



Charles County Planning Commission

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Kevin Wedding
Chair

William Murray
Vice Chair

Dawud Abdur-Rahman
Secretary

Planning Commission Report to the County Commissioners

Zoning Map Amendment, ZMA #23-03

Martin Knapp Properties

Summary:

Zoning Map Amendment (ZMA) #23-03 was submitted by the Law Offices of Sue A. Greer on behalf of the Applicant's Christendom Holdings, LLC and STBRC, LLC, requesting that Parcel 53 (3755 Leonardtown Road) consisting of 6.1 acres, and Parcel 68 (3640 Moses Way) consisting of 2 acres, collectively referred to as the "Martin Knapp Properties", be rezoned from Central Business (CB) to High-Density Suburban Residential (RH) based upon the rationales of a change in the character in the neighborhood and a mistake being made at the time of the last comprehensive rezoning in 1992. An applicant is only required to demonstrate that one of the two situations has occurred for a rezoning request to be considered for approval.

Chapter § 297-448 of the Charles County Zoning Ordinance requires the Planning Commission to first consider the proposed Zoning Map Amendment (ZMA) and then provide a recommendation to the Board of County Commissioners as to whether the requested ZMA should be granted. The purpose of the March 4, 2024, dated Staff Report was to provide guidance to the Planning Commission as it evaluated this rezoning request. As summarized in the conclusion of the Staff Report, justification presented by the Applicant is conclusive in demonstrating that a change in the character of the neighborhood has occurred since 1992; and that it is inconclusive in demonstrating that a mistake was made by the County Commissioners when the properties were designated within the Central Business (CB) zone.

Public Hearing:

On March 4, 2024, the Planning Commission held a Public Hearing on the proposed ZMA #23-03, Martin Knapp Properties. In advance of the Public Hearing, no public comments were received and there were no public speakers at the Public Hearing.

Work Session:

On March 4, 2024, at the conclusion of the Public Hearing, the record was closed. Subsequently, the Planning Commission conducted a Work Session. During discussion, the Planning Commission concurred with the Staff Report's conclusion and recommendation.

Recommendation:

On March 4, 2024, after the conclusion of the Work Session, the Planning Commission voted unanimously (6-0) to recommend approval of ZMA #23-03, Martin Knapp Properties, for adoption by the Board of County Commissioners, to rezone Parcel 53 (3755 Leonardtown Road) and Parcel 68 (3640 Moses Way) from Central Business (CB) to High-Density Suburban Residential (RH), based upon the rationale that there has been a substantial change in the character of the neighborhood since the last comprehensive rezoning by Charles County in 1992; and in recognition of the Martin Knapp Properties' designation within the Qualified Census Tract (QCT) which incentivizes affordable housing.

Kevin B. Wedding
Kevin B. Wedding (Mar 6, 2024 12:07 EST)

Kevin Wedding, Chair