



Charles County Planning Commission

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Kevin Wedding
Chair

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Secretary

Planning Commission Report to the County Commissioners

Additional Transitional Provisions for the Waldorf Activity Center Zones ZTA #24-184

Summary:

Charles County proposes to amend the Charles County Zoning Ordinance to provide additional transitional provisions for the Waldorf Central (WC) and Acton Urban Center (AUC) zones to provide regulatory flexibility for an interim period to facilitate new development in the Waldorf Urban Redevelopment Corridor (WURC). The revisions include 1) allowance of multifamily buildings fronting on Waldorf Urban Major Collectors or greater to have partial residential uses on the ground floor if they meet certain conditions, and 2) removal of the requirement for residential development in these zones to purchase Transferable Development Rights (TDRs). The amendments would establish a transitional period of five years from the effective date of the adopted Zoning Text Amendment (ZTA). In addition, amendments to certain other provisions in the Zoning Ordinance are proposed to allow for greater clarity and ease of understanding of the requirements for the WC and AUC zones.

Introductory Briefing:

The Planning Commission received an introductory briefing on ZTA #24-184 on May 20, 2024. At this meeting the Planning Commission voted to schedule a public hearing on the proposed amendments.

Public Hearing:

On July 1, 2024, the Planning Commission held a Public Hearing on ZTA #24-184. At the hearing, one individual voiced comments on the proposed zoning amendments. In summary, the comments expressed concerns with removal of the TDR requirement and with potential impacts to county finances and services, and further recommended the requirement for nonresidential use on the ground floor be retained. At the conclusion of the Public Hearing, the record was held open for 30 days concluding on August 1, 2024.

Work Session:

On August 19, 2024, the Planning Commission held a Work Session to consider the proposed zoning amendments and public testimony. One written comment was received during the open record period. In summary, the comment expressed support for smaller and medium scale development rather than higher density development in the interim until the WURC becomes more established, as well as concerns with removal of the TDR requirement and with potential impacts to county finances and services. The comment also expressed support for loosening the restriction on residential uses on the ground floor of multifamily buildings on major streets.

Recommendation:

On August 19, 2024, after the conclusion of the Work Session, the Planning Commission voted unanimously to forward a recommendation of approval of the proposed ZTA #24-184, Additional Transitional Provisions for the Waldorf Activity Center Zones, for adoption by the Board of County Commissioners.

Kevin B. Wedding

Kevin B. Wedding (Aug 30, 2024 13:05 EDT)

Kevin Wedding, Chair