

PUBLIC NOTICE

Amendment to Zoning Text Amendment 21-169 Critical Area

Bill 2024-05

The Charles County Commissioners will hold a Public Hearing on Tuesday, [March 19, 2024](#), 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 an amendment to Zoning Text Amendment 21-169 that incorporates language from the conditional approval by the Critical Area Commission as to the applicability of the updated boundary of the Critical Area Overlay Zone to The Villages of Swan Point.

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 [Friday, 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/bill-2024-05>

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/CriticalAreaBill2024-05>. For more information, please contact [Charles Rice at \(301\) 645-0651 or by email at RiceC@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, 2024 and March 8, 2024](#)

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2024 Legislative Session

Bill No. 2024-XX / Zoning Text Amendment (ZTA) #21-169; ZMA #21-02

Chapter 297

Introduced by

Date of Introduction _____

BILL

AN ACT concerning:

IMPLEMENTATION OF REVISIONS TO THE APPLICABILITY OF THE CRITICAL AREA OVERLAY ZONE AS MANDATED BY THE CRITICAL AREA COMMISSION PURSUANT TO ITS CONDITIONAL APPROVAL OF THE UPDATED BOUNDARY OF THE CRITICAL AREA OVERLAY ZONE AND REVISIONS TO LOT COVERAGE LIMITATIONS STANDARDS WITHIN THE LIMITED DEVELOPMENT ZONE (LDZ) AND RESOURCE CONSERVATION ZONE (RCZ) PROVIDED IN ZONING TEXT

FOR the purpose of:

Amending the Zoning Ordinance as required by the Critical Area Commission for the Critical Overlay Zone applied to the General Development Plan for the "Villages of Swan Point."

BY Amending:

Chapter 297- Zoning Ordinance

Article IX, Critical Area Zone (Overlay Zone)

§ 297-127. Applicability.

Code of Charles County, Maryland

PREAMBLE

WHEREAS, the purpose of the Critical Area Zone (Overlay Zone) is to establish regulatory protection for land and water resources within 1,000 feet of tidal waters and tidal wetlands, including land use development standards and requirements to reduce impacts to water quality and natural habitats; and

WHEREAS, the County's Critical Area maps were updated in accordance with requirements from Maryland General Assembly HB 1253 through Bill #2022-10/Zoning Text Amendment #21-169 and Zoning Map Amendment (ZMA #21-02), memorialized in Resolution No. 2023-02, which, together with its Attachment A and "Critical Area Map Update Exhibit" are attached hereto and incorporated by reference; and

WHEREAS, subsequent to passage of Bill #2022-10, the Critical Area Commission concurred with its chairman in granting approval of Zoning Text Amendment #21-169, with the condition that Section 297-127.C. of the Charles County Code be amended; and

WHEREAS, the Critical Area Program in each local jurisdiction is subject to the approval of the Critical Area Commission.

NOW THEREFORE, FOR THE PURPOSE of adhering to the requirements of the Critical Area Program and to abide by the conditions of approval of Zoning Text Amendment #21-169 by the Critical Area Commission:

**SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as
follows:**

Article IX – Critical Area Zone (Overlay Zone)

§ 297-127. Applicability

1 A. No person shall develop, alter or use any land for residential, commercial, industrial or
2 institutional uses; nor conduct agricultural, fishery or forestry activities in the Charles County
3 Critical Area, except in compliance with the applicable provisions contained herein.

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5 B. Article IX shall only apply to the Charles County Critical Area, hereafter referred to as the
6 "Critical Area Zone." The Critical Area Zone shall include all lands and waters within 1,000 feet
7 beyond the landward boundaries of state or private wetlands and the heads of tides designated
8 under Title 16 of the Natural Resources Article, Annotated Code of Maryland.

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10 C. Development in accordance with the General Development Plan for "The Villages of Swan
11 Point" shall be reviewed in accordance with the Growth Allocation Indenture and Docket 250
12 Indenture, which shall supersede any contrary language in this Article. To the extent that any
13 portion of the property subject to the approved Growth Allocation and Docket 250 Indenture is
14 shown to be within the Critical Area Zone as amended by virtue of ZMA 21-02, the remapping
15 shall not affect the [development] INITIAL CONSTRUCTION of the property WITHIN THE
16 NEWLY INCLUDED AREA, provided that such development is consistent with the Growth
17 Allocation and Docket 250 Indenture, as may be amended from time to time.

18

19 **SECTION 2. AND BE IT FURTHER ENACTED, THAT THIS ACT SHALL TAKE**
20 **EFFECT FORTY-FIVE (45) DAYS FROM THE DATE IT IS ADOPTED.**

21

22 ADOPTED this ____th day of _____, 2024.

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24 COUNTY COMMISSIONERS
25 CHARLES COUNTY, MARYLAND

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30 Reuben B. Collins, II, Esq. President

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

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Gilbert O. Bowling, III

Thomasina O. Coates, M.S.

Amanda M. Stewart, M.Ed.

ATTEST:

Carol DeSoto, CAP, OM, Clerk