



# Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646

301-645-0692

Kevin Wedding  
Chair

William Murray  
Vice Chair

Dawud Abdur-Rahman  
Secretary

## Planning Commission Report to the County Commissioners

### Zoning Text Amendment (ZTA) 22-174

### Mixed Use (MX) Zone Revision to Sections 297-106 and 297-49

#### Summary:

Chapter § 297-447 of the Charles County Zoning Ordinance requires the Planning Commission to first consider proposed Zoning Text Amendments and then to provide a recommendation to the Board of County Commissioners for approval or denial of the proposed Zoning Text Amendment.

Chestnut Hill Land, LLC submitted its proposal for Zoning Text Amendment (ZTA) 22-174 Mixed Use (MX) Zone Revision to Sections 297-106 and 297-49. Their proposal is to amend the goal and purposes of the MX Zoning District to allow commercial property (office and/or retail uses) to be substituted for and/or incorporate housing for specific populations (i.e., affordable units, accessory dwelling units to single-family units, artist housing/studio, live-work units, age-restricted housing, or housing for veterans). Their proposal is to allow the percentage of the substituted uses not to exceed than the maximum percentage of the commercial (office and/or retail) uses.

#### Public Hearing:

On December 18, 2023, the Planning Commission held a Public Hearing on the proposed Zoning Text Amendment (ZTA) #22-174, Mixed Use (MX) Zone Revision to Sections 297-106 and 297-49. There was one citizen who spoke against the ZTA during the public testimony portion of the hearing. At the conclusion of the Public Hearing, the record was left open for thirty (30) days until January 18, 2024. The Planning Commission did not receive any additional comments from members of the public.

#### Recommendation:

On January 22, 2024, after the conclusion of the open record period, the Planning Commission conducted a work session. At the conclusion of the work session, a motion was made and the Planning Commission voted to forward ZTA 22-174 to the County Commissioners with a recommendation for approval with commentary because they believe this amendment will provide flexibility in responding to and planning for market changes but they also stated that they wanted to make sure that the intent of the Comprehensive Plan will be met with each proposed development.

Kevin B. Wedding  
Kevin B. Wedding (Feb 27, 2024 06:40 EST)

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Kevin Wedding, Chair