 2 baseball and 1 soccer field to 10 baseball, 6 soccer fields, tot lot and walking trails)
- g. Agricopia;
- h. Wooded Glen Subdivision;
- i. Lennar @ Parkland at St. Charles;
- j. Lennar @ St. Charles Towns;
- k. Regency Furniture Stadium;
- l. Gleneagles Residential Subdivision;
- m. Sheffield Apartments;

From 2002 until 2022, the developed area of the Neighborhood has increased 82% from 2,152 developed acres in 2002 to 3,911 developed acres in 2022 as reflected on **Exhibit 5A, 5B and 5C**. Significant and substantial residential growth that has taken place within the



Neighborhood since 1996. In addition, several projects have been approved and are under construction.

As a result of the significant and substantial change in the population of the Neighborhood, the Dash-In business has continued to flourish which necessitates expansion of services and amenities. Dash-In has become a convenience retailing destination for consumers, and with the rezoning , Dash-In may continue to explore an expanded store size and car wash, which will compliment and be responsive to demand for services necessitated by the Neighborhood. Food Service sales continue to grow within the industry. Not only has the Neighborhood changed with residential development, population growth and traffic increase, the Neighborhood has changed its demands for goods and services. There has been a change in societal preference in regards to snacking and fresh food offerings. These changes are a contributing factor to the sales growth and demand at Dash-In. The role of foodservice in today's convenience retail stores has progressed significantly over the past years. Much press has been given to the development of convenience store foodservice offerings, evolving from roller grill hot dogs and ready-to-heat sandwiches, to fresh, made-to-order entrees, sandwiches, salads and more. The choices available to consumers today reflect the changing lifestyles and behaviors of consumers. Today, shoppers seek fresh, better-for-you offerings that meet the demands of their on-the-go lifestyles and complement their desire to eat more healthy and fresh foods. The demands of the Neighborhood consumers have changed and will continue to evolve. The Neighborhood demand has changed and Dash-In, as it has in the past, will continue to upgrade its operations and offerings to satisfy the needs and desires of its changing Neighborhood.

The last base map zoning for the Dash-In Property occurred in 1996, at which time the Dash-In Property consisted of 1.272 acres and was zoned CC, and that portion of the

Dash-In Property, the 1.748 acres, which it acquired from its neighbor was zoned RC. The resident and commuter population require the fuel, grocery and ancillary services provided by the Dash-In operation. Amenities such as Dash-In stores are a necessity in the area, are a convenience and provide access and services to the general community and the County as a whole.

The request for a base zone amendment of the Property for 1.748 acres is a nominal application before this Commission. The requested change will allow Dash-In to remain competitive, explore potential upgrades, and continue to further serve the growing and changing Neighborhood. The Property as rezoned, will enable Dash-In to continue to provide convenient and safe traffic flow and parking for its customers. Dash-In has a proven performance and track record within this County and others. As the County and Neighborhood continue to grow and change, businesses must adapt and modify to continue to provide up-to-date current and efficient amenities and conveniences to their neighborhood as a result of growth, demand and preference.

The immediate neighbors of Dash-In are commercially developed properties as follows:

A. CVS Pharmacy at the northwest corner of Leonardtown Road at St. Charles Parkway.

B. Shopping center with “Nick’s”, et al. at the southeast corner of St. Charles Parkway and Leonardtown Road.

C. Dash-In Food and Fuel at the southeast corner of Mattawoman-Beantown Road and Leonardtown Road.

D. The northwest corner of Mattawoman-Beantown Road at Leonardtown Road is currently undeveloped.

The Commercial Development of the “Neighborhood” supports and is consistent with the existing residential and other commercial development. The Dash-In property

supports the needs and services required by the residential and commercial areas of the Neighborhood as well as the commuter use of the Intersection. A rezoning of the property from a split-zone to a CC zone will provide zoning consistency for the property and enable Dash-In to explore a rebuild its premises to meet the changing needs of the public.

**Consistency with County Plans:**

The proposed re-zoning of the Property is consistent with the County's Comprehensive Plan, Comprehensive Water and Sewer Plan, Capital Improvement Plan and other County Plans. The present "Dash-In" operation has been in operation for the past thirty-two (32) years. Upon approval of the zoning change, the Applicant's property will no longer be "split-zoned" and with CC zoning consistent on the entire parcel, Dash-In will be in a position to pursue conceptual plans and proceed with necessary studies and reviews, including pertinent traffic studies and analysis. The operations at the Dash-In Property are currently in compliance with and consistent with the existing Comprehensive Plan, Water and Sewer Plan and the Comprehensive Plan. The mere fact that such rezoning occurs, will not have any present impact on roads, traffic, water or sewer service to the property. The Applicant understands that as part of any process for redevelopment, that it will address adequate public facilities with the County as part of building permits and approvals of the Dash-In Property. Again, the Applicant is cognizant of the fact that adequate public facility review and compliance will be part of any change to the property as necessitated by the County Code.

The proposed rezoning request has no impact on Natural and Cultural Resources. At such time as the Applicant applies for a site development plan, it will address any forest conservation and habitat protection issues. The property is located in the Zekiah Swamp watershed. At present, the 1.748 parcel of land is unimproved and will continue to remain undisturbed until such time as applications are filed and approved by the County,

which, through that process will involve detailed site analysis. Furthermore, the 1.748 acre sliver of land for which this application is made, originates from its 71.9 acre parent tract, which 70.125 acres is and will continue to be zoned RC, as further depicted on the **Parent Tract Overview, Exhibit 6**, such that 97.5% of the parent tract's Natural and Cultural Resources are intact.

The proposed rezoning request does not generate any demand for parks and recreation and would have no impact on the County facilities. In addition, this proposal has no residential component and would have no impact on County School facilities. As the site is presently operating, there would be no difference in demand for, or in the means of providing, fire and emergency services.

The proposed rezoning request is compatible with the existing CC zoning on the 1.272 acre portion of the Dash-In Property, and is consistent with the Comprehensive Plan, Comprehensive Water and Sewer Plan, Capital Improvement Program and other County Plans as applicable. Since the 1996 Comprehensive Zoning, the County has adopted the Waldorf Sub-Area Plan, the 2016 Comprehensive Plan, and the Waldorf Urban Redevelopment Corridor. Furthermore, since 1996, there have been major improvements to the road network surrounding the Dash-In Property, including the significant construction of Rosewick Road and its connection to St. Charles Parkway. As a result of the Roswick/St.Charles road developments, significant residential growth has occurred.

The County Plans recommend urban, mixed-use development in this area. The Neighborhood population change has been substantial, and the character of the Neighborhood demands have changed as to products, services and conveniences. At this present location, beginning in 1988/1989, the convenience store as initially constructed contained approximately 1,056 S.F. and the site contained 6 fuel pumps (12 fueling stations). The site plan at that time

did delineate a future car wash. In 2003/2004, the site was upgraded to a 3,200 S.F. convenience store, with 9 fuel pumps (18 fueling stations). As in the past, the facility has been expanded over time to meet the changing needs of its neighborhood and its customers and the business has expanded with growth and change in traffic and population. Rezoning the portion of the Applicant's property from RC to CC will allow the property to develop consistent with the long standing intent and anticipation of the current development within the surrounding area.

The 2016 Comprehensive Plan designates development districts. According to the Plan, that portion of the Dash-In Property currently zoned RC is in the "Rural Conservation District", and that portion zoned CC is in the Development District. Accordingly, the land which is proposed to be rezoned from RC to CC lies outside the Development District. A zoning map amendment requires consistency with County Plans. Consistency does not require strict conformity, as the Comprehensive Plan is a guide for future development in the County. As indicated, the current Dash-In Property operations are consistent with the County's Plans. This request is to amend the zoning on 1.748 acres of the 3.020 acre parcel to CC, of which the existing parcel currently has 1.272 acres zoned CC as improved with the fueling/convenience store operations. The Comprehensive Plan serves as the policy guide and framework for future growth, development, and preservation in Charles County. The Plan's goals, objectives, policies and recommended actions provide guidance for decisions concerning how development will be managed or regulated, where and how it should occur, and what capital improvements and public services should be provided to support it. The Plan also provides the basis for a number of County actions and management decisions and can be used to evaluate the merits of proposals that will surface over time. It is impossible to anticipate all possible future occurrences, problems, or opportunities which will arise and, undoubtedly, County

residents, the Planning Commission and the County Commissioners will be faced with proposals which could affect many aspects of life in the County. The Plan, and in particular its policies and objectives, is intended to provide guidance in decision-making and establish a basis for evaluating such proposals. With the rezoning of the 1.748 acres from RC to CC, the remaining parent tract continues to consist of 70.125 +/- acres of RC zoned for which no requested zoning change is being made. The Comprehensive Plan provides that it is intended that areas designated as Tier IV are predominantly conservation areas. The County Commissioners' actions to curb sprawl, reduce development district size and limit densities in sensitive natural resource lands was anticipated to result in slower rate of growth than in previous decades, to approximately 1% or less – which was the intent of the Comprehensive Plan. There is no restriction in the Plan that prohibits rezoning of the RC zone to CC zone, as long a consistency can be shown. Upon rezoning, if development occurs upon the 1.748 acres, compliance with the Forest Conservation Act in the Zekiah Swamp Run Watershed will be mandated.

The following portions of the Comprehensive Plan confirm this request is consistent as follows:

1. Chapter 3, Goal/Objective 3.1: Maintain a planned land use pattern that gives opportunities to create great places to live, work, play and a vibrant county economy;

*-As there is a need for additional services to the community, the change in zoning for the 1.78 acres will allow Dash-In to provide better service to the citizens of the County.*

2. Chapter 3, Goal/Objective 3.2: Concentrate most future growth in areas of the County already served or proposed to be served with public water and sewer. Direct 75 percent

of future residential growth to the sewer service areas and to the Towns of Indian Head and La Plata;

*-The rezoning of the 1.78 acres is not requested for residential purposes, but to change the zoning so that the entire 3.020 acre parcel is zoned CC. The parent parcel of the 1.78 acres consist of 70.125 acres +/-, and will continue to be zoned RC. See **Exhibit 6**. Residential major subdivisions are prohibited in the Tier IV area.*

3. Chapter 3, Goal/Objective 3.3: Plan for and encourage the highest development densities along the planned US 301 transit corridor;

*-The Rosewick Road/St. Charles Parkway and Mattawoman Beantown Road are an alternative transportation route to the US 301 transit corridor.*

4. Chapter 3, Goal/Objective 3.5: Ensure that the amount and rate of development in the County is consistent with its ability to provide necessary public facilities and services in a timely, cost-effective and efficient manner.

*While public facilities are owned by the State and County, the County also has the duty to work with businesses to provide additional services and conveniences to the County residents.*

5. Chapter 4, Goal/Objective 4.5: Continue to identify, develop and participate in programs and initiatives that reduce point and nonpoint source discharges of nutrients and other pollutants.

*One of the anticipated uses of the additional land by Dash-In is to redesign its parking areas and installation of a car wash. Consistent with the fuel and food service, the Car Wash Industry continues to grow as a result in a change in consumer behavior from a do it yourself to a do it for me. This change is a result of both increased environmental awareness and an increase in disposable income. Professional car washes use significantly less water than typical driveway car washes. In addition, unlike driveway car washes, professional car washes reclaim water for continuous use and are required to contain and regulate their discharge and disposal. Ultimately, the development of a car wash on this site will reduce nonpoint source discharges as a result of less driveway car washes.*

6. Chapter 4, Policies 4.17: Continue public education and outreach efforts to reduce stormwater pollutants.

*Dash-In facilities provide education to the public about the environmental benefits of utilizing professional car washes was opposed to driveway car washes. Such education is best*

*demonstrated by the drive through customer experience of effortless efficiency and affordability of cost and time. Modern Fuel and Food Stores are equipped with recycling chambers, mud and grease separators, inspection ports, and bioretention type landscaping. Most of these systems are visible and therefore, provide tangible and educative experience for the customer.*

7. Chapter 7, Goal/Objective 7.1: Expand the number of jobs in the County paying above average salaries and jobs that pay a living wage;

*With the additional land zoned as CC, Dash-In will be able to explore an expanded store size and car wash, providing additional jobs opportunities as this location. Currently, the site employs 15 people. With the anticipated remodel and expansion, the number of employees at this site is expected to be 45, an increase of 30 jobs at this location.*

8. Chapter 7, Goal/Objective 7.2: Strengthen the County's economic base through growth and expansion of existing businesses and industry;

*-With the rezoning of the 1.748 acres to CC, Dash-In will be able to continue and grow its business at this location and within the County and industry.*

9. Chapter 7, Goal/Objective 7.3: Diversify the County's economic base through the attraction of new businesses and encouraging the development of new start-up businesses;

*-While this Goal encourages attraction of new business, inherent within the Plan is the retention and growth of existing business within the County.*

10. Chapter 7, Goal/Objective 7.4: Retain large employers in the County including the Naval Support Facility Indian Head and the University of Maryland Charles Regional Medical Center;

*-Dash-In is one of the largest private employers in the County, currently having approximately 165 Charles County Employees. Dash-In continues to grow within Southern Maryland and the industry with its local leadership and ownership at its corporate office in La Plata, Maryland. The symbiotic presence of upgraded and expanded food/fuel services do promote the presence of growth and larger employment centers.*

11. Chapter 7, Action 2: Ensure that the locations and zoning of commercial and industrial land continue to support business growth and attraction.

*-Dash-In (Wills Group) is headquartered in La Plata, Maryland with its corporate offices. The Wills Group operates 276 locations throughout the Mid-Atlantic area, with 15*



*locations currently existing in Charles County, Maryland. In addition, Dash-In has recently remodeled or under a remodeling plan for 9 existing locations in Charles County, Maryland.*

12. Chapter 7: The ability to create jobs, support growth with an expanding tax base, and to manage growth effectively is related in part to the balance achieved between commercial/industrial development and other plan elements.

*Dash-In is providing “fuel to lives in motion”. This is the traditional engine fuel, but also includes in expanding made to order food and beverage offerings. While the majority of County residents travel out of the area for employment, it is necessary to continue to provide fueling and food options for the County residents.*

13. Chapter 7: Charles County should support business development through assigning priority to the provision of adequate infrastructure, especially transportation and water and sewer facilities, to locations set aside for business use.

*Dash-In is currently operating at the location, and with additional land zoned CC, will continue to operate its business. Current infrastructure at the site is existing and the rezoning of the 1.748 acres to CC will not require any additional infrastructure requirements from the County. In fact, with the additional CC zoned land, Dash-In will be able to continue to provide needed space for the construction of appropriate traffic flow and parking.*

14. Chapter 7: Encourage redevelopment and/or adaptive reuse of functionally obsolete commercial structures, where practical;

*Dash-In has operated at the site for the past 32 years. Beginning in 1988/89, the convenience store was constructed along with 12 fueling stations. Almost 15 years thereafter, in 2003/2004, Dash-In upgraded the site to a 3200 S.F. convenience store with 19 fueling stations. Now, 20 years later, 2023, it is time again for Dash -In to upgrade to meet the changing needs of the Neighborhood and its customers, resulting from County managed expanded growth and change in traffic and population.*

15. Chapter 7: Business location decisions are influenced by the communities quality of place, as well as by the recreational, shopping, and entertainment opportunities afforded its residents. The County shall continue to support activities that encourage the continued advancement of placemaking in various nodes throughout the County. Retail, food &

beverage, and entertainment development – particularly in mixed use environments – will contribute to the advancement of the County’s overall quality of life.

*Dash-In, as it has in the past, will continue to grow and expand its operations to meet the needs and demands of the its customers resulting from the County’s expanded growth and population increase.*

**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 is attached hereto as **Exhibit 7**.

**Conclusion:**

Based upon the rationale provided, it is clear that a substantial change in the character of the neighborhood has occurred since the last comprehensive rezoning in 1996. The Applicant has explained how these changes justify the proposed amendment and that the proposed amendment is compatible with existing and proposed development for the area. In addition, the Applicant has demonstrated how the proposed rezoning is consistent with the County’s plans as applicable. As a result of the successful County Planned Growth Management to date, customers now require remodeled stores with non-generic food and fuel offerings. Customers further demand environmentally safe, quick but thorough services in one stop site locations. These customer requirements are not borne out of any greed or corporate desire to grow or promote sprawl, but changed demands and requirements. This Application is a response to those demands and is what the County now needs. As the Applicant has done in the past, and now that there is a public need, is willing to do at this location, we see this endeavor to be a clarion Public/Private call of the hour. Based on the cumulative changes in the Neighborhood, and cumulative consistency with County Plans, the Applicant request the zoning change. Dash-In requests your favorable consideration of this Application.

## EXHIBIT LIST

- Exhibit 1: Plat 62/187
- Exhibit 2 & 2A: Property Map
- Exhibit 3 & 3A: Neighborhood Map
- Exhibit 4: Charles County Subdivision Activity Map
- Exhibit 5A, 5B & 5C: Neighborhood Aerial Photo 2002/2022
- Exhibit 6: Parent Tract Overview
- Exhibit 7: List of Adjoining Properties





- LEGEND**
- PROPERTY LINE
  - FENCE LINE
  - WATER VALVE
  - FIRE HYDRANT
  - BOLLARD
  - CONCRETE
  - GAS METER
  - MONITORING WELL
  - WATER METER
  - GAS MANHOLE
  - SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - GUY WIRE
  - LIGHT POLE
  - SIGN
  - RIGHT OF WAY
  - RW
  - IRF

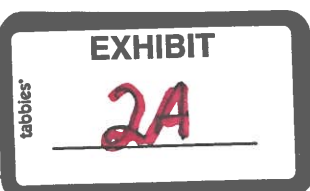
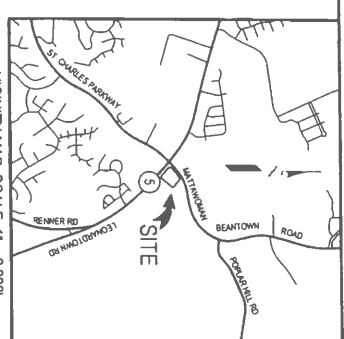
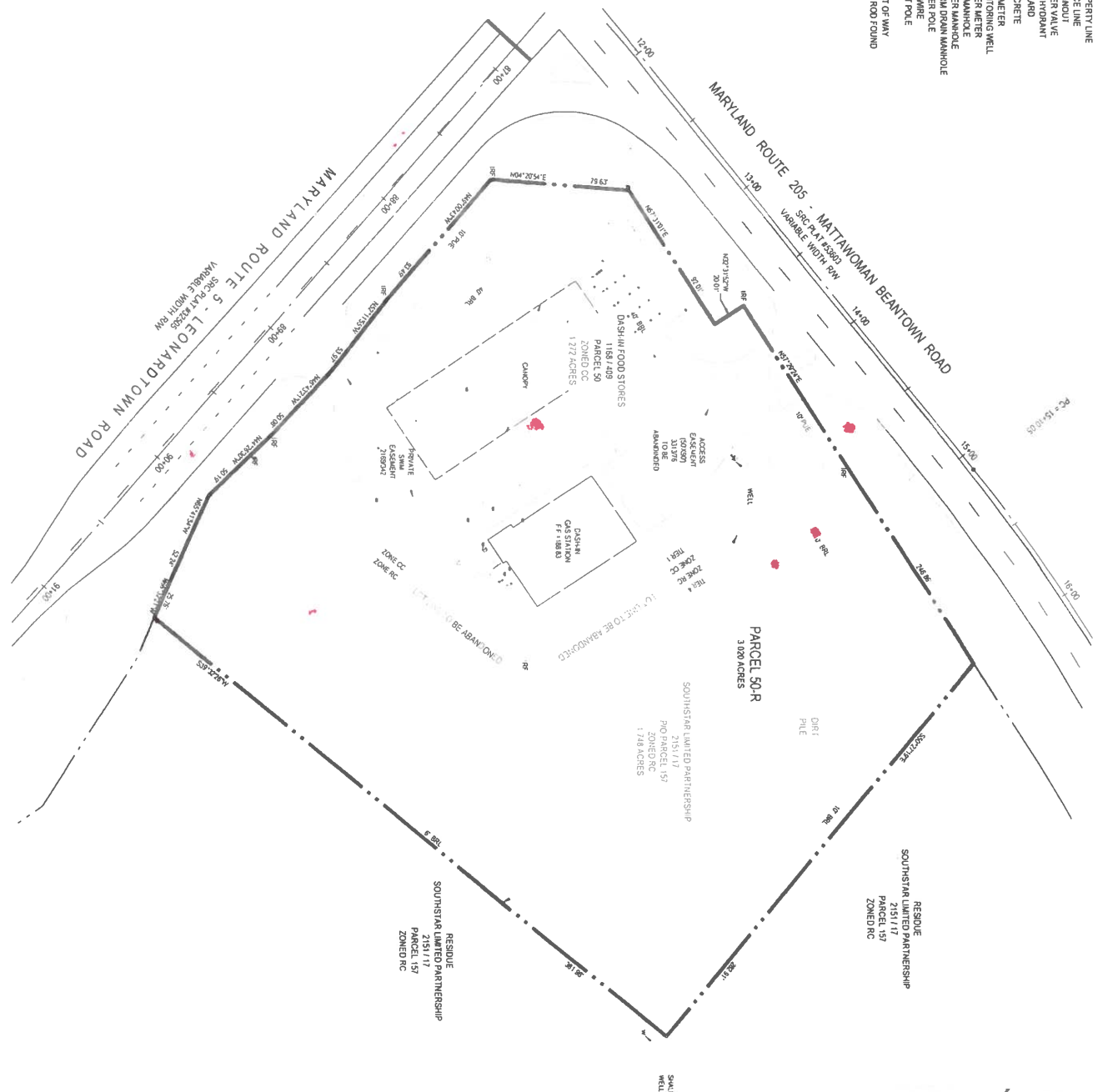


EXHIBIT FOR  
 ZONING MAP AMENDMENT  
 PARCEL 50R  
**DASH-IN FOOD STORES, INC.**

8TH ELECTION DISTRICT  
 CHARLES COUNTY, MARYLAND  
 FEBRUARY, 2021

SCALE 1" = 40'

GRAPHIC SCALE  
 0 40 80 120  
 1" = 40'

BEN DYER ASSOCIATES, INC.  
 ENGINEERS / SURVEYORS / PLANNERS  
 9375 CHESAPEAKE STREET, SUITE 227  
 P.O. BOX 2727 LA PLATA, MARYLAND 20686  
 TELEPHONE (301) 753-1899  
 FACSIMILE (301) 753-1877  
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 W/O 15253  
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2022



Image © 2023 MaxGIS/Esri/Google/Hawkins Gate

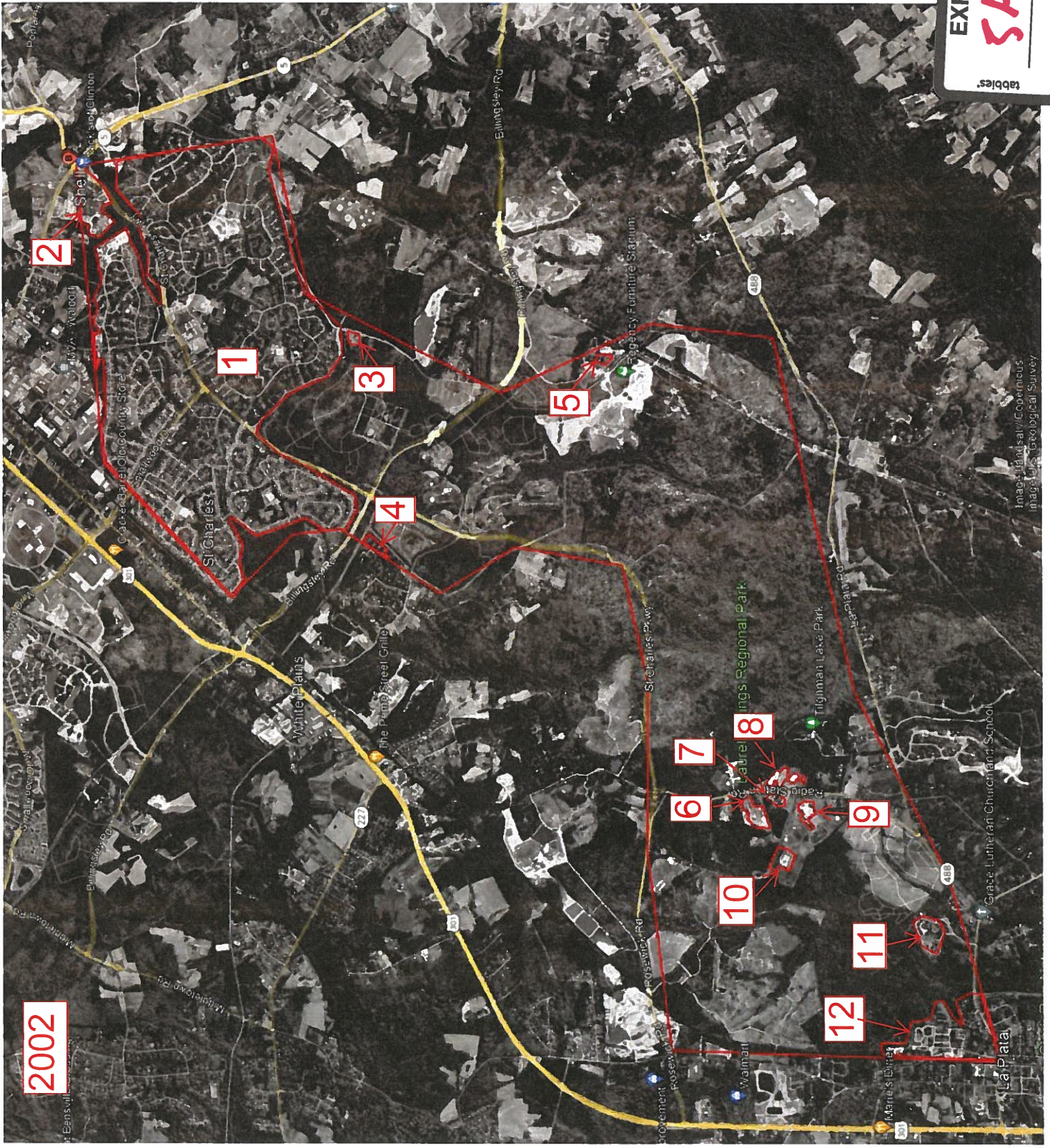
tabbies®

**3A**

**EXHIBIT**







tabbles

**EXHIBIT**

**SA**

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Imagery courtesy of Copernicus  
 Imagery © 2002, Geological Survey

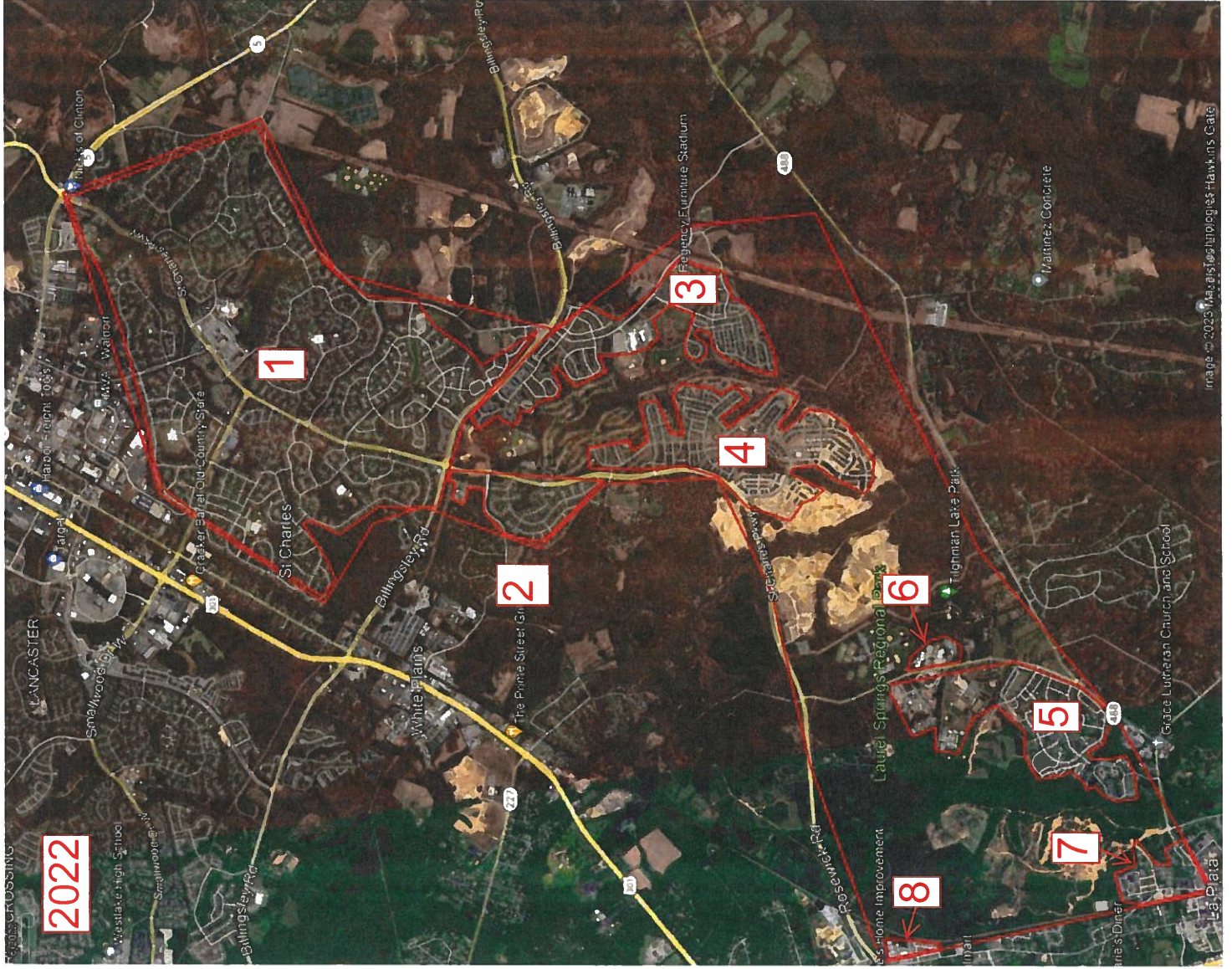
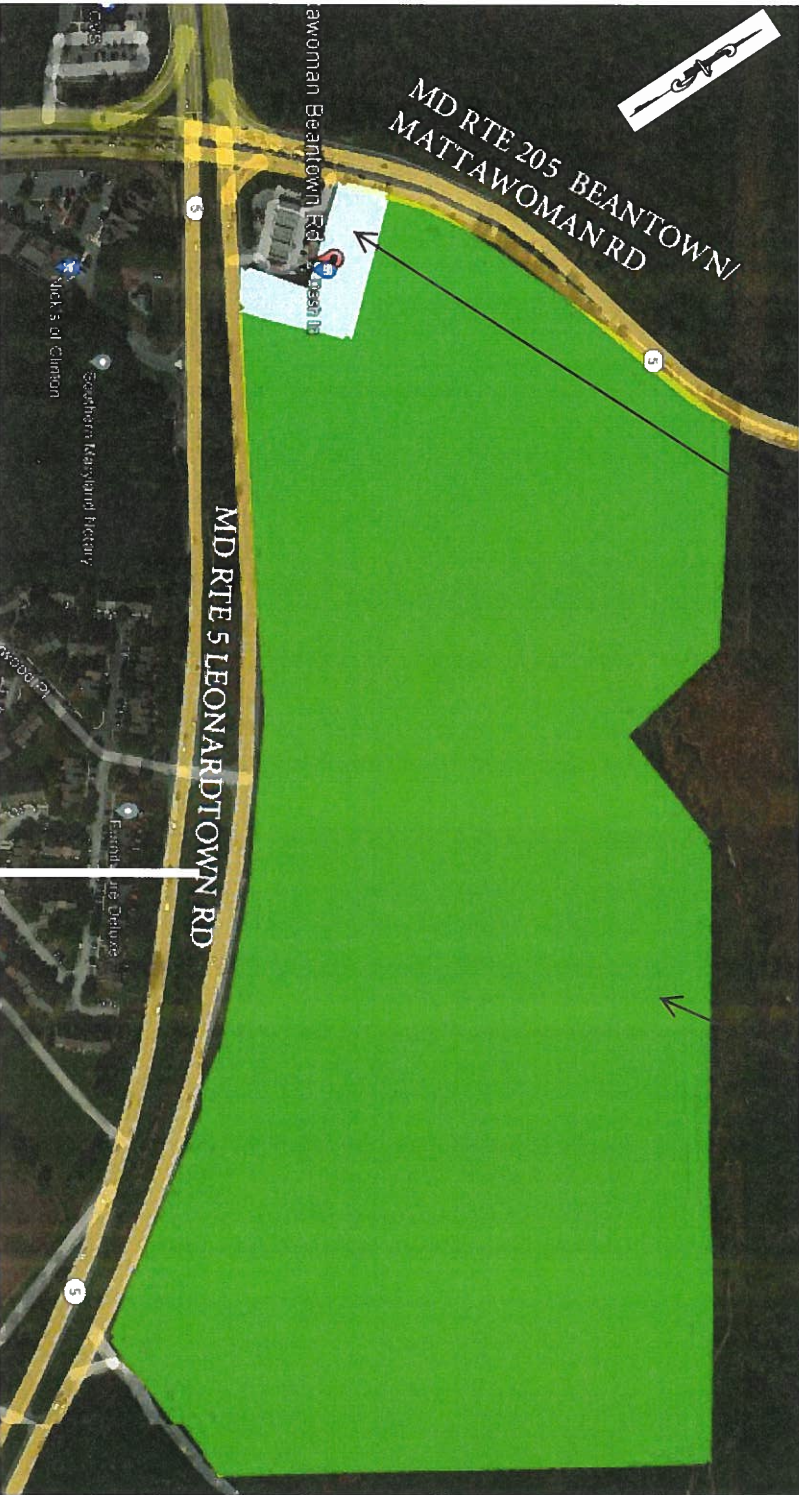


Image © 2023 Mapbox, Mapbox Streets, Mapbox Satellite

DEVELOPED AREA ANALYSIS (2002 - 2022)

Sl. No.	2002	2022
	DEVELOPED AREA	DEVELOPED AREA
1	85,133,483	112,637,928
2	1,870,167	5,955,782
3	142,898,49	15,168,162
4	233,647	17,656,228
5	124,717	14,153,048
6	451,949	1,042,348
7	142,321	3,109,588
8	338,623	639,260
9	281,137	
10	388,866	
11	718,932	
12	4,067,245	
Total (SF)	93,751,087	170,362,344
Total (Ac)	2,152	3,911
Percentage Increase		82%



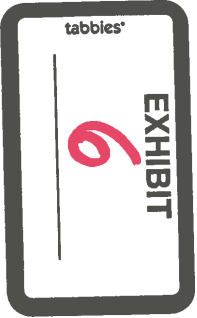


SLIVER OF LAND TO BE REZONED

PARENT TRACT

Area Tabulation

Details	Area (Ac)
Area of Parent tract	71.873
Area of Sliver of land to be Rezoned	1.748
Remaining Parent parcel	70.125
Percentage area remaining	97.5%



**EXHIBIT 5**

**LIST OF ADJOINING PROPERTY OWNERS**

1. Southern Limited Partnership  
Tax Map 15, Parcel 157  
P.O. Box 2000  
Gambrills, MD 21054
2. Percontee, Inc.  
Tax Map 15, Parcel 154  
11900 Tech Road  
Silver Spring, MD 20904
3. C & Z Holding, Inc.  
Tax Map 15, Parcel 688  
9525 May Day Street  
La Plata, MD 20646
4. Patrick and Barbara Hudson  
Tax Map 15, Parcel 356  
P.O. Box 964  
Waldorf, MD 20604
5. Maryland Drugs, LLC  
Tax Map 15, Parcel 532  
1 CVS Drive  
Woonsocket, RI 02895-6146
6. Maryland Transportation Authority (MDTA)  
2310 Broening Highway  
Baltimore, MD 21224

