

1 **COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

2
3 **2024 Legislative Session**

4
5 Bill No. 2024-_____

6 Chapter. No. 297

7 Introduced by County Commissioners of Charles County, Maryland

8 Date of Introduction _____

9
10 **BILL**

11 AN ACT concerning

12
13 **ZONING MAP AMENDMENT (ZMA#23-03)**

14 FOR the purpose of

15 *Granting a requested zoning reclassification and local map amendment in accordance with*
16 *Article XXVII of the Charles County Zoning Ordinance to reclassify certain*
17 *properties/parcels from the Central Business (CB) Zone to the High Density Suburban*
18 *Residential (RH) Zone.*

19
20 **WHEREAS**, pursuant to § 4-101 *et seq.* of the Land Use Article of the Annotated Code of
21 Maryland, as may be amended from time to time, the County Commissioners of Charles County,
22 Maryland (hereinafter referred to as the “Land Use Article”), are empowered to enact and establish
23 zoning regulations;

24 **WHEREAS**, pursuant to § 4-201 *et seq.* of Land Use Article, as may be amended from
25 time to time, the County Commissioners of Charles County, Maryland, are empowered to create
26 districts and zones and regulate certain uses within those districts and zones;

27 **WHEREAS**, § 297-448 of the Charles County Zoning Ordinance establishes the process
28 by which a property owner may request a change in the base zone of the property as set forth in §
29 4-204(b)(2) of the Land Use Article;

WHEREAS, on March 4, 2024 the Planning Commission of Charles County, Maryland, held a public meeting on the proposed ZMA #23-03 at which time the members of the Planning Commission of Charles County, Maryland, voted unanimously to recommend approval of ZMA#23-03 which was documented in the Planning Commission Report dated March 6, 2024;

WHEREAS, on March 18, 2024, a copy of the Planning Commission Report was transmitted to the County Commissioners of Charles County, Maryland;

WHEREAS, after all signs were posted and certified letters were mailed (in accordance with § 297-448.L and § 297-448.O of the County's Zoning Ordinance, respectively) and after a Public Notice was published on _____ (insert date) and _____ (insert date) in _____ (insert name of newspaper) in accordance with both § 4-203(b)(2) of the Land Use Article and § 297-448.Q. of the County's Zoning Ordinance, the County Commissioners of Charles County, Maryland, held a public hearing on _____ (insert date) upon submission of an affidavit of posting as required by § 297-448.N.; and

WHEREAS, upon review and consideration of all documents and testimony received, the County Commissioners of Charles County, Maryland have made certain findings of fact and conclusions of law as set forth in the Decision and Order, which is attached and incorporated herein as Attachment A.

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

That the Official Zoning Maps of Charles County, Maryland, known as Zoning Map 15 be amended, adopted and approved as shown on the Zoning Maps in *Attachment B*.

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

(signatures appear on the following page)

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ADOPTED this ____ day of _____, 2024.

**COUNTY COMMISSIONERS
CHARLES COUNTY, MARYLAND**

Reuben B. Collins, II, Esq. President

Ralph E. Patterson, Vice President

Gilbert O. Bowling, III

Thomasina O. Coates, M.S.

Amanda M. Stewart, M.Ed.

ATTEST:

Carol DeSoto, CAP, OM,
Clerk to the County Commissioners

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