

CHARLES COUNTY GOVERNMENT



INTEROFFICE MEMORANDUM

Equal Opportunity Employer

TO:	Charles County Planning Commission
FROM:	Kelly Palmer, Planner III <i>Department of Planning & Growth Management</i>
SUBJECT:	ZTA 22-173, Independent Living Senior Housing Complex
DATE:	September 25, 2023

As requested during the work session held on September 18, 2023, County staff did an analysis of the properties within the Watershed Conservation District (WCD) that were at least three (3) acres in size and abutting a property of at least ten (10) acres in size owned by a church with arterial road access.

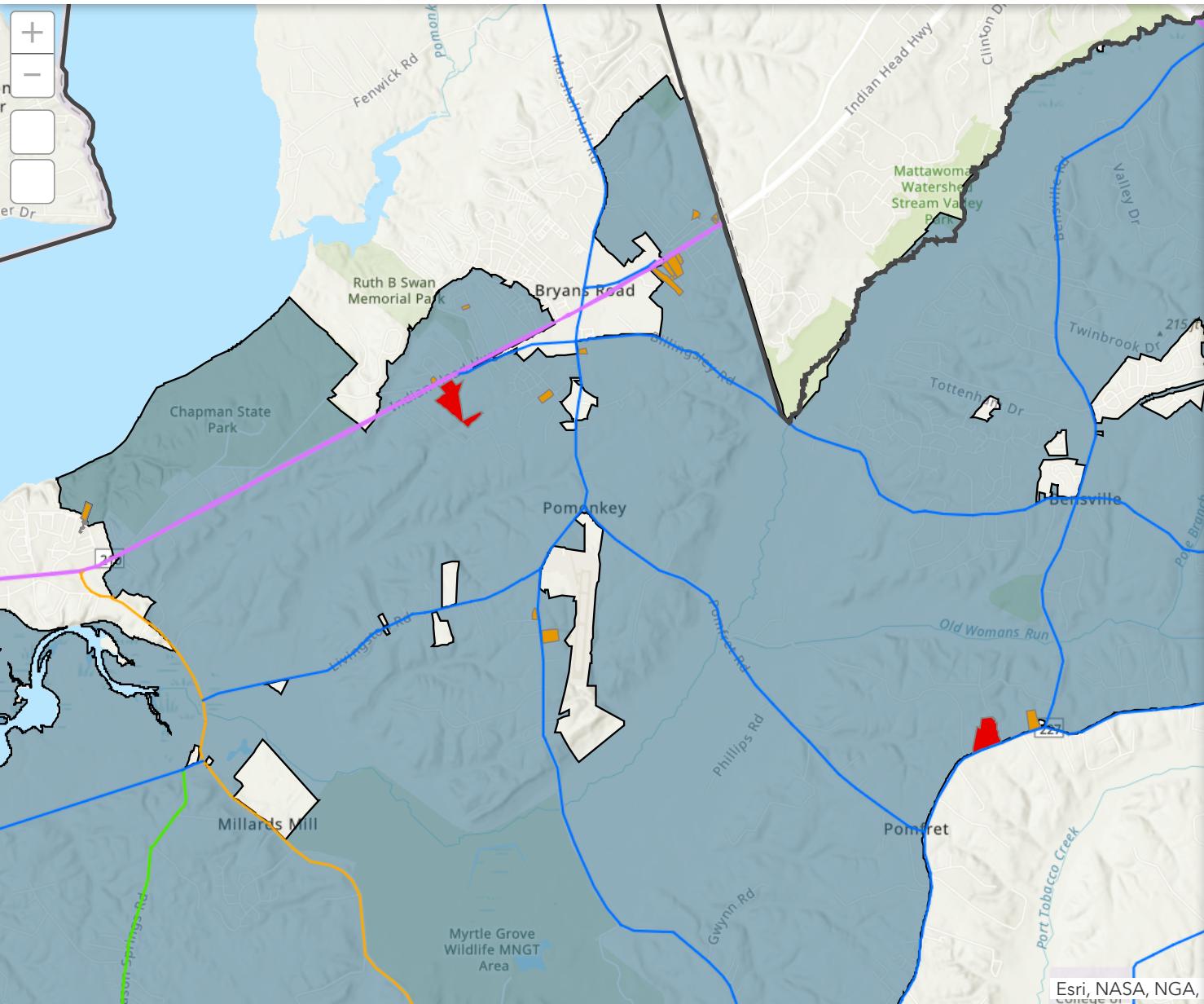
As a result of this exercise, we have the following conclusions:

- There are only three roadways of arterial classification that are adjacent to or travel through the WCD, all of which are Intermediate Arterials.
 1. MD Route 210 - Indian Head Highway
 2. MD Route 228 – Berry Road
 3. Billingsley Road east of Middletown Road

(There are no roadways in the County classified higher than an arterial.)
- There are only two church properties equal to or greater than 10 acres that are close enough to these arterial roadways to allow properties to directly access them.
 1. The Master's Child Church along MD 210
 2. First Baptist Church of Waldorf off Bunker Hill Road near MD 228

(Church properties were identified using MD State Department of Assessment and Taxation data. Religious use properties in MD are property tax exempt, and thus are flagged in the SDAT data.)

In conclusion, there were no properties abutting the church properties that were at least 3 acres or greater, and within the WCD Zone. For the proposed text amendment to work for the applicant, they would need to subdivide their property to create a three (3) acre piece or acquire an abutting property that is at least three (3) acres in size. Within the WCD, the required density for subdivision is twenty (20) acres per lot, so they would not be able to create a lot that is less than twenty (20) acres in size. A text amendment to reduce the minimum lot size in the WCD from twenty (20) acres to three (3) acres would be required first.



Legend

Charles County Boundary



Roadway Functional Class

- Principle Arterial
- Intermediate Arterial
- Minor Arterial
- Major Collector
- Minor Collector

Churches in WCD - Greater Equal 10Ac

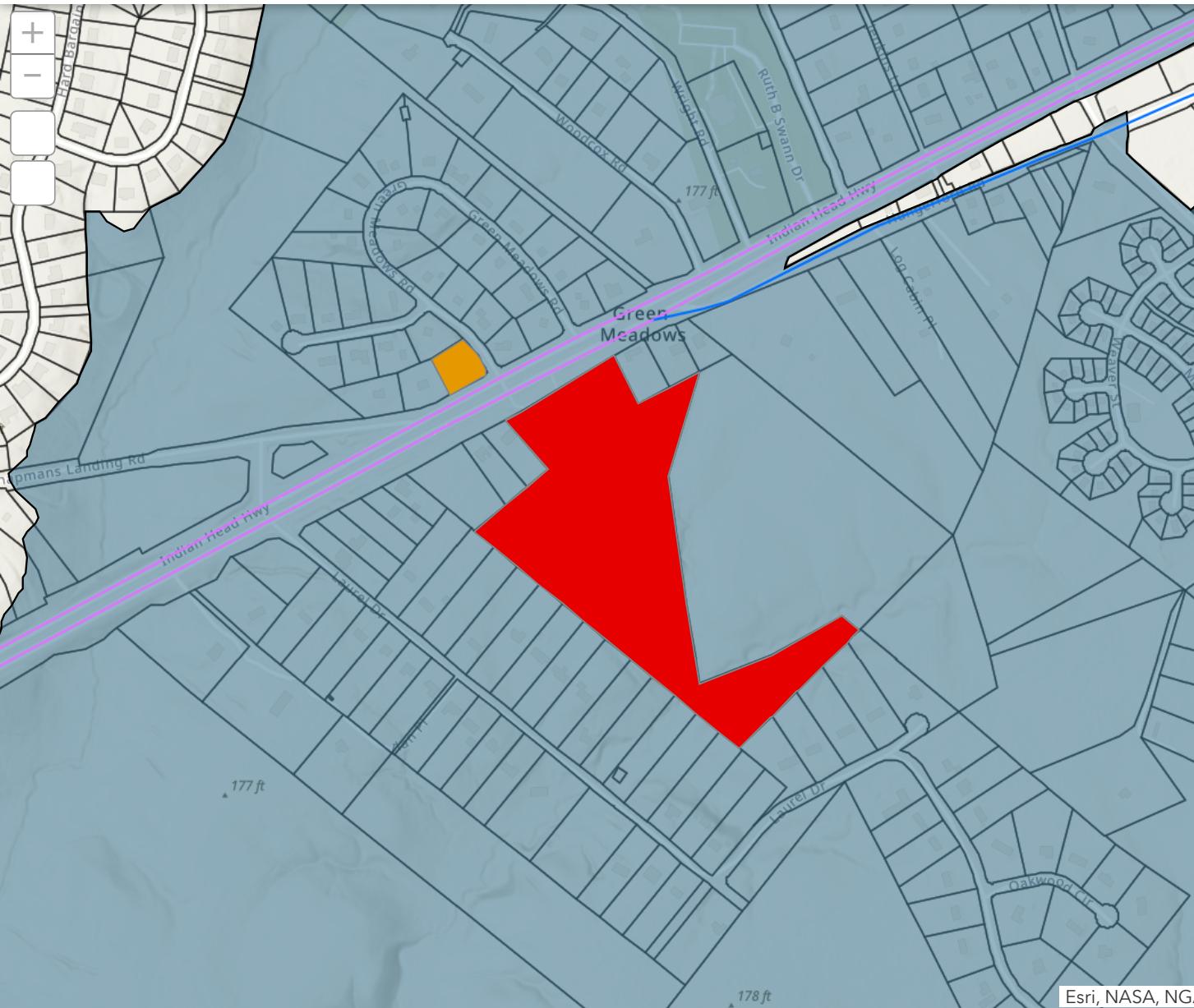


Churches in/near WCD



WCD Zone





Legend

Charles County Boundary



Roadway Functional Class

- Principle Arterial
- Intermediate Arterial
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Churches in WCD - Greater Equal 10Ac



Churches in/near WCD



WCD Zone



Charles County Tax Parcels

