



CHARLES COUNTY GOVERNMENT  
**Department of Planning & Growth Management**

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Director

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**SPEX-250005 (SPECIAL EXCEPTION)**  
**DOCKET # 1477 – M & D PARTNERS, LLC AND MONA EQUIPMENT**  
**USE CODE # 7.01.280 - ASPHALT PLANTS/CONCRETE PLANTS,**  
**SAND AND GRAVEL WASHING, CRUSHING, AND SCREENING**

The applicants M & D Partners, LLC, and Mona Equipment are requesting Special Exception approval to establish a site for the reclamation and recycling of soil, concrete, and natural wood waste, as provided in Article XIII, § 297-212, Use #7.01.280 and Article XXV, § 297-415, of the *Charles County Zoning Ordinance*. The proposed project sites are located at 6930 Our Place in Port Tobacco, Maryland 20677, designated as Tax Map 43, Grid 01, Parcel 215, in the 1<sup>st</sup> Election District consisting of approximately 74.6163 acres of land owned by Mona Equipment, and property designated as Tax Map 42, Grid 06, Parcel 33, in the 1<sup>st</sup> Election District, consisting of approximately 97.8 acres of land owned by M & D Partners, LLC. Both properties are located within the Rural Conservation (RC) zone.

Public Hearing scheduled for **Tuesday, September 23, 2025, at 6:30 p.m.**

The Public Hearing will be held in an “In-person” format only, no virtual option will be available. In person participants should come to the **Charles County Government Building Auditorium located at 200 Baltimore Street, La Plata, MD 20646**. Click [HERE](#) to submit Public Comment for the Board of Appeals Public Hearing or register to speak.

**Staff Contacts:**

[Kelly Palmer, Planning Supervisor](#)

[Lisa Cureton, Clerk to the Board of Appeals](#)

**Please click the blue links below to view the documents.**

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Adjacent Property Owners Map](#)

[Adjacent Property Owners List](#)

[Aerial Map](#)

[Statement of Justification](#)

[Conceptual Site Plan](#)

[Certificate of Status – M&D](#)

[Certificate of Status – Mona Equipment](#)

**Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, September 8, 2025. Agendas can be found [HERE](#). Additional written comments received prior to the Public Hearing will also be posted on the agenda. Unless otherwise noted, written comments should be received by 4:30 p.m. the Monday before the Board of Appeals meeting in order to provide adequate time and access for Board members to review.**