



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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Bill 2023-11 (ZMA 23-01) Zoning Map Amendment

Dash In Food Stores, Inc.

Zoning Map Amendment (ZMA) #23-01 was submitted by Mark Mudd, Esq., on behalf of Dash-In Food Stores, Inc., requesting that a 1.748-acre portion of a 3.02-acre property, located at 3620 Mattawoman-Beantown Road in Waldorf, be rezoned from Rural Conservation (RC) to Community Commercial (CC), based upon the rationale that there has been a substantial change to the character of the neighborhood since the last comprehensive rezoning by Charles County in 1996. The 3.02-acre property, designated as Parcel 50-R via the recordation of PLAT-210035, is currently “split zoned” with the smaller 1.272-acre CC zoned portion being improved by an existing Dash-In convenience store and gas station, at the intersection of Mattawoman-Beantown Road and Leonardtown Road (Maryland Route 5). The ZMA application seeks zoning consistency on the entirety of Parcel 50-R to allow full utilization of the 3.02-acre property as CC zoned land.

Please click the blue links below to view the documents.

- [PC Letter of Recommendation](#)
- [Staff Report](#)
- [Application](#)
- [Public Notice \(Planning Commission\)](#)
- [Zoning Map](#)
- [Location Map](#)
- [Aerial Map](#)
- [Adjacent Property Map](#)
- [Adjacent Property Owner's List](#)

- Public Comments