



Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646

301-645-0692

Kevin Wedding
Chair

William Murray
Vice Chair

Dawud Abdur-Rahman
Secretary

Planning Commission Report to the County Commissioners

Zoning Text Amendment, ZTA #24-186

Master Sign Plan for Transit Oriented Development (TOD) Properties

Summary:

Section 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.

Zoning Text Amendment (ZTA) #24-186, filed by GGCAL Waldorf Holdings, LLC, seeks to add new text to the Zoning Ordinance to allow signage for a Transit Oriented Development (TOD) zoned project to comply with a Master Sign Plan, which will govern the location, number, height, illumination, size and design of the signage.

Affected portions of the Zoning Ordinance include Article VII, Section 297-109, regarding Design guidelines and requirements of the TOD zone and Article XIX, Section 297-319 regarding General provisions of the Sign regulations. More specifically, Section 297-109 C. (4) and Section 297-319 C.

The currently approved Waldorf Station Design Guidelines and Standards, aka Design Code, applicable to development activities in the TOD does not permit the desired Master Sign Plan flexibility, but instead references compliance with the codified sign ordinance regulations found within Article XIX.

The Applicant is requesting the same Master Sign Plan alternative design standards presently existing for the Business Park (BP) zone to be extended to the TOD and mirrors the same language framework codified into the Zoning Ordinance via Bill #2021-08. Since that legislation's adoption, two (2) Alternative Design and Development Codes, containing Master Sign Plans, have been approved by this Planning Commission. More specifically, the Redevelopment of Greensward Technology Park (aka Berry Pointe) and the White Plains Corporate Business Park.

Should this amendment proposal be adopted by the County Commissioners, it is likely that a revision to the previously approved Waldorf Station Design Guidelines and Standards, to incorporate a Master Sign Plan, will necessitate approval from the Planning Commission. Such a determination will be made by the Planning Director once a revised Design Code has been formally submitted for analysis and the scope of the proposed alternative signage regulations are apparent.

Allowing the requested signage flexibility will facilitate alternative proposals comparable to those that have already been successfully integrated into BP zoned developments. Adoption of this amendment does not permit the Applicant to bypass compliance with Article XIX, only provide a mechanism to proffer attractive and cohesive alternatives for approval consideration.

Public Hearing:

On May 5, 2025, the Planning Commission held a Public Hearing on Zoning Text Amendment, (ZTA) #24-186. There were no public speakers at the hearing or comments submitted in advance. The Planning Commission members posed questions to County staff regarding major vs minor approval authority, precedent setting, and sign regulation consistency throughout the county, which were answered to their satisfaction. At the conclusion of the Public Hearing, the record was closed, and the Planning Commission subsequently conducted their Work Session.

Recommendation:

On May 5, 2025, the Planning Commission conducted their Work Session and voted unanimously to recommend approval of Zoning Text Amendment (ZTA) #24-186, Master Sign Plan for Transit Oriented Development (TOD) Properties, as presented.

Kevin Wedding

Kevin Wedding (May 6, 2025 11:06 EDT)

Kevin Wedding, Chair