

PUBLIC NOTICE

Amendments to Transit Oriented Development Zoning District, ZTA #23-177

Bill 2024-03

The Charles County Commissioners will hold a Public Hearing on Tuesday, March 19th, at 6:00 p.m., in a hybrid format, both virtually and in person at the Charles County Government Building, 200 Baltimore Street, La Plata, Maryland, to consider the proposed Zoning Text Amendment #23-177: Amendments to the Transit Oriented Development Zoning District. The proposed ZTA seeks to allow motor vehicle fuel sales and car washes associated with commercial uses as permitted uses with conditions in the Transit Oriented Development Zoning District by amending Section 297-212 of the Charles County Zoning Ordinance along with Section 297 Attachment 1- Figure IV, Table of Permissible Uses.

Individuals or representatives of groups wishing to make oral or written comments are encouraged to attend the hearing.

In-person: Speaker sign-up will begin 30 minutes (1/2 hour) prior to the hearing at the Charles County Government Building (200 Baltimore Street, La Plata) and will end at the commencement of the hearing.

Virtually: Call (240) 776-6709, between 8 a.m. to 4 p.m. on March 19, 2024 to register to speak. Once registered, citizens will receive a virtual link to testify between 6 p.m. and 9 p.m. after in-person speakers testify. If you are not available to speak when your name is called, we have the right to move on to the next caller. Each speaker will be allotted three (3) minutes.

Written or voicemail comments may be submitted in lieu of oral testimony, or to expand upon oral testimony, and will be accepted March 1, 2024 starting at 8 a.m. through March 19, 2024, 5 p.m. for:

E-Comment: <https://www.charlescountymd.gov/government/public-comments/public-hearing-comments/zta-23-177>

Phone message: call 301-645-0652

Mail: Commissioners of Charles County, 200 Baltimore Street, La Plata, Maryland 20646.
Comments sent by mail must be received no later than March 19, 2024

Those citizens with special needs may contact Maryland Relay Service TDD 1-800-735-2258.

The associated documents for this item will be available for inspection in the Department of Planning and Growth Management, Planning Division, Charles County Government Building, 200 Baltimore Street, La Plata, Maryland or online at: <https://bit.ly/Bill2024-03>. For more information, please contact Joel Binkley at (301) 645-0651 or by email at BinkleyJ@CharlesCountyMD.gov.

BY ORDER OF THE CHARLES COUNTY COMMISSIONERS

Reuben B. Collins, II., Esq., President

In the event the notified meeting is canceled due to inclement weather or acts of nature beyond the control of the County, all items scheduled to be discussed or heard at the meeting will be rescheduled to a later date at 6:00pm in the County Commissioners Meeting Room.

Charles County Government is an Equal Opportunity Employer
Please publish two (2) times on Friday, [March 1 and Friday, March 8, 2024](#)

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2023 Legislative Session

Bill No. 2023- / Zoning Text Amendment 23-177

Chapter. No. 297

Introduced by: _____

Date of Introduction:

BILL

AN ACT concerning:

Motor vehicle fuel sales:

Use 6.03.321 Motor vehicle fuel sales associated with commercial uses greater than 3,500 square feet or which provide more than 12 fueling positions

Use 6.03.322 Motor vehicle fuel sales not associated with commercial uses greater than 3,500 square feet or providing more than 12 fueling positions

Use 6.03.330 Car wash

FOR the purpose of:

Revising the Charles County Code to add a permitted use in the TOD Zone to allow motor fuel sales associated with commercial uses in the TOD Zone with conditions; to ensure the TOD Zone receives consistent treatment under the Code commensurate with other less dense/less intense zoning districts where motor fuel sales with commercial uses are already permitted.

Asterisks *** mean intervening code language remaining unchanged
CAPITALS mean language added to the law
[Brackets] mean language deleted from the law

1 BY amending:

2

3 Chapter 297- Zoning Ordinance

4 Article XIII, § 212, Uses Corresponding with Table of Permissible Uses

5 *Code of Charles County, Maryland*

6

7 Chapter 297- Zoning Ordinance

8 Attachment 1 – Figure IV, Table of Permissible Uses

9 *Code of Charles County, Maryland*

10

11

12 **SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF**

13 **CHARLES COUNTY, MARYLAND**, that the Laws of Charles County, Maryland read as

14 follows:

15

16 *****

17 Article XIII, § 297-212. Uses corresponding with Table of Permissible Uses.

18 * * *

19 (99) **6.03.321 Motor vehicle fuel sales associated with commercial uses greater than**

20 **3,500 square feet or which provide more than 12 fueling positions.** This use is further

21 described as motor vehicle fuel sales associated with or on the same lot as retail,

22 restaurant, or service-oriented commercial uses greater than 3,500 square feet or where

23 facilities have more than six multi-product dispenser (pumps) or 12 fueling positions to

24 accommodate up to 12 vehicles. This use is permitted with conditions in the **CV AND**

25 **TOD ZONES**, subject to Subsections A through I. This use is permitted by right in any

26 zone, where permitted with conditions or by special exception, if it is replacing an

27 existing conforming or legally nonconforming motor vehicle fuel sales use which

28 existed as of October 23, 2000. This use is permitted with conditions in the **BP Zone**,

29 subject to Subsections A through I, and subject to the 25% area limitations set forth in

30 § 297-91D(2). This use is permitted by special exception in the **CN, CC, CB, IG, PEP,**

31 and **MX Zones**, subject to all of the following: **[Added 10-23-2000 by Ord. No. 00-84;**

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amended 12-11-2001 by Ord. No. 01-90; 6-16-2020 by Bill No. 2020-04; 9-28-2021 by Bill No. 2021-08|

- A. Minimum lot size. A minimum lot area of 20,000 square feet and a minimum lot frontage of 120 feet on a public road shall be required for each gasoline service station site. In unsewered areas, the lot area must be increased sufficiently to accommodate an individual sewage disposal system approved by the County Health Officer.
- B. Landscaping. Landscaping shall be established on all gasoline service station sites on a minimum of 20% of the site area.
- C. Fences, walls and decorative screening. Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development, the adjacent properties and the neighborhood. Solid walls such as masonry or wood and masonry may be required when the gasoline station borders a residential zone. When solid walls are required, a planting strip is required on the outside of the wall.
- D. Off-street parking. All gasoline service station development shall meet County off-street parking standards to ensure the safe movement of vehicles and pedestrians. The arrangement of structures, islands, driveways, parking and landscaping shall be designed so as to ensure maneuvering ease, to serve the community and to not adversely affect adjacent properties. The development shall provide three spaces for each grease rack or working bay plus one space for each employee on duty, plus a separate space for each accessory vehicle, such as tow trucks, etc. Where a car wash service is being proposed as part of the normal service station operation, sufficient parking and holding lane capacity shall be provided, and public streets shall not be used for storage.
- E. Access driveways. Access driveways shall be designed and located to ensure a safe and efficient movement of traffic on and off the site from the lane of traffic nearest the curb. The design, location and construction of all vehicular access driveways shall be in accordance with the applicable specifications and standards of the appropriate County and/or state agency with approval jurisdiction. At a minimum, the applicant shall demonstrate that the receiving road network will operate safely taking into consideration all potentially conflicting traffic movements, access management guidelines in § 297-302, and the cumulative impact of other high traffic-generating uses in the vicinity.

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1
2 F. On-site lighting. Lighting shall be designed and controlled so that any light source,
3 including interior of a structure, shall be so shaded, shielded or directed that the light
4 intensity or brightness shall not adversely affect safe vision of operators of vehicles
5 moving on public or private roads, highways or parking areas. Such lighting shall
6 not shine on or reflect on or into residential structures.
7

8 G. Lubrication equipment and outdoor storage and refuse areas. Hydraulic racks and
9 service pits shall be located within the main structure. Any outdoor storage or refuse
10 area shall be fenced or screened from view and must be approved as to location and
11 design. The petitioner's plan shall indicate the disposal methods to be used for all
12 waste material, including recycling of waste oil generated by the service station
13 operation.
14

15 H. Structures. Convenient retail cigarette and snack dispensing areas are allowed but
16 must be effectively screened or enclosed and integrated with the architectural design
17 of the service station.
18

19 I. Operation.
20

21 (1) The operation shall be confined to normal gasoline service station activities.
22 Outside operations shall be limited to the dispensing of petroleum products,
23 oil, water, pressurized air, the changing of tires and minor servicing; however,
24 at a minimum, all fuel sales facilities shall include rest rooms available to
25 customers, pressurized air for tires and water for radiator filling. Storage of all
26 automotive supplies shall be within the main structure.
27

28 (2) The sale or rental of boats, two-wheeled vehicles, trucks, cars, all types of
29 trailers, tractors, mowers and any other similar uses of a rental or sales nature
30 are prohibited, unless specifically identified in the application.
31

32 (3) The premises shall be maintained at all times in a clean and orderly condition,
33 including the care or replacement of plant materials required in the landscaping
34 and screening plan. The responsibility for compliance with this provision shall
35 be with all parties having a lease or ownership interest in the gasoline service
36 station.
37

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J. Public necessity. The Board of Appeals must find from a preponderance of the evidence of record that the proposed use is necessary to serve the proposed existing and projected growth within the surrounding neighborhood. An evidentiary presumption shall exist that there is no public necessity for the proposed use if the lot or parcel on which the use is proposed is located within 2,500 feet of the boundaries of any other lot or parcel containing a motor vehicle fuel sale use. The presumption of the lack of public necessity may be overcome only upon findings by the Board supported by a preponderance of the evidence that:

(1) The ratio of the total number fueling positions in the neighborhood to the resident and employee population in the neighborhood of the proposed use is less than the ratio of the total number of fueling positions in the County to the resident and employee population in the County; and

(2) The ratio of the total number of fueling positions in the neighborhood to the total number of motor vehicles owned by residents in the neighborhood is less than the ratio of the total number of fueling positions in the County to the total number of motor vehicles owned Countywide.

(100) 6.03.322 Motor vehicle fuel sales not associated with commercial uses greater than 3,500 square feet or providing more than 12 fueling positions. This use is permitted with conditions in the CV, CC, CB, IG, PEP, **TOD** and MX Zones, subject to Subsections A through I for Use 6.03.321 above. This use is permitted by special exception in the CN Zone, subject to Subsections A through I for Use 6.03.321 above. This use is permitted with conditions in the BP Zone, subject to Subsections A through I for Use 6.03.321 above, and subject to the 25% area limitations set forth in § 297-91D(2). [Added 10-23-2000 by Ord. No. 00-84; amended 6-16-2020 by Bill No. 2020-04; 9-28-2021 by Bill No. 2021-08]

(101) 6.03.330 Car wash. This use is permitted with conditions in the CN, CC, CB, CV, IG, PEP, TOD and MX Zones, subject to the following: [Added 10-23-2000 by Ord. No. 00-84]

A. Principal vehicular access for such use shall be located on an arterial or collector road. Within the BP Zone, access will be through an interior road network.

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- B. Adequate storage space at the vehicular entrance and sufficient capacity for vehicular ingress and egress shall be provided to prevent traffic congestion.
- C. In the BP Zone, this use is subject to the following additional conditions: **[Added 6-16-2020 by Bill No. 2020-04]**
 - (1) Access will be through an interior road network;
 - (2) This use is subject to the 25% area limitations set forth in § 297-91D(2); and **[Amended 9-28-2021 by Bill No. 2021-08]**
 - (3) Vehicular access for ingress and egress to car wash bays are not permitted on a side of a building that faces an arterial of any classification or a major collector. Incidental visibility of the vehicular access for ingress and egress to a car wash bay from an arterial of any classification or a major collector shall be screened.

Chapter 297- Zoning Regulations. Figure IV: Table of Permissible Uses.

See Attachment A

SECTION 2. BE IT FURTHER ORDAINED that this ORDINANCE shall take effect forty-five (45) calendar days after it is adopted.

ADOPTED this _____ day of _____, 2023.

COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND

Reuben B. Collins, II, Esq., President

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Ralph E. Patterson II, M.A., Vice President

Thomasina Coates, M.S.

Amanda M. Stewart, M.Ed.

Gilbert O. Bowling, III

ATTEST:

Carol DeSoto, CAP, OM, Clerk to the Commissioners

Charles County

Figure IV-1

Table of Permissible Uses

[Amended 8-2-1993 by Ord. No. 93-82; 12-7-1993 by Ord. No. 93-100; 12-7-1993 by Ord. No. 93-101; 12-7-1993 by Ord. No. 95-96; 11-7-1995 by Ord. No. 95-97; 2-13-1996 by Ord. No. 96-7; 9-10-1996 by Ord. No. 96-88; 5-5-1997 by Ord. No. 97-44; 7-8-1997 by Ord. No. 97-83; 3-1-1999 by Ord. No. 99-16; 3-30-1999 by Ord. No. 99-32; 3-30-1999 by Ord. No. 99-33; 10-25-2000 by Ord. No. 99-92; 2-22-2000 by Ord. No. 99-10; 5-2-2000 by Ord. No. 99-57; 8-21-2000 by Ord. No. 99-64; 10-23-2000 by Ord. No. 99-65; 3-30-2000 by Ord. No. 99-92; 5-21-2002 by Ord. No. 01-87; 5-21-2002 by Ord. No. 02-58; 9-23-2002 by Ord. No. 02-80; 3-21-2005 by Bill. No. 2005-03; 7-25-2005 by Bill. No. 2005-01; 8-9-2005 by Bill. No. 2005-13; 1-10-2006 by Bill. No. 2005-11; 3-14-2007 by Bill. No. 2007-05; 5-7-2008 by Bill. No. 2008-02; 9-3-2008 by Bill. No. 2008-11; 10-22-2008 by Bill. No. 2008-12; 10-22-2008 by Bill. No. 2008-13; 1-10-2010 by Bill. No. 2010-06; 4-13-2010 by Bill. No. 2010-05; 4-13-2010 by Bill. No. 2011-02; 6-19-2012 by Bill. No. 2012-08; 5-6-2014 by Bill. No. 2014-02; 3-15-2016 by Bill. No. 2016-01; 9-20-2016 by Bill. No. 2016-06; 6-13-2017 by Bill. No. 2017-01; 6-6-2017 by Bill. No. 2017-03; 9-11-2018 by Bill. No. 2018-04; 10-2-2018 by Bill. No. 2018-05; 10-2-2018 by Bill. No. 2018-06; 7-9-2019 by Bill. No. 2019-01; 6-16-2020 by Bill. No. 2020-04; 4-13-2021 by Bill. No. 2021-01; 10-5-2021 by Bill. No. 2021-04; 9-29-2021 by Bill. No. 2021-06; 9-28-2021 by Bill. No. 2021-08; 11-17-2021 by Bill. No. 2021-10]

KEY:

P = Permitted

PC = Permitted with Conditions

SE = Special Exception

Blank = Not Permitted

* = See § 297-91D, Commercial

Uses Description	Zones																								
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)
6.03.000 Motor vehicle-related and service operations																									

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6.03.320 Motor vehicle fuel sales															
6.03.321 Associated with commercial uses > 3,500 square feet						SE	SE	PC	PC	SE	SE	SE	SE	PC	
6.03.322 All other						SE	PC								
6.03.330 Car wash						PC									
6.03.400 Motor vehicle painting and body work						PC									
6.03.500 Automotive parks						PC									

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