



CHARLES COUNTY GOVERNMENT  
**Department of Planning & Growth Management**

**Jason R. Groth, AICP**  
Acting Director

Phone | 301-645-0692  
Email | [PGMadmin@CharlesCountyMD.gov](mailto:PGMadmin@CharlesCountyMD.gov)

**Bill 2024-09**  
**Zoning Map Amendment (ZMA) #23-03**  
**Martin Knapp Properties**

Zoning Map Amendment (ZMA) #23-03 was submitted by the Law Offices of Sue A. Greer on behalf of Christendom Holdings, LLC and STBRC, LLC, requesting 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.

**Staff Contact:**

[Kirby Blass, Planner III](#)

**Please click the blue links below to view the documents.**

[Planning Commission Recommendation to the County Commissioners](#)

[County Commissioner May 14, 2024 Public Hearing Public Notice](#)

[Click here to submit Public Comment for the May 14, 2024, County Commissioners Public Hearing](#)

**[Board of County Commissioners April 9, 2024](#)**

**[Briefing Agenda](#)**

- Martin Knapp Properties Memorandum
- CC Briefing and Introduction Power Point Presentation
- ZMA #23-03 Martin Knapp Properties, Document Guide
- ZMA #23-03, Martin Knapp Properties, Final Staff Report (March 4, 2024)
- Zoning Map
- Current and Proposed Zoning
- Aerial Map
- Adjacent Properties Map
- Application, Justification Statement, and Exhibits
- Location Map
- ZMA #23-03 Martin Knapp Properties Planning Commission Recommendation (Signed)
- Martin Knapp Properties Applicant Presentation
- Draft Bill ZMA #23-03  
(Documents attached to agenda)

[April 9, 2024, Video Recording](#)

[Planning Commission Planning March 4, 2024](#)

[Public Hearing Agenda](#)

- Staff Report
- Zoning Map
- Location Map
- Aerial Map
- Adjacent Property Map
- Application, Justification Statement and Exhibits
- Public Notice

(Documents attached to agenda)

[March 4, 2024, Video Recording](#)