



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 1st 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 1st 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.