



July 28, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

Re: ZMA #23-01  
Dash-In Food Stores, Inc.

Dear Ms. Barnes:

I am writing to support the Zoning Map Amendment #23-01 filed by Dash-In Food Stores, Inc. to re-zone a 1.748 acre portion of a 3.02 acre parcel from Rural Conservation (RC) to Community Commercial (CC).

*Deadra Robinson*

Name: Deadra Robinson

Title: Chair, Charles County Chamber

303 Charles Street, Suite 100, La Plata, MD 20646

[www.charlescountychamber.org](http://www.charlescountychamber.org)

Office: 301-932-6500

Cell: 202-270-3289

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AUG 4 - 2023

PLANNING

**From:** [Charles County Government](#)  
**To:** [Planning Commission](#)  
**Subject:** \*NEW SUBMISSION\* Planning Commission Public Comment and Speaker Registration Form  
**Date:** Friday, August 4, 2023 5:03:10 PM

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**[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 #:** 2613541  
**IP Address:** 76.106.126.252  
**Submission Date:** 08/04/2023 5:02  
**Survey Time:** 1 minute, 58 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

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#### Agenda Items

08/07/2023 - Dash-In Food Stores, ZMA 23-01

#### Name

Edward Beaudry

#### Address

12818 Meadowbrook Lane  
Waldorf, Maryland 20601

#### Phone

(301) 374-9757

#### Email

coffeebeansandtealeaves777@gmail.com

#### Comment

I oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The Dash-In Applicant wants to rezone 1.748-acres from RC to CC so that the entire 3.020-acre property can be zoned CC to redesign the parking area, install a car wash and expand the store size. Most important among the many to oppose this zoning change are: significant damage to the Zekiah Swamp Watershed (one of the most important ecological

areas on the East Coast); and no demand nor shortage of the proposed expanded services (they exist within close proximity already). Additionally, the intersection at Route 5 and Mattawoman-Beantown Road would be adversely affected as it is already difficult to enter and exit, particularly during rush hours.

**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, August 4, 2023 4:29:00 PM

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#### Planning Commission Public Comment and Speaker Registration Form

**Submission #:** 2613414  
**IP Address:** 69.255.133.179  
**Submission Date:** 08/04/2023 4:28  
**Survey Time:** 1 minute, 47 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

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#### Agenda Items

08/07/2023 - Dash-In Food Stores, ZMA 23-01

#### Name

bonnie bick

#### Address

7601 Oxon Hill Road, oxo  
Oxon Hill, MD 20745

#### Phone

(301) 752-9612

#### Email

bonniebick@gmail.com

#### Comment

Dear Planning Commission, I Oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The applicant has only one option, to request the rezoning based on a "substantial change in the character of the neighborhood. This is not justified by the immediate neighborhood, and is too far a reach. NOT acceptable to consider something miles away "a change in the neighborhood." On the other hand, there is an

identified mistake. In 1996, the County Commissioners allowed split zoning and approved the Dash-In to be built on land zoned RC. This mistake was done by a special exception in zoning. At that time the Commissioners did not understand the concept of limiting sprawl commercial development and responded to an applicant positively because they wanted to encourage the applicant. That decision was a mistake. It is understood, that this mistake was made before Southern Maryland was dedicated as a National Heritage Area. This dedication opens Charles County up to additional planning challenges and better decision-making. Charles County has a great deal to benefit from better design. The citizens benefit if the protection of Zekeah, their waterways, their parkways, and their quality of life are considered at the same time. Creating and protecting high scenic attractions for tourists that are drawn to the natural wonders of Charles County, benefits the county economically. The applicant's leapfrog - sprawl-commercial should never have been approved in 1996 and in 2023 there is no benefit, there is a loss for Charles County citizens if this application proceeds. Another non-contributing car wash would be a loss for the present and the future if this is approved. Charles County should try to upgrade its planning reputation and de

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Thank you,  
**Charles County, MD**

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**Subject:** \*NEW SUBMISSION\* Planning Commission Public Comment and Speaker Registration Form  
**Date:** Friday, August 4, 2023 5:00:53 PM

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#### Planning Commission Public Comment and Speaker Registration Form

**Submission #:** 2613538  
**IP Address:** 76.106.126.252  
**Submission Date:** 08/04/2023 5:00  
**Survey Time:** 3 minutes, 3 seconds

You have a new online form submission.

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Submit a Public Comment

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#### Agenda Items

08/07/2023 - Dash-In Food Stores, ZMA 23-01

#### Name

Julia Beaudry

#### Address

12818 Meadowbrook Lane  
Waldorf, Maryland 20601

#### Phone

(301) 374-9757

#### Email

bearandotter@comcast.net

#### Comment

I oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The Dash-In Applicant wants to rezone 1.748-acres from RC to CC so that the entire 3.020-acre property can be zoned CC to redesign the parking area, install a car wash and expand the store size. Most important among the reasons to oppose this zoning change are: significant damage to the Zekiah Swamp Watershed (one of the most important

ecological areas on the East Coast); and no demand nor shortage of the proposed expanded services (they exist within close proximity already). Additionally, the intersection at Route 5 and Mattawoman-Beantown Road would be adversely affected as it is already difficult to enter and exit, particularly during rush hours.

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**To:** [Planning Commission](#)  
**Subject:** \*NEW SUBMISSION\* Planning Commission Public Comment and Speaker Registration Form  
**Date:** Thursday, August 3, 2023 4:52:22 PM

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#### Planning Commission Public Comment and Speaker Registration Form

**Submission #:** 2611086  
**IP Address:** 108.28.159.10  
**Submission Date:** 08/03/2023 4:52  
**Survey Time:** 3 minutes, 1 second

You have a new online form submission.

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#### Agenda Items

08/07/2023 - Dash-In Food Stores, ZMA 23-01

#### Name

Eileen Abel

#### Address

6305 Cool Springs Farm Ct  
La Plata, MD La Plata

#### Phone

(908) 552-9111

#### Email

abel2run@yahoo.com

#### Comment

Please do not approve the zoning change requested at Leonardtown Rd and Mattawoman Beantown Rd. This is an ecologically fragile area that the state and region has invested in and development would threaten that investment and the Mattawoman Creek ecosystem.

#### Upload File(s)



[ZMA 23-01 DASH IN PCHEARING.docx](#)

Thank you,

**Charles County, MD**

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**Subject:** \*NEW SUBMISSION\* Planning Commission Public Comment and Speaker Registration Form  
**Date:** Thursday, August 3, 2023 9:56:47 AM

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#### Planning Commission Public Comment and Speaker Registration Form

**Submission #:** 2609609  
**IP Address:** 216.151.191.116  
**Submission Date:** 08/03/2023 9:56  
**Survey Time:** 5 minutes, 14 seconds

You have a new online form submission.

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#### Agenda Items

08/07/2023 - Dash-In Food Stores, ZMA 23-01

#### Name

Eric Gauff

#### Address

4452 JORDEN LN  
WALDORF, MD 20601

#### Phone

(703) 220-8835

#### Email

egauff@gmail.com

#### Comment

There was an original ordinance of a special exception or a "Mistake" in zoning made back in 1996 when the County Commissioners allowed split-zoning and approved the Dash-In to be built on land zoned RC. The Applicants entire business should never have been approved on the 3.02-acre RC property in the Zekiah Swamp Watershed. In 2010 the State decided to protect this area under the Zekiah Watershed Rural Legacy Area. The RC

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Thank you,

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**Subject:** \*NEW SUBMISSION\* Planning Commission Public Comment and Speaker Registration Form  
**Date:** Thursday, August 3, 2023 4:28:45 PM

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#### Planning Commission Public Comment and Speaker Registration Form

**Submission #:** 2610994  
**IP Address:** 104.28.39.23  
**Submission Date:** 08/03/2023 4:28  
**Survey Time:** 9 minutes, 44 seconds

You have a new online form submission.

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Submit a Public Comment

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#### Agenda Items

08/07/2023 - Dash-In Food Stores, ZMA 23-01

#### Name

Sheila Grigsby

#### Address

4457 Jorden Lane  
Waldorf, MD 20601

#### Phone

(301) 627-2957

#### Email

gsse@icloud.com

#### Comment

I am opposed to the Dash In & Shell Gas Station on Leondardtwn Road and Mattawoman Beantown Road. PLEASE do NOT rezone this area! As a Charles County retired educator I am against more commercial development! We have enough gas stations, strip centers and commercial development. PLEASE stop this as our wildlife needs trees and green space that is not polluted. We do not need another car wash. Our youth need open space to be free from concrete and more parks to help our watershed.

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Thank you,  
**Charles County, MD**

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**Subject:** \*NEW SUBMISSION\* Planning Commission Public Comment and Speaker Registration Form  
**Date:** Wednesday, August 2, 2023 10:39:39 PM

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#### Planning Commission Public Comment and Speaker Registration Form

**Submission #:** 2609183  
**IP Address:** 108.62.116.184  
**Submission Date:** 08/02/2023 10:39  
**Survey Time:** 52 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

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#### Agenda Items

08/07/2023 - Dash-In Food Stores, ZMA 23-01

#### Name

Marc Imlay

#### Address

2321 Woodberry Drive, Bryans Road, MD, USA 20616  
Bryans Road, MD 20616

#### Phone

(301) 442-5657

#### Email

ialm@erols.com

#### Comment

Dear Planning Commission, I Oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The Dash-In Applicant wants to rezone 1.748-acres from RC to CC so that the entire 3.020-acre property can be zoned CC to redesign the parking area, install a car wash and expand the store size. The rationale for this amendment in which the Applicant has only one option is to rezone based on a "substantial change in the

character of the neighborhood” known as Rosewick Road/St. Charles Parkway which refers to the road extension to new Lennar residential neighborhoods on Rosewick Road. This is not a valid reason since Lennar neighborhoods are miles away from the Dash-In. For example, the distance from the Dash-In at 3620 Mattawoman Beantown Road to Lennar at Parklands, 4013 Zion Street, White Plains 20695 is 5.6 miles away! Using the same Lennar at Parklands address there is a closer Dash In at 11290 Billingsley Road in Waldorf just 2.8 miles away from Lennar neighborhoods with gas, convenience store and car wash at the intersection. This would be logical for residents to use this location since it is closer. Even with substantial residential growth on Rosewick Road there is no public demand nor a shortage of these types of services that already exist on St. Charles Parkway, Billingsley, Leonardtown Road, U.S. 301, Waldorf and LaPlata. There was an original ordinance of a special exception or a “Mistake” in zoning made back in 1996 when the County Commissioners allowed split-zoning and approved the Dash-In to be built on land zoned RC. The Applicant's entire business should never have been approved on the 3.02-acre RC property in the Zekiah Swamp Watershed. In 2010 the State decided to protect this area under the Zekiah Watershed Rural Legacy Area. The RC land is a valuable environmental asset. The State invested \$1,185,000

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Thank you,  
**Charles County, MD**

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I Oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The Dash-In Applicant wants to rezone 1.748-acres from RC to CC so that the entire 3.020-acre property can be zoned CC to redesign the parking area, install a car wash and expand the store size.

The rationale for this amendment in which the Applicant has only one option is to rezone based on a “substantial change in the character of the neighborhood” known as Rosewick Road/St. Charles Parkway which refers to the road extension to new Lennar residential neighborhoods on Rosewick Road. This is not a valid reason since Lennar neighborhoods are miles away from the Dash-In. For example, the distance from the Dash-In at 3620 Mattawoman Beantown Road to Lennar at Parklands, 4013 Zion Street, White Plains 20695 is 5.6 miles away! Using the same Lennar at Parklands address there is a closer Dash In at 11290 Billingsley Road in Waldorf just 2.8 miles away from Lennar neighborhoods with gas, convenience store and car wash at the intersection. This would be logical for residents to use this location since it is closer. Even with substantial residential growth on Rosewick Road there is no public demand nor a shortage of these type of services that already exist on St. Charles Parkway, Billingsley, Leonardtown Road, U.S. 301, Waldorf and LaPlata.

There was an original ordinance of a special exception or a “Mistake” in zoning made back in 1996 when the County Commissioners allowed split-zoning and approved the Dash-In to be built on land zoned RC. The Applicants entire business should never have been approved on the 3.02-acre RC property in the Zekiah Swamp Watershed. In 2010 the State decided to protect this area under the Zekiah Watershed Rural Legacy Area. The RC land is a valuable environmental asset. The State invested \$1,185,000 to protect the Zekiah Watershed which begins at Rte 5 in PG County East of Waldorf to Dentsville area and encompasses 30,000 acres. A second Zekiah Watershed expansion was approved in 2021 and extends from Dentsville to Cobb Island all the way to the Potomac River, DOUBLING in size. Zekiah Watershed has the largest natural hardwood swamp in the State and is considered by the Smithsonian Institute to be one of the most important ecological areas on the East Coast. This is a very important ecological standpoint for preserving the Chesapeake Bay. Please deny this ZMA for the following reasons:

1. There is no rationale for the substantial change in character of the neighborhood theory to rezone especially from the long distance to Lennar neighborhoods.
2. The state invested in the Zekiah Watershed Rural Legacy Area and it must not be impacted by rezoning.
3. There is no justification in the Staff report for a reason to amend 1.748-acres to rezone.
4. Contrary to the Staff report a car wash is an environmental hazard in a RC Area. It magnifies the impact quite significantly polluting the area around it.
5. If the zoning is granted the Applicant will try another attempt to change the RC zoning and it will open up the area for more unwanted, commercial development at this heavily congested and dangerous Leonardtown Road and Mattawoman-Beantown intersection.



6. The Public Notice Road signs are strategically placed so they can't be read from the highway at a traveling speed of 55 mph or if stopped at the intersection.
7. On St. Charles Parkway, a Spirit of America Car Wash is located on the same side of the road as Dash-In and .03 mile away. Why is another car wash so close needed?

This ZMA will only benefit the Applicants financial gain. There are too many reasons why this ZMA should be denied.

Thank You,  
Nicholas Maloy  
4454 Jorden Lane  
Waldorf, Maryland 20601

August 4, 2023

Dear Planning Commission,

I Oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The Dash-In Applicant wants to rezone 1.748-acres from RC to CC so that the entire 3.020-acre property can be zoned CC to redesign the parking area, install a car wash and expand the store size.

The traffic is already terrible at this intersection due the increased number of vehicles traveling this bypass. To create additional congestion on this corner would be hazardous. Was there a traffic study completed for this proposal? As I have seen numerous accidents trying to get in and out of this station. The backup on Route 5 to merge onto Mattawoman-Beantown Rd can be up to a mile at times.

We already have a car wash in the other shopping center, directly across the street. We don't need two car washes within a half a mile of each other. There is another car wash being built on Billingsley Rd near Crain Highway, closer to Rosewick Rd. There is another car wash about a mile further down on Leonardtown Road in Waldorf as well. How many car washes do we need?

Further, what is the environmental impact of all of these car washes? Since this is a watershed area, is there an environmental impact study?

I also include the additional supporting information below. I have learned through speaking with a close neighbor, the details of how this zoning was originally a mistake and the basis for this request. I have read and support her findings, which I know you have received, as well.

The rationale for this amendment in which the Applicant has only one option is to rezone based on a "substantial change in the character of the neighborhood" known as Rosewick Road/St. Charles Parkway which refers to the road extension to new Lennar residential neighborhoods on Rosewick Road. This is not a valid reason since Lennar neighborhoods are miles away from the Dash-In. For example, the distance from the Dash-In at 3620 Mattawoman Beantown Road to Lennar at Parklands, 4013 Zion Street, White Plains 20695 is 5.6 miles away! Using the same Lennar at Parklands address there is a closer Dash-In at 11290 Billingsley Road in Waldorf just 2.8 miles away from Lennar neighborhoods with gas, convenience store and car wash at the intersection. This would be logical for residents to use this location since it closer. Even with substantial residential growth on Rosewick Road there is no public demand nor a shortage of these type of

services that already exist on St. Charles Parkway, Billingsley, Leonardtown Road, U.S. 301, Waldorf and LaPlata.

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1. There is no rationale for the substantial change in character of the neighborhood theory to rezone especially from the long distance to Lennar neighborhoods.
2. The state invested in the Zekiah Watershed Rural Legacy Area and it must not be impacted by rezoning.
3. There is no justification in the Staff report for a reason to amend 1.748-acres to rezone.
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5. If the zoning is granted the Applicant will try another attempt to change the RC zoning and it will open up the area for more unwanted, commercial development at this heavily congested and dangerous Leonardtown Road and Mattawoman-Beantown intersection.
6. The Public Notice Road signs are strategically placed so they can't be read from the highway at a traveling speed of 55 mph or if stopped at the intersection.
7. On St. Charles Parkway, a Spirit of America Car Wash is located on the same side of the road as Dash-In and .03 mile away. Why is another car wash so close needed?

This ZMA will only benefit the Applicants financial gain. There are too many reasons why this ZMA should be denied.

Thank you for your time and consideration of your voting residents.

Thank You,  
Amy E. M. Oxendine  
12826 Meadowbrook Lane  
Waldorf, MD 20601  
(240) 754-7989



Dear Planning Commission,

I Oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The Dash-In Applicant wants to rezone 1.748-acres from RC to CC so that the entire 3.020-acre property can be zoned CC to redesign the parking area, install a car wash and expand the store size.

The State invested \$1,185,000 to protect the Zekiah Watershed which begins at Rte 5 in PG County East of Waldorf to Dentsville area and encompasses 30,000 acres. A second Zekiah Watershed expansion was approved in 2021 and extends from Dentsville to Cobb Island all the way to the Potomac River, DOUBLING in size. Zekiah Watershed has the largest natural hardwood swamp in the State and is considered by the Smithsonian Institute to be one of the most important ecological areas on the East Coast. This is a very important ecological standpoint for preserving the Chesapeake Bay. Please deny this ZMA for the following reasons:

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This ZMA will only benefit the Applicants financial gain. There are too many reasons why this ZMA should be denied.

Thank You,  
Renee Pelletier  
4454 Jorden Lane  
Waldorf, MD 20601-2111

Dear Planning Commission,

I Oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The Dash-In Applicant wants to rezone 1.748-acres from RC to CC so that the entire 3.020-acre property can be zoned CC to redesign the parking area, install a car wash and expand the store size.

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My primary concern with this proposal is that I am concerned that this location will result like many other Dashin or 7-Eleven establishments that result in a location where drug transactions occur, robberies, and hangouts. I am also concerned that the plaza, which is located on the opposite side of the proposed site, and the small businesses in this plaza are barely surviving. There are plenty of vacancies in that area alone.

For the board members, we do not need one more 7Eleven, Dashin, or any other plaza in the proposed area. I commend you for bringing Cains to our area. Now I challenge you to do more and bring more corporations/businesses or facilities to our community that does the following:

- Increases citizen's property value,
- provides opportunities for our youth & citizens to obtain more than minimum waged jobs
- Establishments that attract tourists or VIPs (i.e., museums, educational institutions, museums)

Businesses in science, technology, engineering, and math are great for starters. More importantly, adding grocery stores such as Wegmans would be great.

If members of your board continue to approve proposals such as this (Dashin), one thing is certain. Crime will continue to increase in Waldorf and our neighborhoods, bringing more problems that I know our city is not equipped to handle. Look at D.C. and any other large urban area, for example.

There was an original ordinance of a special exception or a “Mistake” in zoning made back in 1996 when the County Commissioners allowed split-zoning and approved the Dash-In to be built on land zoned RC. The Applicants entire business should never have been approved on the 3.02-acre RC property in the Zekiah Swamp Watershed. In 2010 the State decided to protect this area under the Zekiah Watershed Rural Legacy Area. The RC land is a valuable environmental asset. The State invested \$1,185,000 to protect the Zekiah Watershed which begins at Rte 5 in PG County East of Waldorf to Dentsville area and encompasses 30,000 acres. A second Zekiah Watershed expansion was approved in 2021 and extends from Dentsville to Cobb Island all the way to the Potomac River, DOUBLING in size. Zekiah Watershed has the largest natural hardwood swamp in the State and is considered by the Smithsonian Institute to be one of the most important ecological areas on the East

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5. If the zoning is granted the Applicant will try another attempt to change the RC zoning and it will open up the area for more unwanted, commercial development at this heavily congested and dangerous Leonardtown Road and Mattawoman-Beantown intersection.
6. The Public Notice Road signs are strategically placed so they can't be read from the highway at a traveling speed of 55 mph or if stopped at the intersection.
7. On St. Charles Parkway, a Spirit of America Car Wash is located on the same side of the road as Dash-In and .03 mile away. Why is another car wash so close needed?

This ZMA will only benefit the Applicants financial gain. There are too many reasons why this ZMA should be denied.

I humbly request that you take the concerns I expressed seriously. More importantly, please accept my challenge to improve our community, especially the kids' way of life by recruiting organizations/businesses that will uplift our community. Bringing in a gas station that sells unhealthy products and pays low wages is not the solution we're seeking.

Respectfully,

Donnell Rogers

4449 Jorden Lane  
Waldorf, MD 20601

Dear Planning Commission,

I Oppose Zoning Map Amendment #23-01 (RC) Rural Conservation to (CC) Community Classification. The property of Dash-In & Shell Gas Station is split-zoned as Rural Conservation (RC) and Community Commercial (CC). The Dash-In Applicant wants to rezone 1.748-acres from RC to CC so that the entire 3.020-acre property can be zoned CC to redesign the parking area, install a car wash and expand the store size.

The rationale for this amendment in which the Applicant has only one option is to rezone based on a “substantial change in the character of the neighborhood” known as Rosewick Road/St. Charles Parkway which refers to the road extension to new Lennar residential neighborhoods on Rosewick Road. This is not a valid reason since Lennar neighborhoods are miles away from the Dash-In. For example, the distance from the Dash-In at 3620 Mattawoman Beantown Road to Lennar at Parklands, 4013 Zion Street, White Plains 20695 is 5.6 miles away! Using the same Lennar at Parklands address there is a closer Dash In at 11290 Billingsley Road in Waldorf just 2.8 miles away from Lennar neighborhoods with gas, convenience store and car wash at the intersection. This would be logical for residents to use this location since it is closer. Even with substantial residential growth on Rosewick Road there is no public demand nor a shortage of these type of services that already exist on St. Charles Parkway, Billingsley, Leonardtown Road, U.S. 301, Waldorf and LaPlata.

There was an original ordinance of a special exception or a “Mistake” in zoning made back in 1996 when the County Commissioners allowed split-zoning and approved the Dash-In to be built on land zoned RC. The Applicants entire business should never have been approved on the 3.02-acre RC property in the Zekiah Swamp Watershed. In 2010 the State decided to protect this area under the Zekiah Watershed Rural Legacy Area. The RC land is a valuable environmental asset. The State invested \$1,185,000 to protect the Zekiah Watershed which begins at Rte 5 in PG County East of Waldorf to Dentsville area and encompasses 30,000 acres. A second Zekiah Watershed expansion was approved in 2021 and extends from Dentsville to Cobb Island all the way to the Potomac River, DOUBLING in size. Zekiah Watershed has the largest natural hardwood swamp in the State and is considered by the Smithsonian Institute to be one of the most important ecological areas on the East Coast. This is a very important ecological standpoint for preserving the Chesapeake Bay. Please deny this ZMA for the following reasons:

1. There is no rationale for the substantial change in character of the neighborhood theory to rezone especially from the long distance to Lennar neighborhoods.
2. The state invested in the Zekiah Watershed Rural Legacy Area and it must not be impacted by rezoning.
3. There is no justification in the Staff report for a reason to amend 1.748-acres to rezone.
4. Contrary to the Staff report a car wash is an environmental hazard in a RC Area. It magnifies the impact quite significantly polluting the area around it.
5. If the zoning is granted the Applicant will try another attempt to change the RC zoning and it will open up the area for more unwanted, commercial development at this heavily congested and dangerous Leonardtown Road and Mattawoman-Beantown intersection.



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This ZMA will only benefit the Applicants financial gain. There are too many reasons why this ZMA should be denied.

Thank You,

Ralph Rossetti  
4532 Clayton Ct, Waldorf MD

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Thank You,  
Robert Stark



July 26, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

Re: ZMA #23-01  
Dash-In Food Stores, Inc.

Dear Ms. Barnes:

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For over two years, Dash-In Food Stores, Inc., the Wills Group, and Melwood have been working together to help children attend Camp Accomplish, our inclusive summer camp for kids with and without disabilities, as well as address food insecurities in the county. We are honored to not only have financial support but volunteer hours from the staff to help make the Melwood Recreation Center a resource for the community. They have made a point to help support events that bring Melwood and the Charles County community together. Recently, they have agreed to become a multiyear partner in sending at least 40 kids a year to Camp Accomplish.

Let me tell you a little more about what Melwood has made possible within the Charles County community because of the support of Dash-In Food Stores, Inc. and the Wills Group.

Their investment has been instrumental in providing unique experiences for Charles County residents to learn, cultivate, and implement healthy food and eating habits. Last summer, 40 campers experienced Melwood's Seed-to-Table Camp, a program that is designed to engage and inform youth and their families about the connection between growing healthy food and establishing healthy eating habits. Campers came from La Plata, Marbury, Pisgah, Bryans Road, and Indian Head. Campers spent the week learning to garden, harvest fresh ingredients, and make healthy recipes. Upon completion of the weeklong camp, campers received a gardening kit that included the necessary supplies and materials needed to start and cultivate their own home

Melwood Horticultural Training Center, Inc.  
5606 Dower House Road, Upper Marlboro, MD 20772  
301-599-8000 [melwood.org](http://melwood.org)

garden. Melwood was able to provide these gardening kits thanks to our outstanding partners, like the Wills Group.

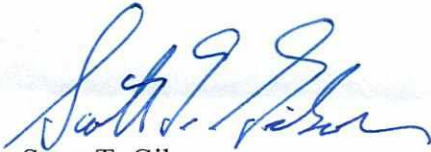
Support from the Wills Group extended beyond the week-long summer camp and included monthly post-camp weekend sessions, once a month, throughout the year. These sessions provided additional instruction and support for participants as they planted and cultivated their gardens to hone their healthy culinary skills. Melwood hosted a total of eight follow-up sessions. These sessions brought an incredibly unique opportunity for families and children to work, learn, and bond together over horticulture and culinary activities. On average, attendance per follow-up session was 30 participants and participants came from La Plata, Waldorf, Marbury, Pisgah, Bryans Road, Nanjemoy, and Indian Head. Over the course of the eight sessions, Melwood engaged 226 individuals who call Charles County home.

Finally, I wanted to share with the Commission a quote from one of our Seed-to-Table parents, *"This has been a fantastic opportunity for my youngest child to explore her love of gardening and develop a sense of interest in being exposed to and wanting to try new things like kale and lettuce. As a result, we harvested together kale from her garden, to use in a recipe of Minestrone soup, which she tried and helped to make!"*

On behalf of Melwood, we are so glad a company like Dash-In Food Stores, Inc. resides in Charles County and is willing to step up and help us meet the needs of our neighbors. Our ability to continue to grow and serve more in the community is due to partnerships like the one with Dash-In. Melwood looks forward to working with the members of Dash-In Food Stores, Inc. and the Wills Group now and in the future to support kids and families.

Please feel free to ask any additional questions regarding our partnership with the Wills Group or Melwood programming in general. I remain,

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Scott T. Gibson', with a stylized, flowing script.

Scott T. Gibson

Chief Strategy Officer

[sgibson@melwood.org](mailto:sgibson@melwood.org)



## *LifeStyles, Inc.*

July 27, 2023

The Wills Group  
102 Centennial St  
La Plata, MD 20646

To Whom It May Concern,

LifeStyles of Maryland Foundation, Inc. has been in operation in Southern Maryland for the last 25 years. The organization started with a passion to serve and help those less fortunate in our community. The need to provide families with basic needs such as food, shelter and clothing began to grow. We were able to garner support from the community through volunteers and donors. This support was magnified once the organization became involved with the Wills Group. They were more than any nonprofit could have imagined. From their management style, employee involvement, volunteerism, and financial support, they took this small nonprofit to the next level. Any time our activities aligned with theirs the Wills Group was there. Some of these endeavors included but were not limited to feeding children over the summer months, rehabbing one of our homes occupied by women and children, funding transportation for over 40 elementary aged summer campers, providing water to 72 families in a rural area without running water or indoor plumbing, providing equipment for our emergency shelter to allow food to be served and so much more. Their gifts assisted in making the final payment to purchase Southern Crossing, a vacant motel which sits on over six acres of land. The purchase and rehabbing of this

*LifeStyles of Maryland Foundation, Inc.*  
101 Catalpa Drive, Suite 103  
P.O. Box 1794  
La Plata, Maryland 20646  
[www.lifestylesofmd.org](http://www.lifestylesofmd.org)  
301-609-9900/301-609-9800 (Fax)  
866-293-0623 Toll Free



## *LifeStyles, Inc.*

property will be used for sheltering the working poor as we train them with financial management and life skills so they can sustain independently.

Their gifts to us have not all been monetary. The volunteer hours given during the holidays and other events were priceless. As the Chief Executive officer of this organization, I value most the wisdom and work ethics poured into me by the Wills Group leadership.

On behalf of LifeStyles of Maryland, our board of directors, staff, volunteers and most importantly those we serve. I would like to formally express our appreciation to the Wills Group/Dash In for their commitment to the communities in which they do business. We offer our thanks for the hand-up and the immeasurable benefit of your time, resources, and wisdom. Our organization looks forward to future collaboration as we work together to better the quality of life for individuals and families in our community.

Sincerely,

Sandy O. Washington  
Chief Executive Officer  
LifeStyles of Maryland, Inc.

*LifeStyles of Maryland Foundation, Inc.*  
101 Catalpa Drive, Suite 103  
P.O. Box 1794  
La Plata, Maryland 20646  
[www.lifestylesofmd.org](http://www.lifestylesofmd.org)  
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July 26, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

Re: ZMA #23-01  
Dash-In Food Stores, Inc.

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Melwood Horticultural Training Center, Inc.  
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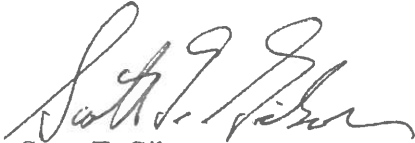
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Please feel free to ask any additional questions regarding our partnership with the Wills Group or Melwood programming in general. I remain,

Very truly yours,



Scott T. Gibson

Chief Strategy Officer

[sgibson@melwood.org](mailto:sgibson@melwood.org)



July 27 , 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

Re: ZMA #23-01  
Dash-In Food Stores, Inc.

Dear Mr. Barnes:

I am writing to support the Zoning Map Amendment #23-01 filed by Dash-In Food Stores, Inc. to re-zone a 1.748 acre portion of a 3.02 acre parcel from Rural Conservation (RC) to Community Commercial (CC).

Name: George W. Mattingly

Signature: 

Title: Program Manager Catholic Charities

So.MD Food Bank & Outreach Services

July 28, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

Re: ZMA #23-01  
Dash-In Food Stores, Inc.

Dear Ms. Barnes:

As a resident and property owner in Charles County, Maryland, please accept this letter as my support for the request filed by Dash-In Food Stores, Inc. that a 1.748 acre portion of a 3.02 acre property located at 3620 Mattawoman-Beantown Road, Waldorf be re-zoned from Rural Conservation (RC) to Community Commercial (CC). I have been a customer of this (and other) Dash-In locations for years. I support the Planning Commission's favorable recommendation of the Applicant's request.

Name: Carl Riegan  
Address: 11640 Farm Drive  
La Plata, MD 20646

July 28, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

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Name: Julie Ricman  
Address: 11640 Farm Drive  
La Plata, MD 20646

July 28, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

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Name: Lorissa Martin  
Address: 3426 Highgrove Dr  
White Plains, MD 20695



August 2, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

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Respectfully,

Jim Malloy  
President and CEO

July 28, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

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Name: Anthony Young  
Address: 5169 Atlantis Lane  
White Plains, MD 20695

July 28, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

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A handwritten signature in black ink, appearing to read "Katie Dexter". The signature is fluid and cursive, with the first name "Katie" being more prominent than the last name "Dexter".

Name: Katie Dexter & Joseph Dexter  
Address: 6440 Hedgewick Court  
La Plata, MD 20646



July 28, 2023

Charles County Government  
Planning and Growth Management  
Planning Commission  
Attn.: Robin Barnes, Chairman  
200 Baltimore Street  
La Plata, MD 20646

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A handwritten signature in black ink, appearing to read "Michelle Hackett" followed by a stylized flourish or second name.

Name: Michelle Hackett & Oliver Cukor  
Address: 531 Garner Ave  
Waldorf, MD 20602