



Charles County Planning Commission

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Planning Commission Report to the County Commissioners Zoning Text Amendment (ZTA) 23-179 Multifamily Uses and Infill Development in the Residential Office (RO) Zone

Summary:

Chapter § 297-447 of the Charles County Zoning Ordinance requires the Planning Commission to first consider proposed Zoning Text Amendments and then provide a recommendation to the Board of County Commissioners for approval or denial of the proposed Zoning Text Amendment.

Zoning Text Amendment (ZTA) 23-179, submitted by the Office of Sue Greer seeks to amend certain provisions of the Charles County Zoning Ordinance to permit use codes 3.03.100, Multifamily residential: garden apartment and 3.03.200, Multifamily residential: mid-rise, with conditions in the Residential Office (RO) Zone.

Public Hearing:

On November 18, 2024, the Planning Commission held a Public Hearing on the proposed Zoning Text Amendment (ZTA) 23-179, Multifamily Uses and Infill Development in the Residential Office (RO) Zone. At the hearing, three (3) individuals voiced comments on the proposed ZTA. In summary, the comments recommended that the ZTA be revised to include a requirement for multifamily buildings in the RO Zone to include commercial uses. At the conclusion of the Public Hearing, the record was closed and the Planning Commission moved directly into a work session. During the work session, Planning Commission members requested that a mixed-use component be added to the amendment. Staff proffered to submit a revised text amendment incorporating the Mixed-use Building uses (Use codes 8.01.000 and 8.02.000) as permitted uses in the RO Zone, subject to the same conditions as the two proposed multifamily uses, at a subsequent continuation of the work session.

Recommendation:

On December 16, 2024, the Planning Commission continued their Work Session to consider the revised proposed zoning amendments. After the conclusion of the Work Session, the Planning Commission voted unanimously to recommend approval of the revised draft ZTA 23-179, Multifamily Uses and Infill Development in the Residential Office (RO) Zone, for adoption by the Board of County Commissioners. In their motion, the Planning Commission noted that they based their recommendation on the staff finding that the ZTA is consistent with the intent of the Transit Corridor as identified in the 2016 Comprehensive Plan.

Kevin B. Wedding
Kevin B. Wedding (Jan 8, 2025 21:00 EST)

Kevin Wedding, Chair