

## PUBLIC NOTICE

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

The Charles County Commissioners will hold a Public Hearing on Tuesday, [May 14, 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 the proposed Zoning Map Amendment (ZMA) #23-03 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).

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 [May 14, 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 [April 26, 2024](#), starting at 8 a.m. through [May 14, 2024](#), 5 p.m. for:

**E-Comment:** <https://www.charlescountymd.gov/government/public-comments/public-hearing-comments/zma-23-03>.

**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 [May 14, 2024](#), of public hearing

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/Bill2024-09>. For more information, please contact the contact Tetchiana Anderson at (301)-645-0648 or by email at [andersot@charlescountymd.gov](mailto:andersot@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 6:00 pm in the County Commissioners Meeting Room.

Charles County Government is an Equal Opportunity Employer  
Please publish two (2) times on Friday, [April 26, 2024, and May 3, 2024](#)

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